170925 SLDC Appraisals_Schemes CC-DD_v7 - Version Notes

Date	Version	Comments
170925	v7	

Scheme Ref: CC
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Policy Compliant

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		55	Units
AH Policy requirement (% Target)		35%	
AH tenure split %	Affordable Rent:	50%	
	LCHO (Int/Sub-Market/Starter etc.):	50%	17.5% % of total (>10% for HWP (Feb 2017))
Open Market Sale (OMS) housing		65%	
		100%	
CIL Rate (£ psm)		55.86	£ psm

Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	21.5	60.0%	11.6	60%	33.0
2 bed Flat	40.0%	14.3	40.0%	7.7	40%	22.0
Total number of units	100.0%	35.8	100.0%	19.3	100%	55.0

	Net area per unit		Net to Gross %	Gross (GIA) per unit	
***OMS* Unit Floor areas -**	(sqm)	(sqft)	%	(sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	72.0	775		72.0	775
3 bed House	97.0	1,044		97.0	1,044
4 bed House	135.0	1,453		135.0	1,453
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	75.0	807	75.0%	100.0	1,076

	Net area per unit		Net to Gross %	Gross (GIA) per unit	
***AH* Unit Floor areas -**	(sqm)	(sqft)	%	(sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	65.0	700		65.0	700
3 bed House	80.0	861		80.0	861
4 bed House	95.0	1,023		95.0	1,023
5 bed House	110.0	1,184		110.0	1,184
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	75.0	807	75.0%	100.0	1,076

	Market Units GIA		AH units GIA		Total GIA (all units)	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,430	15,392	770	8,288	2,200	23,681
2 bed Flat	1,430	15,392	770	8,288	2,200	23,681
	2,860	30,785	1,540	16,576	4,400	47,361
AH % by floor area:			*35.00%*	*AH % by floor area due to mix*		

Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf	total MV £ (no AH)
1 bed House	0	0	0	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	0	0	0
1 bed Flat	213,000	4,260	396	7,029,000
2 bed Flat	300,000	4,000	372	6,600,000
				13,629,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	LCHO £	% of MV
1 bed House	0	0%	0	0%
2 bed House	0	0%	0	0%
3 bed House	0	0%	0	0%
4 bed House	0	0%	0	0%
5 bed House	0	0%	0	0%
1 bed Flat	62,000	29%	76,316	36%
2 bed Flat	79,000	26%	87,218	29%

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ASSUMPTIONS - COMMERCIAL USES

Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0

Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)
area 1	0.00	5.00%	12
area 2	0.00	5.00%	0
area 3	0.00	5.00%	0

GROSS DEVELOPMENT VALUE

OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	21.5	@	213,000	4,568,850
2 bed Flat	14.3	@	300,000	4,290,000
	35.8			8,858,850
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.8	@	62,000	358,050
2 bed Flat	3.9	@	79,000	304,150
	9.6			662,200
LCHO GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.8	@	76,316	440,725
2 bed Flat	3.9	@	87,218	335,789
	9.6			776,514
Sub-total GDV Residential	**55.0**			**10,297,564**
AH on-site cost analysis:			*£MV less £GDV*	*3,331,436*
	757 £ psm (total GIA sqm)		*60,572 £ per unit (total units)*	
Grant	55	@		-

Commercial GDV -	Rent £ PA	@	cap. rent £	less RF/Void		PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-	-
area 2	-	5.00%	-	-	0	5.76%	-	-
area 3	-	5.00%	-	-	0	5.76%	-	-
Sub-total GDV Commercial	**-**							**-**
Total GDV								**10,297,564**

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DEVELOPMENT COSTS								
Initial Payments -								
Planning Application Professional Fees, Surveys and reports								(40,000)
Statutory Planning Fees (Residential)								(19,624)
Statutory Planning Fees (Commercial)								-
CIL			2,860	sqm	55.86	£ psm		(159,760)
CIL analysis:			1.55%	% of GDV	2,905	£ per unit (total units)		
Site Specific S106 Contributions	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	total		55	units @	1,000	per unit	(55,000)	(55,000)
S106 analysis:			*0.53%*	*% of GDV*	*1,000*	*£ per unit (total units)*		
AH Commuted Sum			4,400	sqm (total)	0	£ psm		-
CS analysis:			*0.00%*	*% of GDV*				
Construction Costs -								
Site Clearance and Demolition			1.09	acres @	50,000	£ per acre		(54,362)
Infrastructure costs -	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	total		1.09	acres @	0	per acre	-	-
Infra. Costs analysis:			*0.00%*	*% of GDV*	*0*	*£ per unit (total units)*		
1 bed House			-	sqm @	909	psm		-
2 bed House			-	sqm @	909	psm		-
3 bed House			-	sqm @	909	psm		-
4 bed House			-	sqm @	909	psm		-
5 bed House			-	sqm @	909	psm		-
1 bed Flat			2,200	sqm @	1,264	psm		(2,780,800)
2 bed Flat		4,400	2,200	sqm @	1,264	psm		(2,780,800)
area 1			-	sqm @	680	psm		-
area 2			-	sqm @	680	psm		-
area 3		-	-	sqm @	680	psm		-
External works			5,561,600	@	10.0%			(556,160)
					10,112	*£per unit*		
Normal Abnormals			5,561,600	@	3.0%			(166,848)
					3,034	*£per unit*		
M4(2) Category 2 Housing		55 units @	95%	@	0	£ per dwelling		-
M4(3) Category 3 Housing		55 units @	5%	@	0	£ per dwelling		-
Contingency			6,338,970	@	3.0%			(190,169)
Professional Fees			6,338,970	@	6.5%			(412,033)

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Disposal Costs -						
Residential Sales Agent Costs	8,858,850	OMS @	1.00%			(88,589)
Residential Sales Legal Costs	8,858,850	OMS @	0.50%			(44,294)
Commercial Letting Agent's Costs	-	ERV @	15.00%			-
Commercial Letting Legal Costs	-	ERV @	5.00%			-
Commercial Invest. Sale Agent's Costs	-	GDV @	1.00%			-
Commercial Invest. Sale Legal Costs	-	GDV @	0.50%			-
Marketing and Promotion	8,858,850	OMS @	3.00%			(265,766)
Interest (on Development Costs) -	6.25%	APR	0.506%	pcm		(564,796)
Developers Profit -						
Margin on AH	1,438,714		6.00%	on AH values		(86,323)
Profit on GDV	8,858,850		20.00%			(1,771,770)
	8,179,000		*21.66%*	*on costs*	*(1,771,770)*	
	10,297,564		*18.04%*	*blended*	*(1,858,093)*	
TOTAL COSTS						**(10,037,093)**

RESIDUAL LAND VALUE							
Residual Land Value (gross)							260,471
SDLT		260,471	@				(2,524)
Acquisition Agent fees		260,471	@	1.0%			(2,605)
Acquisition Legal fees		260,471	@	0.5%			(1,302)
Interest on Land		260,471	@	6.3%			(16,279)
Residual Land Value							**237,761**
RLV analysis:	*4,323 £ per plot*	*540,366*	*£ per ha*	*218,683*	*£ per acre*		

THRESHOLD LAND VALUE						
Residential Density		125.0	dph			
Site Area (Resi)		0.44	ha	1.09	acres	
Density analysis:		*10,000*	*sqm/ha*	*43,561*	*sqft/ac*	
Threshold Land Value	4,744 £ per plot	593,040	£ per ha	240,000	£ per acre	**260,938**

BALANCE					
Surplus/(Deficit)	**(52,674)**	£ per ha	**(21,317)**	£ per acre	**(23,177)**

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SENSITIVITY ANALYSIS

		AH - % on site 35%						
Balance (RLV - TLV)	(23,177)	20%	25%	30%	35%	40%	45%	50%
	0	951,790	682,738	413,238	143,174	(126,890)	(419,532)	(730,504)
	5	933,556	665,644	397,203	128,284	(140,635)	(434,046)	(743,765)
	10	915,322	648,550	381,168	113,394	(154,379)	(448,559)	(757,025)
	15	897,088	631,456	365,132	98,504	(168,124)	(463,073)	(770,286)
	20	878,855	614,362	349,097	83,614	(181,922)	(477,586)	(783,547)
CIL £psm	25	860,621	597,267	333,062	68,724	(195,736)	(492,100)	(796,808)
55.86	30	842,387	580,173	317,026	53,834	(209,550)	(506,613)	(810,069)
	35	824,153	563,037	300,991	38,944	(223,365)	(521,127)	(823,330)
	40	805,920	545,857	284,955	24,054	(237,179)	(535,640)	(836,591)
	45	787,686	528,676	268,920	9,164	(251,074)	(550,154)	(849,852)
	50	769,452	511,495	252,885	(5,726)	(266,907)	(564,667)	(863,113)
	55	751,218	494,314	236,849	(20,616)	(282,740)	(579,181)	(876,374)
	60	732,984	477,134	220,814	(35,506)	(298,573)	(593,694)	(889,635)
	65	714,751	459,953	204,779	(50,396)	(314,406)	(608,208)	(902,896)
	70	696,517	442,772	188,743	(65,286)	(330,239)	(622,721)	(916,156)
	75	678,283	425,591	172,708	(80,176)	(346,072)	(637,235)	(929,417)
	80	660,049	408,411	156,672	(95,066)	(361,905)	(651,748)	(942,678)
	85	641,816	391,230	140,637	(109,956)	(377,737)	(666,262)	(955,939)
	90	623,496	374,049	124,602	(124,846)	(393,570)	(680,775)	(969,200)
	95	605,170	356,868	108,566	(139,736)	(409,403)	(695,289)	(982,461)
	100	586,844	339,688	92,531	(154,665)	(425,236)	(709,802)	(995,722)
	105	568,518	322,507	76,496	(169,631)	(441,069)	(724,316)	(1,008,983)
	110	550,192	305,326	60,460	(184,596)	(456,902)	(738,829)	(1,022,244)
	115	531,866	288,145	44,425	(199,561)	(472,735)	(753,359)	(1,035,505)
	120	513,540	270,965	28,390	(214,527)	(488,568)	(767,946)	(1,048,766)
	125	495,213	253,784	12,354	(229,492)	(504,401)	(782,533)	(1,062,027)
	130	476,887	236,603	(3,681)	(244,458)	(520,234)	(797,120)	(1,075,288)
	135	458,561	219,422	(19,717)	(260,736)	(536,067)	(811,707)	(1,088,548)
	140	440,235	202,242	(35,752)	(277,888)	(551,899)	(826,294)	(1,101,809)
	145	421,909	185,061	(51,787)	(295,041)	(567,732)	(840,881)	(1,115,070)
	150	403,583	167,880	(67,823)	(312,193)	(583,565)	(855,468)	(1,128,331)

		AH - % on site 35%						
Balance (RLV - TLV)	(23,177)	20%	25%	30%	35%	40%	45%	50%
	0	803,510	547,067	289,799	32,531	(225,007)	(517,505)	(814,157)
	250	789,653	533,140	275,872	18,604	(239,005)	(533,548)	(830,282)
	500	775,796	519,213	261,945	4,677	(253,377)	(549,591)	(846,406)
	750	761,939	505,286	248,018	(9,250)	(269,420)	(565,634)	(862,530)
	1,000	748,082	491,359	234,091	(23,177)	(285,463)	(581,677)	(878,655)
Site Specific S106	1,250	734,225	477,432	220,164	(37,104)	(301,506)	(597,720)	(894,779)
1,000	1,500	720,368	463,505	206,237	(51,031)	(317,549)	(613,763)	(910,903)
	1,750	706,511	449,578	192,310	(64,958)	(333,593)	(629,807)	(927,028)
	2,000	692,655	435,651	178,383	(78,885)	(349,636)	(645,850)	(943,152)
	2,250	678,798	421,724	164,456	(92,812)	(365,679)	(661,893)	(959,276)
	2,500	664,941	407,797	150,529	(106,739)	(381,722)	(677,936)	(975,401)
	2,750	651,084	393,870	136,602	(120,666)	(397,765)	(693,979)	(991,525)
	3,000	637,211	379,943	122,675	(134,593)	(413,808)	(710,022)	(1,007,649)
	3,250	623,284	366,016	108,748	(148,529)	(429,851)	(726,065)	(1,023,774)
	3,500	609,357	352,089	94,821	(162,527)	(445,894)	(742,108)	(1,039,898)
	3,750	595,429	338,162	80,894	(176,524)	(461,937)	(758,192)	(1,056,022)
	4,000	581,502	324,234	66,966	(190,522)	(477,980)	(774,316)	(1,072,147)
	4,250	567,575	310,307	53,039	(204,519)	(494,023)	(790,440)	(1,088,271)
	4,500	553,648	296,380	39,112	(218,517)	(510,067)	(806,565)	(1,104,396)
	4,750	539,721	282,453	25,185	(232,515)	(526,110)	(822,689)	(1,120,520)
	5,000	525,794	268,526	11,258	(246,512)	(542,153)	(838,813)	(1,136,644)

		AH - % on site 35%						
Balance (RLV - TLV)	(23,177)	20%	25%	30%	35%	40%	45%	50%
	15%	1,223,734	937,283	650,287	363,291	75,742	(212,433)	(537,930)
	16%	1,128,604	848,098	567,048	285,997	4,394	(281,839)	(606,075)
Profit	17%	1,033,473	758,914	483,809	208,704	(66,954)	(356,799)	(674,220)
20.00%	18%	938,343	669,729	400,569	131,410	(138,302)	(431,758)	(742,365)
	19%	843,212	580,544	317,330	54,117	(209,650)	(506,718)	(810,510)
	20%	748,082	491,359	234,091	(23,177)	(285,463)	(581,677)	(878,655)
	21%	652,952	402,174	150,852	(100,470)	(367,237)	(656,637)	(946,800)
	22%	557,821	312,990	67,613	(177,764)	(449,011)	(731,596)	(1,014,945)
	23%	462,691	223,805	(15,626)	(255,732)	(530,785)	(806,556)	(1,083,090)
	24%	367,560	134,620	(98,865)	(344,321)	(612,559)	(881,515)	(1,151,235)
	25%	272,430	45,435	(182,104)	(432,909)	(694,333)	(956,475)	(1,219,380)

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Balance (RLV - TLV)	(23,177)	20%	25%	30%	35%	40%	45%	50%
	100,000	900,296	643,573	386,305	129,037	(133,250)	(429,464)	(726,441)
	150,000	845,934	589,211	331,943	74,675	(187,612)	(483,826)	(780,803)
TLV (per acre)	200,000	791,572	534,849	277,581	20,313	(241,974)	(538,188)	(835,165)
240,000	250,000	737,210	480,487	223,219	(34,049)	(296,336)	(592,550)	(889,527)
	300,000	682,848	426,125	168,857	(88,411)	(350,698)	(646,912)	(943,889)
	350,000	628,486	371,763	114,495	(142,773)	(405,060)	(701,274)	(998,251)
	400,000	574,124	317,401	60,133	(197,135)	(459,422)	(755,636)	(1,052,613)
	450,000	519,762	263,039	5,771	(251,497)	(513,784)	(809,998)	(1,106,975)
	500,000	465,400	208,677	(48,591)	(305,859)	(568,146)	(864,360)	(1,161,337)
	550,000	411,038	154,315	(102,953)	(360,221)	(622,508)	(918,722)	(1,215,699)

		AH - % on site 35%						
Balance (RLV - TLV)	(23,177)	20%	25%	30%	35%	40%	45%	50%
	20	(941,999)	(1,199,267)	(1,456,535)	(1,728,602)	(2,024,816)	(2,322,048)	(2,619,937)
	22	(759,031)	(1,016,299)	(1,273,567)	(1,540,360)	(1,836,574)	(2,133,604)	(2,431,434)
Density (dph)	24	(606,557)	(863,825)	(1,121,093)	(1,383,492)	(1,679,706)	(1,976,567)	(2,274,398)
125	26	(477,541)	(734,809)	(992,077)	(1,250,758)	(1,546,972)	(1,843,689)	(2,141,520)
	28	(366,956)	(624,224)	(881,492)	(1,139,206)	(1,433,199)	(1,729,795)	(2,027,626)
	30	(271,116)	(528,384)	(785,652)	(1,043,273)	(1,334,597)	(1,631,086)	(1,928,917)
	32	(187,255)	(444,523)	(701,791)	(959,332)	(1,248,319)	(1,544,716)	(1,842,546)
	34	(113,261)	(370,529)	(627,797)	(885,267)	(1,172,192)	(1,468,507)	(1,766,337)
	36	(47,488)	(304,756)	(562,024)	(819,431)	(1,104,524)	(1,400,765)	(1,698,596)
	38	11,362	(245,906)	(503,174)	(760,525)	(1,043,978)	(1,340,192)	(1,637,985)
	40	64,326	(192,942)	(450,210)	(707,509)	(989,487)	(1,285,701)	(1,583,436)
	42	112,246	(145,022)	(402,290)	(659,558)	(940,186)	(1,236,400)	(1,534,081)
	44	155,810	(101,458)	(358,726)	(615,994)	(895,366)	(1,191,580)	(1,489,214)
	46	195,569	(61,682)	(318,950)	(576,218)	(854,444)	(1,150,658)	(1,448,248)
	48	231,996	(25,221)	(282,489)	(539,757)	(816,932)	(1,113,146)	(1,410,695)
	50	265,508	8,323	(248,945)	(506,213)	(782,421)	(1,078,635)	(1,376,147)

		AH - % on site 35%						
Balance (RLV - TLV)	(23,177)	20%	25%	30%	35%	40%	45%	50%
	95%	1,081,029	824,709	568,389	311,457	54,189	(203,116)	(492,415)
	100%	748,082	491,359	234,091	(23,177)	(285,463)	(581,677)	(878,655)
Build rate (£psm)	105%	413,994	156,726	(100,542)	(374,726)	(670,940)	(968,253)	(1,266,224)
	110%	79,360	(178,314)	(463,988)	(760,202)	(1,057,851)	(1,355,900)	(1,655,615)
	115%	(257,037)	(553,251)	(849,618)	(1,147,449)	(1,445,577)	(1,745,292)	(3,411,478)
	120%	(642,513)	(939,216)	(1,237,047)	(1,535,253)	(1,834,968)	(3,349,158)	(5,526,926)
	125%	(1,028,814)	(1,326,645)	(1,624,930)	(1,924,644)	(3,286,838)	(5,464,606)	(7,642,374)
	130%	(1,416,243)	(1,714,606)	(2,014,321)	(3,224,518)	(5,402,286)	(7,580,055)	(9,757,823)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: CC (2)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable On-Site

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			55	Units			
AH Policy requirement (% Target)			34.5%				
AH tenure split %	Affordable Rent:			50%			
	LCHO (Int/Sub-Market/Starter etc.):			50%		17.3% % of total (>10% for HWP (Feb 2017))	
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			55.86	£ psm			

Unit mix -	MV mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
1 bed Flat	60.0%	21.6	60.0%	11.4		60%	33.0
2 bed Flat	40.0%	14.4	40.0%	7.6		40%	22.0
Total number of units	100.0%	36.0	100.0%	19.0		100%	55.0

	Net area per unit			Net to Gross %		Gross (GIA) per unit	
***OMS* Unit Floor areas -**	(sqm)	(sqft)		%		(sqm)	(sqft)
1 bed House	60.0	646				60.0	646
2 bed House	72.0	775				72.0	775
3 bed House	97.0	1,044				97.0	1,044
4 bed House	135.0	1,453				135.0	1,453
5 bed House	165.0	1,776				165.0	1,776
1 bed Flat	50.0	538		75.0%		66.7	718
2 bed Flat	75.0	807		75.0%		100.0	1,076

	Net area per unit			Net to Gross %		Gross (GIA) per unit	
***AH* Unit Floor areas -**	(sqm)	(sqft)		%		(sqm)	(sqft)
1 bed House	60.0	646				60.0	646
2 bed House	65.0	700				65.0	700
3 bed House	80.0	861				80.0	861
4 bed House	95.0	1,023				95.0	1,023
5 bed House	110.0	1,184				110.0	1,184
1 bed Flat	50.0	538		75.0%		66.7	718
2 bed Flat	75.0	807		75.0%		100.0	1,076

	Market Units GIA		AH units GIA			Total GIA (all units)	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)
1 bed House	0	0	0	0		0	0
2 bed House	0	0	0	0		0	0
3 bed House	0	0	0	0		0	0
4 bed House	0	0	0	0		0	0
5 bed House	0	0	0	0		0	0
1 bed Flat	1,440	15,499	760	8,182		2,200	23,681
2 bed Flat	1,440	15,499	760	8,182		2,200	23,681
	2,880	30,998	1,520	16,363		4,400	47,361
AH % by floor area:			*34.55%*	*AH % by floor area due to mix*			

Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				total MV £ (no AH)
1 bed House	0	0	0				0
2 bed House	0	0	0				0
3 bed House	0	0	0				0
4 bed House	0	0	0				0
5 bed House	0	0	0				0
1 bed Flat	213,000	4,260	396				7,029,000
2 bed Flat	300,000	4,000	372				6,600,000
							13,629,000

Affordable Housing values (£) -	Aff. Rent £	% of MV		LCHO £	% of MV
1 bed House	0	0%		0	0%
2 bed House	0	0%		0	0%
3 bed House	0	0%		0	0%
4 bed House	0	0%		0	0%
5 bed House	0	0%		0	0%
1 bed Flat	62,000	29%		76,316	36%
2 bed Flat	79,000	26%		87,218	29%

Aspinall Verdi

Scheme Ref: CC (2)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable On-Site

ASSUMPTIONS - COMMERCIAL USES

Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0

Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)
area 1	0.00	5.00%	12
area 2	0.00	5.00%	0
area 3	0.00	5.00%	0

GROSS DEVELOPMENT VALUE

OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	0		-
2 bed House	0.0	@	0		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		-
5 bed House	0.0	@	0		-
1 bed Flat	21.6	@	213,000		4,600,513
2 bed Flat	14.4	@	300,000		4,319,730
	36.0				8,920,243
Affordable Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.0	@	0		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		-
5 bed House	0.0	@	0		-
1 bed Flat	5.7	@	62,000		353,442
2 bed Flat	3.8	@	79,000		300,236
	9.5				653,677
LCHO GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.0	@	0		-
3 bed House	0.0	@	0		-
4 bed House	0.0	@	0		-
5 bed House	0.0	@	0		-
1 bed Flat	5.7	@	76,316		435,053
2 bed Flat	3.8	@	87,218		331,468
	9.5				766,520
Sub-total GDV Residential	**55.0**				**10,340,441**
AH on-site cost analysis:				*£MV less £GDV*	*3,288,559*
	747 £ psm (total GIA sqm)			*59,792 £ per unit (total units)*	
Grant	55	@			-

Commercial GDV -	Rent £ PA	@	cap. rent £	less RF/Void		PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-	-
area 2	-	5.00%	-	-	0	5.76%	-	-
area 3	-	5.00%	-	-	0	5.76%	-	-
Sub-total GDV Commercial	**-**							**-**
Total GDV								**10,340,441**

Aspinall Verdi

Scheme Ref: CC (2)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable On-Site

DEVELOPMENT COSTS							
Initial Payments -							
Planning Application Professional Fees, Surveys and reports							(40,000)
Statutory Planning Fees (Residential)							(19,624)
Statutory Planning Fees (Commercial)							-
CIL			2,880	sqm	55.86	£ psm	(160,867)
CIL analysis:			1.56%	% of GDV	2,925	£ per unit (total units)	
Site Specific S106 Contributions	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	total		55	units @	1,000	per unit (55,000)	(55,000)
S106 analysis:			*0.53%*	*% of GDV*	*1,000*	*£ per unit (total units)*	
AH Commuted Sum			4,400	sqm (total)	0	£ psm	-
CS analysis:			*0.00%*	*% of GDV*			
Construction Costs -							
Site Clearance and Demolition			1.09	acres @	50,000	£ per acre	(54,362)
Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	total		1.09	acres @	0	per acre -	-
Infra. Costs analysis:			*0.00%*	*% of GDV*	*0*	*£ per unit (total units)*	
1 bed House			-	sqm @	909	psm	-
2 bed House			-	sqm @	909	psm	-
3 bed House			-	sqm @	909	psm	-
4 bed House			-	sqm @	909	psm	-
5 bed House			-	sqm @	909	psm	-
1 bed Flat			2,200	sqm @	1,264	psm	(2,780,800)
2 bed Flat		4,400	2,200	sqm @	1,264	psm	(2,780,800)
area 1			-	sqm @	680	psm	-
area 2			-	sqm @	680	psm	-
area 3		-	-	sqm @	680	psm	-
External works			5,561,600	@	10.0%		(556,160)
					10,112	*£per unit*	
Normal Abnormals			5,561,600	@	3.0%		(166,848)
					3,034	*£per unit*	
M4(2) Category 2 Housing		55 units @	95% @		0	£ per dwelling	-
M4(3) Category 3 Housing		55 units @	5% @		0	£ per dwelling	-
Contingency			6,338,970	@	3.0%		(190,169)
Professional Fees			6,338,970	@	6.5%		(412,033)

Aspinall Verdi

Scheme Ref: CC (2)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable On-Site

Disposal Costs -						
Residential Sales Agent Costs	8,920,243	OMS @	1.00%			(89,202)
Residential Sales Legal Costs	8,920,243	OMS @	0.50%			(44,601)
Commercial Letting Agent's Costs	-	ERV @	15.00%			-
Commercial Letting Legal Costs	-	ERV @	5.00%			-
Commercial Invest. Sale Agent's Costs	-	GDV @	1.00%			-
Commercial Invest. Sale Legal Costs	-	GDV @	0.50%			-
Marketing and Promotion	8,920,243	OMS @	3.00%			(267,607)
Interest (on Development Costs) -	6.25%	APR	0.506%	pcm		(566,071)
Developers Profit -						
Margin on AH	1,420,198		6.00%	on AH values		(85,212)
Profit on GDV	8,920,243		20.00%			(1,784,049)
	8,184,145		*21.80%*	*on costs*	*(1,784,049)*	
	10,340,441		*18.08%*	*blended*	*(1,869,260)*	
TOTAL COSTS						**(10,053,405)**

RESIDUAL LAND VALUE								
Residual Land Value (gross)								287,036
SDLT			287,036	@				(3,852)
Acquisition Agent fees			287,036	@	1.0%			(2,870)
Acquisition Legal fees			287,036	@	0.5%			(1,435)
Interest on Land			287,036	@	6.3%			(17,940)
Residual Land Value								**260,939**
RLV analysis:	*4,744*	*£ per plot*	*593,042*	*£ per ha*	*240,001*	*£ per acre*		

THRESHOLD LAND VALUE							
Residential Density			125.0	dph			
Site Area (Resi)			0.44	ha	1.09	acres	
Density analysis:			*10,000*	*sqm/ha*	*43,561*	*sqft/ac*	
Threshold Land Value	4,744	£ per plot	593,040	£ per ha	240,000	£ per acre	**260,938**

BALANCE					
Surplus/(Deficit)	**2**	£ per ha	**1**	£ per acre	**1**

Aspinall Verdi

Scheme Ref: CC (2)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable On-Site

SENSITIVITY ANALYSIS

AH - % on site 35%

Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	0	951,790	682,738	413,238	143,174	(126,890)	(419,532)	(730,504)
	5	933,556	665,644	397,203	128,284	(140,635)	(434,046)	(743,765)
	10	915,322	648,550	381,168	113,394	(154,379)	(448,559)	(757,025)
	15	897,088	631,456	365,132	98,504	(168,124)	(463,073)	(770,286)
	20	878,855	614,362	349,097	83,614	(181,922)	(477,586)	(783,547)
CIL £psm	25	860,621	597,267	333,062	68,724	(195,736)	(492,100)	(796,808)
55.86	30	842,387	580,173	317,026	53,834	(209,550)	(506,613)	(810,069)
	35	824,153	563,037	300,991	38,944	(223,365)	(521,127)	(823,330)
	40	805,920	545,857	284,955	24,054	(237,179)	(535,640)	(836,591)
	45	787,686	528,676	268,920	9,164	(251,074)	(550,154)	(849,852)
	50	769,452	511,495	252,885	(5,726)	(266,907)	(564,667)	(863,113)
	55	751,218	494,314	236,849	(20,616)	(282,740)	(579,181)	(876,374)
	60	732,984	477,134	220,814	(35,506)	(298,573)	(593,694)	(889,635)
	65	714,751	459,953	204,779	(50,396)	(314,406)	(608,208)	(902,896)
	70	696,517	442,772	188,743	(65,286)	(330,239)	(622,721)	(916,156)
	75	678,283	425,591	172,708	(80,176)	(346,072)	(637,235)	(929,417)
	80	660,049	408,411	156,672	(95,066)	(361,905)	(651,748)	(942,678)
	85	641,816	391,230	140,637	(109,956)	(377,737)	(666,262)	(955,939)
	90	623,496	374,049	124,602	(124,846)	(393,570)	(680,775)	(969,200)
	95	605,170	356,868	108,566	(139,736)	(409,403)	(695,289)	(982,461)
	100	586,844	339,688	92,531	(154,665)	(425,236)	(709,802)	(995,722)
	105	568,518	322,507	76,496	(169,631)	(441,069)	(724,316)	(1,008,983)
	110	550,192	305,326	60,460	(184,596)	(456,902)	(738,829)	(1,022,244)
	115	531,866	288,145	44,425	(199,561)	(472,735)	(753,359)	(1,035,505)
	120	513,540	270,965	28,390	(214,527)	(488,568)	(767,946)	(1,048,766)
	125	495,213	253,784	12,354	(229,492)	(504,401)	(782,533)	(1,062,027)
	130	476,887	236,603	(3,681)	(244,458)	(520,234)	(797,120)	(1,075,288)
	135	458,561	219,422	(19,717)	(260,736)	(536,067)	(811,707)	(1,088,548)
	140	440,235	202,242	(35,752)	(277,888)	(551,899)	(826,294)	(1,101,809)
	145	421,909	185,061	(51,787)	(295,041)	(567,732)	(840,881)	(1,115,070)
	150	403,583	167,880	(67,823)	(312,193)	(583,565)	(855,468)	(1,128,331)

AH - % on site 35%

Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	0	803,510	547,067	289,799	32,531	(225,007)	(517,505)	(814,157)
	250	789,653	533,140	275,872	18,604	(239,005)	(533,548)	(830,282)
	500	775,796	519,213	261,945	4,677	(253,377)	(549,591)	(846,406)
	750	761,939	505,286	248,018	(9,250)	(269,420)	(565,634)	(862,530)
	1,000	748,082	491,359	234,091	(23,177)	(285,463)	(581,677)	(878,655)
Site Specific S106	1,250	734,225	477,432	220,164	(37,104)	(301,506)	(597,720)	(894,779)
1,000	1,500	720,368	463,505	206,237	(51,031)	(317,549)	(613,763)	(910,903)
	1,750	706,511	449,578	192,310	(64,958)	(333,593)	(629,807)	(927,028)
	2,000	692,655	435,651	178,383	(78,885)	(349,636)	(645,850)	(943,152)
	2,250	678,798	421,724	164,456	(92,812)	(365,679)	(661,893)	(959,276)
	2,500	664,941	407,797	150,529	(106,739)	(381,722)	(677,936)	(975,401)
	2,750	651,084	393,870	136,602	(120,666)	(397,765)	(693,979)	(991,525)
	3,000	637,211	379,943	122,675	(134,593)	(413,808)	(710,022)	(1,007,649)
	3,250	623,284	366,016	108,748	(148,529)	(429,851)	(726,065)	(1,023,774)
	3,500	609,357	352,089	94,821	(162,527)	(445,894)	(742,108)	(1,039,898)
	3,750	595,429	338,162	80,894	(176,524)	(461,937)	(758,192)	(1,056,022)
	4,000	581,502	324,234	66,966	(190,522)	(477,980)	(774,316)	(1,072,147)
	4,250	567,575	310,307	53,039	(204,519)	(494,023)	(790,440)	(1,088,271)
	4,500	553,648	296,380	39,112	(218,517)	(510,067)	(806,565)	(1,104,396)
	4,750	539,721	282,453	25,185	(232,515)	(526,110)	(822,689)	(1,120,520)
	5,000	525,794	268,526	11,258	(246,512)	(542,153)	(838,813)	(1,136,644)

AH - % on site 35%

Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	15%	1,223,734	937,283	650,287	363,291	75,742	(212,433)	(537,930)
	16%	1,128,604	848,098	567,048	285,997	4,394	(281,839)	(606,075)
Profit	17%	1,033,473	758,914	483,809	208,704	(66,954)	(356,799)	(674,220)
20.00%	18%	938,343	669,729	400,569	131,410	(138,302)	(431,758)	(742,365)
	19%	843,212	580,544	317,330	54,117	(209,650)	(506,718)	(810,510)
	20%	748,082	491,359	234,091	(23,177)	(285,463)	(581,677)	(878,655)
	21%	652,952	402,174	150,852	(100,470)	(367,237)	(656,637)	(946,800)
	22%	557,821	312,990	67,613	(177,764)	(449,011)	(731,596)	(1,014,945)
	23%	462,691	223,805	(15,626)	(255,732)	(530,785)	(806,556)	(1,083,090)
	24%	367,560	134,620	(98,865)	(344,321)	(612,559)	(881,515)	(1,151,235)
	25%	272,430	45,435	(182,104)	(432,909)	(694,333)	(956,475)	(1,219,380)

Aspinall Verdi

Scheme Ref: CC (2)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable On-Site

AH - % on site 35%

Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	100,000	900,296	643,573	386,305	129,037	(133,250)	(429,464)	(726,441)
	150,000	845,934	589,211	331,943	74,675	(187,612)	(483,826)	(780,803)
TLV (per acre)	200,000	791,572	534,849	277,581	20,313	(241,974)	(538,188)	(835,165)
240,000	250,000	737,210	480,487	223,219	(34,049)	(296,336)	(592,550)	(889,527)
	300,000	682,848	426,125	168,857	(88,411)	(350,698)	(646,912)	(943,889)
	350,000	628,486	371,763	114,495	(142,773)	(405,060)	(701,274)	(998,251)
	400,000	574,124	317,401	60,133	(197,135)	(459,422)	(755,636)	(1,052,613)
	450,000	519,762	263,039	5,771	(251,497)	(513,784)	(809,998)	(1,106,975)
	500,000	465,400	208,677	(48,591)	(305,859)	(568,146)	(864,360)	(1,161,337)
	550,000	411,038	154,315	(102,953)	(360,221)	(622,508)	(918,722)	(1,215,699)

AH - % on site 35%

Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	20	(941,999)	(1,199,267)	(1,456,535)	(1,728,602)	(2,024,816)	(2,322,048)	(2,619,937)
	22	(759,031)	(1,016,299)	(1,273,567)	(1,540,360)	(1,836,574)	(2,133,604)	(2,431,434)
Density (dph)	24	(606,557)	(863,825)	(1,121,093)	(1,383,492)	(1,679,706)	(1,976,567)	(2,274,398)
125	26	(477,541)	(734,809)	(992,077)	(1,250,758)	(1,546,972)	(1,843,689)	(2,141,520)
	28	(366,956)	(624,224)	(881,492)	(1,139,206)	(1,433,199)	(1,729,795)	(2,027,626)
	30	(271,116)	(528,384)	(785,652)	(1,043,273)	(1,334,597)	(1,631,086)	(1,928,917)
	32	(187,255)	(444,523)	(701,791)	(959,332)	(1,248,319)	(1,544,716)	(1,842,546)
	34	(113,261)	(370,529)	(627,797)	(885,267)	(1,172,192)	(1,468,507)	(1,766,337)
	36	(47,488)	(304,756)	(562,024)	(819,431)	(1,104,524)	(1,400,765)	(1,698,596)
	38	11,362	(245,906)	(503,174)	(760,525)	(1,043,978)	(1,340,192)	(1,637,985)
	40	64,326	(192,942)	(450,210)	(707,509)	(989,487)	(1,285,701)	(1,583,436)
	42	112,246	(145,022)	(402,290)	(659,558)	(940,186)	(1,236,400)	(1,534,081)
	44	155,810	(101,458)	(358,726)	(615,994)	(895,366)	(1,191,580)	(1,489,214)
	46	195,569	(61,682)	(318,950)	(576,218)	(854,444)	(1,150,658)	(1,448,248)
	48	231,996	(25,221)	(282,489)	(539,757)	(816,932)	(1,113,146)	(1,410,695)
	50	265,508	8,323	(248,945)	(506,213)	(782,421)	(1,078,635)	(1,376,147)

AH - % on site 35%

Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	95%	1,081,029	824,709	568,389	311,457	54,189	(203,116)	(492,415)
	100%	748,082	491,359	234,091	(23,177)	(285,463)	(581,677)	(878,655)
Build rate (£psm)	105%	413,994	156,726	(100,542)	(374,726)	(670,940)	(968,253)	(1,266,224)
	110%	79,360	(178,314)	(463,988)	(760,202)	(1,057,851)	(1,355,900)	(1,655,615)
	115%	(257,037)	(553,251)	(849,618)	(1,147,449)	(1,445,577)	(1,745,292)	(3,411,478)
	120%	(642,513)	(939,216)	(1,237,047)	(1,535,253)	(1,834,968)	(3,349,158)	(5,526,926)
	125%	(1,028,814)	(1,326,645)	(1,624,930)	(1,924,644)	(3,286,838)	(5,464,606)	(7,642,374)
	130%	(1,416,243)	(1,714,606)	(2,014,321)	(3,224,518)	(5,402,286)	(7,580,055)	(9,757,823)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: CC (3)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		55	Units
AH Policy requirement (% Target)		0%	
AH tenure split %	Affordable Rent:	50%	
	LCHO (Int/Sub-Market/Starter etc.):	50%	0.0% % of total (>10% for HWP (Feb 2017))
Open Market Sale (OMS) housing		100%	
		100%	
CIL Rate (£ psm)		55.86	£ psm

Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	33.0	60.0%	0.0	60%	33.0
2 bed Flat	40.0%	22.0	40.0%	0.0	40%	22.0
Total number of units	100.0%	55.0	100.0%	0.0	100%	55.0

	Net area per unit		Net to Gross %	Gross (GIA) per unit	
***OMS* Unit Floor areas -**	(sqm)	(sqft)	%	(sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	72.0	775		72.0	775
3 bed House	97.0	1,044		97.0	1,044
4 bed House	135.0	1,453		135.0	1,453
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	75.0	807	75.0%	100.0	1,076

	Net area per unit		Net to Gross %	Gross (GIA) per unit	
***AH* Unit Floor areas -**	(sqm)	(sqft)	%	(sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	65.0	700		65.0	700
3 bed House	80.0	861		80.0	861
4 bed House	95.0	1,023		95.0	1,023
5 bed House	110.0	1,184		110.0	1,184
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	75.0	807	75.0%	100.0	1,076

	Market Units GIA		AH units GIA		Total GIA (all units)	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	2,200	23,681	0	0	2,200	23,681
2 bed Flat	2,200	23,681	0	0	2,200	23,681
	4,400	47,361	0	0	4,400	47,361
AH % by floor area:			*0.00%*	*AH % by floor area due to mix*		

Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf	total MV £ (no AH)
1 bed House	0	0	0	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	0	0	0
1 bed Flat	213,000	4,260	396	7,029,000
2 bed Flat	300,000	4,000	372	6,600,000
				13,629,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	LCHO £	% of MV
1 bed House	0	0%	0	0%
2 bed House	0	0%	0	0%
3 bed House	0	0%	0	0%
4 bed House	0	0%	0	0%
5 bed House	0	0%	0	0%
1 bed Flat	62,000	29%	76,316	36%
2 bed Flat	79,000	26%	87,218	29%

Scheme Ref: CC (3)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

ASSUMPTIONS - COMMERCIAL USES

Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0

Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)
area 1	0.00	5.00%	12
area 2	0.00	5.00%	0
area 3	0.00	5.00%	0

GROSS DEVELOPMENT VALUE

OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	33.0	@	213,000	7,029,000
2 bed Flat	22.0	@	300,000	6,600,000
	55.0			13,629,000
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	62,000	-
2 bed Flat	0.0	@	79,000	-
	0.0			-
LCHO GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	76,316	-
2 bed Flat	0.0	@	87,218	-
	0.0			-
Sub-total GDV Residential	**55.0**			**13,629,000**
AH on-site cost analysis:			*£MV less £GDV*	*0*
	0 £ psm (total GIA sqm)		*0 £ per unit (total units)*	
Grant	55	@		-

Commercial GDV -	Rent £ PA	@	cap. rent £	less RF/Void		PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-	-
area 2	-	5.00%	-	-	0	5.76%	-	-
area 3	-	5.00%	-	-	0	5.76%	-	-
Sub-total GDV Commercial	**-**							**-**
Total GDV								**13,629,000**

Aspinall Verdi

Scheme Ref: CC (3)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

DEVELOPMENT COSTS								
Initial Payments -								
Planning Application Professional Fees, Surveys and reports								(40,000)
Statutory Planning Fees (Residential)								(19,624)
Statutory Planning Fees (Commercial)								-
CIL			4,400	sqm	55.86	£ psm		(245,784)
CIL analysis:			1.80%	% of GDV	4,469	£ per unit (total units)		
Site Specific S106 Contributions	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	total		55	units @	1,000	per unit	(55,000)	(55,000)
S106 analysis:			*0.40%*	*% of GDV*	*1,000*	*£ per unit (total units)*		
AH Commuted Sum			4,400	sqm (total)	388	£ psm		(1,707,140)
CS analysis:			*12.53%*	*% of GDV*				
Construction Costs -								
Site Clearance and Demolition			1.09	acres @	50,000	£ per acre		(54,362)
Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	total		1.09	acres @	0	per acre	-	-
Infra. Costs analysis:			*0.00%*	*% of GDV*	*0*	*£ per unit (total units)*		
1 bed House			-	sqm @	909	psm		-
2 bed House			-	sqm @	909	psm		-
3 bed House			-	sqm @	909	psm		-
4 bed House			-	sqm @	909	psm		-
5 bed House			-	sqm @	909	psm		-
1 bed Flat			2,200	sqm @	1,264	psm		(2,780,800)
2 bed Flat		4,400	2,200	sqm @	1,264	psm		(2,780,800)
area 1			-	sqm @	680	psm		-
area 2			-	sqm @	680	psm		-
area 3		-	-	sqm @	680	psm		-
External works			5,561,600	@	10.0%			(556,160)
					10,112	*£per unit*		
Normal Abnormals			5,561,600	@	3.0%			(166,848)
					3,034	*£per unit*		
M4(2) Category 2 Housing		55 units @	95%	@		0 £ per dwelling		-
M4(3) Category 3 Housing		55 units @	5%	@		0 £ per dwelling		-
Contingency			6,338,970	@	3.0%			(190,169)
Professional Fees			6,338,970	@	6.5%			(412,033)

Scheme Ref: CC (3)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

Disposal Costs -						
Residential Sales Agent Costs	13,629,000	OMS @	1.00%			(136,290)
Residential Sales Legal Costs	13,629,000	OMS @	0.50%			(68,145)
Commercial Letting Agent's Costs	-	ERV @	15.00%			-
Commercial Letting Legal Costs	-	ERV @	5.00%			-
Commercial Invest. Sale Agent's Costs	-	GDV @	1.00%			-
Commercial Invest. Sale Legal Costs	-	GDV @	0.50%			-
Marketing and Promotion	13,629,000	OMS @	3.00%			(408,870)
Interest (on Development Costs) -	6.25%	APR	0.506%	pcm		(994,139)
Developers Profit -						
Margin on AH	0		6.00%	on AH values		-
Profit on GDV	13,629,000		20.00%			(2,725,800)
	10,616,164		*25.68%*	*on costs*	*(2,725,800)*	
	13,629,000		*20.00%*	*blended*	*(2,725,800)*	
TOTAL COSTS						**(13,341,964)**

RESIDUAL LAND VALUE								
Residual Land Value (gross)								287,036
SDLT			287,036	@				(3,852)
Acquisition Agent fees			287,036	@	1.0%			(2,870)
Acquisition Legal fees			287,036	@	0.5%			(1,435)
Interest on Land			287,036	@	6.3%			(17,940)
Residual Land Value								**260,939**
	RLV analysis:	*4,744 £ per plot*	*593,042*	*£ per ha*	*240,001*	*£ per acre*		

THRESHOLD LAND VALUE							
Residential Density			125.0	dph			
Site Area (Resi)			0.44	ha	1.09	acres	
	Density analysis:		*10,000*	*sqm/ha*	*43,561*	*sqft/ac*	
Threshold Land Value		4,744 £ per plot	593,040	£ per ha	240,000	£ per acre	**260,938**

BALANCE					
Surplus/(Deficit)	**2**	£ per ha	**1**	£ per acre	**1**

Aspinall Verdi

170925 SLDC Appraisals_Schemes CC-DD_v7

Scheme Ref: CC (3)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

SENSITIVITY ANALYSIS

Balance (RLV - TLV); CIL £psm 55.86; AH - % on site 0%

1	20%	25%	30%	35%	40%	45%	50%
0	(912,650)	(1,225,296)	(1,537,957)	(1,852,562)	(2,976,130)	(5,234,792)	(7,493,454)
5	(933,867)	(1,245,187)	(1,556,616)	(1,869,889)	(3,063,019)	(5,314,440)	(7,565,861)
10	(955,085)	(1,265,079)	(1,575,276)	(1,887,215)	(3,149,908)	(5,394,089)	(7,638,269)
15	(976,302)	(1,284,970)	(1,593,935)	(1,904,542)	(3,236,797)	(5,473,737)	(7,710,677)
20	(997,520)	(1,304,862)	(1,612,594)	(1,921,868)	(3,323,686)	(5,553,385)	(7,783,084)
25	(1,018,737)	(1,324,753)	(1,631,254)	(1,939,195)	(3,410,575)	(5,633,033)	(7,855,492)
30	(1,039,955)	(1,344,644)	(1,649,913)	(1,956,521)	(3,497,464)	(5,712,682)	(7,927,899)
35	(1,061,172)	(1,364,536)	(1,668,572)	(1,973,848)	(3,584,353)	(5,792,330)	(8,000,307)
40	(1,082,390)	(1,384,427)	(1,687,232)	(1,991,174)	(3,671,243)	(5,871,978)	(8,072,714)
45	(1,103,607)	(1,404,318)	(1,705,891)	(2,008,501)	(3,758,132)	(5,951,627)	(8,145,122)
50	(1,124,825)	(1,424,210)	(1,724,550)	(2,025,827)	(3,845,021)	(6,031,275)	(8,217,529)
55	(1,146,042)	(1,444,101)	(1,743,210)	(2,043,154)	(3,931,910)	(6,110,923)	(8,289,937)
60	(1,167,260)	(1,463,993)	(1,761,869)	(2,060,480)	(4,018,799)	(6,190,572)	(8,362,345)
65	(1,188,477)	(1,483,884)	(1,780,528)	(2,077,807)	(4,105,688)	(6,270,220)	(8,434,752)
70	(1,209,695)	(1,503,775)	(1,799,188)	(2,095,133)	(4,192,577)	(6,349,868)	(8,507,160)
75	(1,230,912)	(1,523,667)	(1,817,847)	(2,129,481)	(4,279,466)	(6,429,517)	(8,579,567)
80	(1,252,129)	(1,543,558)	(1,836,506)	(2,223,545)	(4,366,355)	(6,509,165)	(8,651,975)
85	(1,273,347)	(1,563,449)	(1,855,166)	(2,317,675)	(4,453,244)	(6,588,813)	(8,724,382)
90	(1,294,564)	(1,583,341)	(1,873,825)	(2,411,805)	(4,540,133)	(6,668,461)	(8,796,790)
95	(1,315,782)	(1,603,232)	(1,892,484)	(2,505,935)	(4,627,022)	(6,748,110)	(8,869,197)
100	(1,336,999)	(1,623,195)	(1,911,143)	(2,600,064)	(4,713,911)	(6,827,758)	(8,941,605)
105	(1,358,217)	(1,643,187)	(1,929,803)	(2,694,194)	(4,800,800)	(6,907,406)	(9,014,012)
110	(1,379,434)	(1,663,179)	(1,948,462)	(2,788,324)	(4,887,689)	(6,987,055)	(9,086,420)
115	(1,400,652)	(1,683,171)	(1,967,121)	(2,882,454)	(4,974,578)	(7,066,703)	(9,158,828)
120	(1,421,869)	(1,703,163)	(1,985,781)	(2,976,584)	(5,061,468)	(7,146,351)	(9,231,235)
125	(1,443,087)	(1,723,155)	(2,004,440)	(3,070,714)	(5,148,357)	(7,226,000)	(9,303,643)
130	(1,464,304)	(1,743,147)	(2,023,099)	(3,164,843)	(5,235,246)	(7,305,648)	(9,376,050)
135	(1,485,522)	(1,763,140)	(2,041,759)	(3,258,973)	(5,322,135)	(7,385,296)	(9,448,458)
140	(1,506,739)	(1,783,132)	(2,060,418)	(3,353,103)	(5,409,024)	(7,464,945)	(9,520,865)
145	(1,527,957)	(1,803,124)	(2,079,077)	(3,447,233)	(5,495,913)	(7,544,593)	(9,593,273)
150	(1,549,174)	(1,823,116)	(2,097,737)	(3,541,363)	(5,582,802)	(7,624,241)	(9,665,680)

Balance (RLV - TLV); Site Specific S106 1,000; AH - % on site 0%

1	20%	25%	30%	35%	40%	45%	50%
0	(1,085,194)	(1,383,025)	(1,681,595)	(1,981,310)	(3,594,685)	(5,772,453)	(7,950,221)
250	(1,101,319)	(1,399,149)	(1,697,801)	(1,997,516)	(3,682,727)	(5,860,495)	(8,038,263)
500	(1,117,443)	(1,415,274)	(1,714,007)	(2,013,722)	(3,770,770)	(5,948,538)	(8,126,306)
750	(1,133,567)	(1,431,398)	(1,730,213)	(2,029,928)	(3,858,812)	(6,036,580)	(8,214,349)
1,000	(1,149,692)	(1,447,522)	(1,746,419)	(2,046,134)	(3,946,855)	(6,124,623)	(8,302,391)
1,250	(1,165,816)	(1,463,647)	(1,762,625)	(2,062,340)	(4,034,897)	(6,212,665)	(8,390,434)
1,500	(1,181,940)	(1,479,771)	(1,778,831)	(2,078,546)	(4,122,940)	(6,300,708)	(8,478,476)
1,750	(1,198,065)	(1,495,896)	(1,795,037)	(2,094,752)	(4,210,982)	(6,388,750)	(8,566,519)
2,000	(1,214,189)	(1,512,020)	(1,811,243)	(2,121,330)	(4,299,025)	(6,476,793)	(8,654,561)
2,250	(1,230,313)	(1,528,144)	(1,827,449)	(2,209,299)	(4,387,067)	(6,564,835)	(8,742,604)
2,500	(1,246,438)	(1,544,269)	(1,843,655)	(2,297,342)	(4,475,110)	(6,652,878)	(8,830,646)
2,750	(1,262,562)	(1,560,393)	(1,859,861)	(2,385,384)	(4,563,152)	(6,740,921)	(8,918,689)
3,000	(1,278,686)	(1,576,517)	(1,876,067)	(2,473,427)	(4,651,195)	(6,828,963)	(9,006,731)
3,250	(1,294,811)	(1,592,642)	(1,892,273)	(2,561,469)	(4,739,237)	(6,917,006)	(9,094,774)
3,500	(1,310,935)	(1,608,766)	(1,908,479)	(2,649,512)	(4,827,280)	(7,005,048)	(9,182,816)
3,750	(1,327,059)	(1,624,970)	(1,924,685)	(2,737,554)	(4,915,322)	(7,093,091)	(9,270,859)
4,000	(1,343,184)	(1,641,176)	(1,940,891)	(2,825,597)	(5,003,365)	(7,181,133)	(9,358,901)
4,250	(1,359,308)	(1,657,382)	(1,957,097)	(2,913,639)	(5,091,407)	(7,269,176)	(9,446,944)
4,500	(1,375,432)	(1,673,588)	(1,973,303)	(3,001,682)	(5,179,450)	(7,357,218)	(9,534,986)
4,750	(1,391,557)	(1,689,794)	(1,989,509)	(3,089,724)	(5,267,493)	(7,445,261)	(9,623,029)
5,000	(1,407,681)	(1,706,000)	(2,005,715)	(3,177,767)	(5,355,535)	(7,533,303)	(9,711,071)

Balance (RLV - TLV); Profit 20.00%; AH - % on site 0%

1	20%	25%	30%	35%	40%	45%	50%
15%	(604,532)	(936,435)	(1,269,404)	(1,603,191)	(3,537,985)	(5,749,825)	(7,961,666)
16%	(713,564)	(1,038,652)	(1,364,807)	(1,691,780)	(3,619,759)	(5,824,785)	(8,029,811)
17%	(822,596)	(1,140,870)	(1,460,210)	(1,780,368)	(3,701,533)	(5,899,744)	(8,097,956)
18%	(931,628)	(1,243,087)	(1,555,613)	(1,868,957)	(3,783,307)	(5,974,704)	(8,166,101)
19%	(1,040,660)	(1,345,305)	(1,651,016)	(1,957,545)	(3,865,081)	(6,049,663)	(8,234,246)
20%	(1,149,692)	(1,447,522)	(1,746,419)	(2,046,134)	(3,946,855)	(6,124,623)	(8,302,391)
21%	(1,258,724)	(1,549,740)	(1,841,822)	(2,134,722)	(4,028,629)	(6,199,582)	(8,370,536)
22%	(1,367,756)	(1,651,957)	(1,937,225)	(2,223,311)	(4,110,403)	(6,274,542)	(8,438,681)
23%	(1,476,788)	(1,754,175)	(2,032,628)	(2,311,899)	(4,192,177)	(6,349,501)	(8,506,826)
24%	(1,585,820)	(1,856,392)	(2,128,031)	(2,400,488)	(4,273,951)	(6,424,461)	(8,574,971)
25%	(1,694,852)	(1,958,610)	(2,223,434)	(2,489,076)	(4,355,725)	(6,499,420)	(8,643,116)

Aspinall Verdi

Scheme Ref: CC (3)
Title: 55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	100,000	(997,478)	(1,295,309)	(1,594,205)	(1,893,920)	(3,794,641)	(5,972,409)	(8,150,177)
	150,000	(1,051,840)	(1,349,671)	(1,648,567)	(1,948,282)	(3,849,003)	(6,026,771)	(8,204,539)
TLV (per acre)	200,000	(1,106,202)	(1,404,033)	(1,702,929)	(2,002,644)	(3,903,365)	(6,081,133)	(8,258,901)
240,000	250,000	(1,160,564)	(1,458,395)	(1,757,291)	(2,057,006)	(3,957,727)	(6,135,495)	(8,313,263)
	300,000	(1,214,926)	(1,512,757)	(1,811,653)	(2,111,368)	(4,012,089)	(6,189,857)	(8,367,625)
	350,000	(1,269,288)	(1,567,119)	(1,866,015)	(2,165,730)	(4,066,451)	(6,244,219)	(8,421,987)
	400,000	(1,323,650)	(1,621,481)	(1,920,377)	(2,220,092)	(4,120,813)	(6,298,581)	(8,476,349)
	450,000	(1,378,012)	(1,675,843)	(1,974,739)	(2,274,454)	(4,175,175)	(6,352,943)	(8,530,711)
	500,000	(1,432,374)	(1,730,205)	(2,029,101)	(2,328,816)	(4,229,537)	(6,407,305)	(8,585,073)
	550,000	(1,486,736)	(1,784,567)	(2,083,463)	(2,383,178)	(4,283,899)	(6,461,667)	(8,639,435)

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	20	(2,890,916)	(3,189,809)	(3,489,524)	(5,166,398)	(7,344,166)	(9,521,934)	(11,699,702)
	22	(2,702,471)	(3,001,161)	(3,300,876)	(4,798,723)	(6,976,491)	(9,154,260)	(11,332,028)
Density (dph)	24	(2,545,435)	(2,843,955)	(3,143,669)	(4,492,328)	(6,670,096)	(8,847,864)	(11,025,633)
125	26	(2,412,557)	(2,710,934)	(3,010,649)	(4,233,070)	(6,410,839)	(8,588,607)	(10,766,375)
	28	(2,298,662)	(2,596,916)	(2,896,631)	(4,010,850)	(6,188,618)	(8,366,386)	(10,544,154)
	30	(2,199,954)	(2,498,101)	(2,797,815)	(3,818,258)	(5,996,026)	(8,173,795)	(10,351,563)
	32	(2,113,583)	(2,411,637)	(2,711,352)	(3,649,741)	(5,827,509)	(8,005,277)	(10,183,045)
	34	(2,037,374)	(2,335,346)	(2,635,061)	(3,501,049)	(5,678,817)	(7,856,585)	(10,034,354)
	36	(1,969,633)	(2,267,531)	(2,567,246)	(3,368,878)	(5,546,647)	(7,724,415)	(9,902,183)
	38	(1,909,022)	(2,206,855)	(2,506,570)	(3,250,621)	(5,428,389)	(7,606,157)	(9,783,925)
	40	(1,854,473)	(2,152,304)	(2,451,961)	(3,144,189)	(5,321,957)	(7,499,725)	(9,677,493)
	42	(1,805,118)	(2,102,949)	(2,402,554)	(3,047,893)	(5,225,661)	(7,403,429)	(9,581,198)
	44	(1,760,251)	(2,058,082)	(2,357,638)	(2,960,351)	(5,138,120)	(7,315,888)	(9,493,656)
	46	(1,719,284)	(2,017,115)	(2,316,627)	(2,880,422)	(5,058,190)	(7,235,959)	(9,413,727)
	48	(1,681,732)	(1,979,563)	(2,279,034)	(2,807,154)	(4,984,922)	(7,162,690)	(9,340,458)
	50	(1,647,184)	(1,945,015)	(2,244,449)	(2,739,747)	(4,917,515)	(7,095,283)	(9,273,051)

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	95%	(762,782)	(1,060,093)	(1,357,924)	(1,656,743)	(1,956,457)	(4,009,175)	(6,186,943)
	100%	(1,149,692)	(1,447,522)	(1,746,419)	(2,046,134)	(3,946,855)	(6,124,623)	(8,302,391)
Build rate (£psm)	105%	(1,537,121)	(1,836,095)	(2,135,810)	(3,884,535)	(6,062,303)	(8,240,071)	(10,417,839)
	110%	(1,925,772)	(2,225,487)	(3,822,215)	(5,999,983)	(8,177,751)	(10,355,520)	(12,533,288)
	115%	(2,315,163)	(3,759,895)	(5,937,663)	(8,115,431)	(10,293,200)	(12,470,968)	(14,648,736)
	120%	(3,697,575)	(5,875,343)	(8,053,111)	(10,230,880)	(12,408,648)	(14,586,416)	(16,764,184)
	125%	(5,813,023)	(7,990,792)	(10,168,560)	(12,346,328)	(14,524,096)	(16,701,864)	(18,879,633)
	130%	(7,928,472)	(10,106,240)	(12,284,008)	(14,461,776)	(16,639,545)	(18,817,313)	(20,995,081)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

Aspinall Verdi

Scheme Ref: DD
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Policy Compliant

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60	Units			
AH Policy requirement (% Target)			35%				
AH tenure split %	Affordable Rent:			50%			
	LCHO (Int/Sub-Market/Starter etc.):			50%	17.5% % of total (>10% for HWP (Feb 2017))		
Open Market Sale (OMS) housing			65%				
			100%				
CIL Rate (£ psm)			55.86	£ psm			

Unit mix -	MV mix%	MV # units	AH mix%	AH # units		Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0		0%	0.0
1 bed Flat	60.0%	23.4	60.0%	12.6		60%	36.0
2 bed Flat	40.0%	15.6	40.0%	8.4		40%	24.0
Total number of units	100.0%	39.0	100.0%	21.0		100%	60.0

	Net area per unit			Net to Gross %		Gross (GIA) per unit	
***OMS* Unit Floor areas -**	(sqm)	(sqft)		%		(sqm)	(sqft)
1 bed House	60.0	646				60.0	646
2 bed House	72.0	775				72.0	775
3 bed House	97.0	1,044				97.0	1,044
4 bed House	135.0	1,453				135.0	1,453
5 bed House	165.0	1,776				165.0	1,776
1 bed Flat	60.0	646		65.0%		92.3	994
2 bed Flat	80.0	861		65.0%		123.1	1,325

	Net area per unit			Net to Gross %		Gross (GIA) per unit	
***AH* Unit Floor areas -**	(sqm)	(sqft)		%		(sqm)	(sqft)
1 bed House	60.0	646				60.0	646
2 bed House	65.0	700				65.0	700
3 bed House	80.0	861				80.0	861
4 bed House	95.0	1,023				95.0	1,023
5 bed House	110.0	1,184				110.0	1,184
1 bed Flat	60.0	646		65.0%		92.3	994
2 bed Flat	80.0	861		65.0%		123.1	1,325

	Market Units GIA		AH units GIA			Total GIA (all units)	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)		(sqm)	(sqft)
1 bed House	0	0	0	0		0	0
2 bed House	0	0	0	0		0	0
3 bed House	0	0	0	0		0	0
4 bed House	0	0	0	0		0	0
5 bed House	0	0	0	0		0	0
1 bed Flat	2,160	23,250	1,163	12,519		3,323	35,769
2 bed Flat	1,920	20,667	1,034	11,128		2,954	31,795
	4,080	43,917	2,197	23,647		6,277	67,564
AH % by floor area:			*35.00%*	*AH % by floor area due to mix*			

Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf				total MV £ (no AH)
1 bed House	0	0	0				0
2 bed House	0	0	0				0
3 bed House	0	0	0				0
4 bed House	0	0	0				0
5 bed House	0	0	0				0
1 bed Flat	266,000	4,433	412				9,576,000
2 bed Flat	375,000	4,688	435				9,000,000
							18,576,000

Affordable Housing values (£) -	Aff. Rent £	% of MV		LCHO £	% of MV
1 bed House	0	0%		0	0%
2 bed House	0	0%		0	0%
3 bed House	0	0%		0	0%
4 bed House	0	0%		0	0%
5 bed House	0	0%		0	0%
1 bed Flat	62,000	23%		76,316	29%
2 bed Flat	79,000	21%		87,218	23%

Scheme Ref: DD
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Policy Compliant

ASSUMPTIONS - COMMERCIAL USES

Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0

Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)
area 1	0.00	5.00%	12
area 2	0.00	5.00%	0
area 3	0.00	5.00%	0

GROSS DEVELOPMENT VALUE

	(part houses due to % mix)			
OMS GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	23.4	@	266,000	6,224,400
2 bed Flat	15.6	@	375,000	5,850,000
	39.0			12,074,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	6.3	@	62,000	390,600
2 bed Flat	4.2	@	79,000	331,800
	10.5			722,400
LCHO GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	6.3	@	76,316	480,791
2 bed Flat	4.2	@	87,218	366,316
	10.5			847,106
Sub-total GDV Residential	**60.0**			**13,643,906**

AH on-site cost analysis:		*£MV less £GDV* *4,932,094*
	786 £ psm (total GIA sqm)	*82,202 £ per unit (total units)*

Grant	60	@	-

Commercial GDV -	Rent £ PA	@	cap. rent £	less RF/Void		PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-	-
area 2	-	5.00%	-	-	0	5.76%	-	-
area 3	-	5.00%	-	-	0	5.76%	-	-
Sub-total GDV Commercial	**-**							**-**
Total GDV								**13,643,906**

Scheme Ref: DD
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Policy Compliant

DEVELOPMENT COSTS								
Initial Payments -								
Planning Application Professional Fees, Surveys and reports								(40,000)
Statutory Planning Fees (Residential)								(20,199)
Statutory Planning Fees (Commercial)								-
CIL			4,080	sqm	55.86	£ psm		(227,909)
CIL analysis:			1.67%	% of GDV	3,798	£ per unit (total units)		
Site Specific S106 Contributions	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	total		60	units @	1,000	per unit	(60,000)	(60,000)
S106 analysis:			*0.44%*	*% of GDV*	*1,000*	*£ per unit (total units)*		
AH Commuted Sum			6,277	sqm (total)	0	£ psm		-
CS analysis:			*0.00%*	*% of GDV*				
Construction Costs -								
Site Clearance and Demolition			1.48	acres @	50,000	£ per acre		(74,130)
Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	total		1.48	acres @	0	per acre	-	-
Infra. Costs analysis:			*0.00%*	*% of GDV*	*0*	*£ per unit (total units)*		
1 bed House			-	sqm @	909	psm		-
2 bed House			-	sqm @	909	psm		-
3 bed House			-	sqm @	909	psm		-
4 bed House			-	sqm @	909	psm		-
5 bed House			-	sqm @	909	psm		-
1 bed Flat			3,323	sqm @	1,315	psm		(4,369,846)
2 bed Flat		6,277	2,954	sqm @	1,315	psm		(3,884,308)
area 1			-	sqm @	680	psm		-
area 2			-	sqm @	680	psm		-
area 3		-	-	sqm @	680	psm		-
External works			8,254,154	@	10.0%			(825,415)
					13,757	*£per unit*		
Normal Abnormals			8,254,154	@	3.0%			(247,625)
					4,127	*£per unit*		
M4(2) Category 2 Housing		60 units @	95% @		0	£ per dwelling		-
M4(3) Category 3 Housing		60 units @	5% @		0	£ per dwelling		-
Contingency			9,401,324	@	3.0%			(282,040)
Professional Fees			9,401,324	@	6.5%			(611,086)

Aspinall Verdi

Scheme Ref: DD
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Policy Compliant

Disposal Costs -						
Residential Sales Agent Costs	12,074,400	OMS @	1.00%			(120,744)
Residential Sales Legal Costs	12,074,400	OMS @	0.50%			(60,372)
Commercial Letting Agent's Costs	-	ERV @	15.00%			-
Commercial Letting Legal Costs	-	ERV @	5.00%			-
Commercial Invest. Sale Agent's Costs	-	GDV @	1.00%			-
Commercial Invest. Sale Legal Costs	-	GDV @	0.50%			-
Marketing and Promotion	12,074,400	OMS @	3.00%			(362,232)
Interest (on Development Costs) -	6.25%	APR	0.506%	pcm		(909,385)
Developers Profit -						
Margin on AH	1,569,506		6.00%	on AH values		(94,170)
Profit on GDV	12,074,400		20.00%			(2,414,880)
	12,095,290		*19.97%*	*on costs*	*(2,414,880)*	
	13,643,906		*18.39%*	*blended*	*(2,509,050)*	
TOTAL COSTS						**(14,604,340)**

RESIDUAL LAND VALUE							
Residual Land Value (gross)							(960,434)
SDLT		-	@				10,500
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	6.3%			-
Residual Land Value							**(949,934)**
RLV analysis:	*(15,832) £ per plot*	*(1,583,223)*	*£ per ha*	*(640,722)*	*£ per acre*		

THRESHOLD LAND VALUE							
Residential Density		100.0	dph				
Site Area (Resi)		0.60	ha	1.48	acres		
Density analysis:		*10,462*	*sqm/ha*	*45,571*	*sqft/ac*		
Threshold Land Value	5,930 £ per plot	593,040	£ per ha	240,000	£ per acre		**355,824**

BALANCE					
Surplus/(Deficit)	**(2,176,263)**	£ per ha	**(880,722)**	£ per acre	**(1,305,758)**

Scheme Ref: DD
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Policy Compliant

SENSITIVITY ANALYSIS

		AH - % on site 35%						
Balance (RLV - TLV)	(1,305,758)	20%	25%	30%	35%	40%	45%	50%
	0	317,623	(101,552)	(548,494)	(1,031,180)	(1,516,312)	(2,002,829)	(3,171,812)
	5	291,480	(126,080)	(574,845)	(1,055,649)	(1,539,014)	(2,023,744)	(3,275,107)
	10	265,336	(150,713)	(601,196)	(1,080,191)	(1,561,715)	(2,044,659)	(3,378,402)
	15	239,192	(175,347)	(627,548)	(1,104,784)	(1,584,416)	(2,065,574)	(3,481,696)
	20	213,049	(199,981)	(653,899)	(1,129,377)	(1,607,117)	(2,086,489)	(3,584,991)
CIL £psm	25	186,905	(224,615)	(680,250)	(1,153,970)	(1,629,818)	(2,107,403)	(3,688,286)
55.86	30	160,762	(249,248)	(706,602)	(1,178,563)	(1,652,520)	(2,128,318)	(3,791,580)
	35	134,618	(273,882)	(732,953)	(1,203,156)	(1,675,221)	(2,149,233)	(3,894,875)
	40	108,474	(298,516)	(759,304)	(1,227,749)	(1,697,922)	(2,170,148)	(3,998,170)
	45	82,331	(323,149)	(785,655)	(1,252,342)	(1,720,623)	(2,191,063)	(4,101,465)
	50	56,187	(348,143)	(812,007)	(1,276,935)	(1,743,324)	(2,211,978)	(4,204,759)
	55	30,044	(376,376)	(838,358)	(1,301,528)	(1,766,026)	(2,232,892)	(4,308,054)
	60	3,900	(404,610)	(864,709)	(1,326,121)	(1,788,727)	(2,253,807)	(4,411,349)
	65	(22,243)	(432,843)	(891,061)	(1,350,714)	(1,811,428)	(2,274,722)	(4,514,643)
	70	(48,387)	(461,077)	(917,412)	(1,375,307)	(1,834,129)	(2,295,637)	(4,617,938)
	75	(74,531)	(489,310)	(943,763)	(1,399,900)	(1,856,831)	(2,316,552)	(4,721,233)
	80	(100,718)	(517,544)	(970,114)	(1,424,493)	(1,879,594)	(2,337,467)	(4,824,527)
	85	(126,994)	(545,777)	(996,466)	(1,449,086)	(1,902,411)	(2,358,381)	(4,927,822)
	90	(153,270)	(574,011)	(1,022,817)	(1,473,679)	(1,925,227)	(2,379,296)	(5,031,117)
	95	(179,546)	(602,244)	(1,049,168)	(1,498,272)	(1,948,043)	(2,400,211)	(5,134,411)
	100	(205,822)	(630,478)	(1,075,519)	(1,522,865)	(1,970,859)	(2,421,126)	(5,237,706)
	105	(232,098)	(658,711)	(1,101,878)	(1,547,458)	(1,993,675)	(2,442,041)	(5,341,001)
	110	(258,374)	(686,945)	(1,128,363)	(1,572,051)	(2,016,492)	(2,462,956)	(5,444,295)
	115	(284,650)	(715,178)	(1,154,847)	(1,596,644)	(2,039,308)	(2,483,870)	(5,547,590)
	120	(310,926)	(743,412)	(1,181,332)	(1,621,237)	(2,062,124)	(2,504,785)	(5,650,885)
	125	(337,202)	(771,645)	(1,207,817)	(1,645,830)	(2,084,940)	(2,595,842)	(5,754,180)
	130	(366,130)	(799,879)	(1,234,302)	(1,670,423)	(2,107,756)	(2,709,449)	(5,857,474)
	135	(396,246)	(828,112)	(1,260,786)	(1,695,016)	(2,130,572)	(2,823,073)	(5,960,769)
	140	(426,362)	(856,346)	(1,287,271)	(1,719,609)	(2,153,389)	(2,936,697)	(6,064,064)
	145	(456,478)	(884,579)	(1,313,756)	(1,744,202)	(2,176,205)	(3,050,321)	(6,167,358)
	150	(486,593)	(912,813)	(1,340,241)	(1,768,795)	(2,199,021)	(3,163,945)	(6,270,653)

		AH - % on site 35%						
Balance (RLV - TLV)	(1,305,758)	20%	25%	30%	35%	40%	45%	50%
	0	86,320	(315,574)	(772,884)	(1,235,397)	(1,699,569)	(2,165,773)	(3,941,635)
	250	71,127	(330,844)	(790,386)	(1,252,987)	(1,717,160)	(2,183,452)	(4,037,681)
	500	55,933	(346,229)	(807,887)	(1,270,578)	(1,734,750)	(2,201,131)	(4,133,728)
	750	40,740	(363,731)	(825,389)	(1,288,168)	(1,752,340)	(2,218,810)	(4,229,774)
	1,000	25,547	(381,232)	(842,890)	(1,305,758)	(1,769,930)	(2,236,490)	(4,325,821)
Site Specific S106	1,250	10,354	(398,734)	(860,392)	(1,323,348)	(1,787,520)	(2,254,169)	(4,421,867)
1,000	1,500	(4,839)	(416,235)	(877,894)	(1,340,938)	(1,805,111)	(2,271,848)	(4,517,913)
	1,750	(20,032)	(433,737)	(895,395)	(1,358,529)	(1,822,701)	(2,289,528)	(4,613,960)
	2,000	(35,226)	(451,239)	(912,897)	(1,376,119)	(1,840,291)	(2,307,207)	(4,710,006)
	2,250	(50,419)	(468,740)	(930,398)	(1,393,709)	(1,857,881)	(2,324,886)	(4,806,053)
	2,500	(65,612)	(486,242)	(947,900)	(1,411,299)	(1,875,514)	(2,342,566)	(4,902,099)
	2,750	(80,805)	(503,743)	(965,401)	(1,428,889)	(1,893,193)	(2,360,245)	(4,998,145)
	3,000	(96,018)	(521,245)	(982,903)	(1,446,480)	(1,910,872)	(2,377,924)	(5,094,192)
	3,250	(111,288)	(538,746)	(1,000,404)	(1,464,070)	(1,928,551)	(2,395,603)	(5,190,238)
	3,500	(126,558)	(556,248)	(1,017,906)	(1,481,660)	(1,946,231)	(2,413,283)	(5,286,285)
	3,750	(141,828)	(573,749)	(1,035,408)	(1,499,250)	(1,963,910)	(2,430,962)	(5,382,331)
	4,000	(157,099)	(591,251)	(1,052,909)	(1,516,840)	(1,981,589)	(2,448,641)	(5,478,377)
	4,250	(172,369)	(608,753)	(1,070,411)	(1,534,431)	(1,999,269)	(2,466,321)	(5,574,424)
	4,500	(187,639)	(626,254)	(1,087,912)	(1,552,021)	(2,016,948)	(2,484,000)	(5,670,470)
	4,750	(202,909)	(643,756)	(1,105,439)	(1,569,611)	(2,034,627)	(2,501,679)	(5,766,516)
	5,000	(218,179)	(661,257)	(1,123,029)	(1,587,201)	(2,052,307)	(2,561,422)	(5,862,563)

		AH - % on site 35%						
Balance (RLV - TLV)	(1,305,758)	20%	25%	30%	35%	40%	45%	50%
	15%	673,849	231,130	(212,186)	(702,038)	(1,212,650)	(1,725,650)	(3,861,421)
	16%	544,189	109,573	(325,639)	(822,782)	(1,324,106)	(1,827,818)	(3,954,301)
Profit	17%	414,529	(11,984)	(452,794)	(943,526)	(1,435,562)	(1,929,986)	(4,047,181)
20.00%	18%	284,868	(133,541)	(582,826)	(1,064,270)	(1,547,018)	(2,032,154)	(4,140,061)
	19%	155,208	(255,097)	(712,858)	(1,185,014)	(1,658,474)	(2,134,322)	(4,232,941)
	20%	25,547	(381,232)	(842,890)	(1,305,758)	(1,769,930)	(2,236,490)	(4,325,821)
	21%	(104,113)	(520,552)	(972,922)	(1,426,502)	(1,881,386)	(2,338,658)	(4,418,701)
	22%	(233,774)	(659,872)	(1,102,954)	(1,547,246)	(1,992,842)	(2,440,826)	(4,511,581)
	23%	(366,081)	(799,192)	(1,232,986)	(1,667,990)	(2,104,298)	(2,542,994)	(4,604,461)
	24%	(514,689)	(938,512)	(1,363,018)	(1,788,734)	(2,215,754)	(2,645,162)	(4,697,341)
	25%	(663,297)	(1,077,832)	(1,493,050)	(1,909,478)	(2,327,210)	(2,747,330)	(4,790,221)

Scheme Ref: DD
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Policy Compliant

					AH - % on site 35%			
Balance (RLV - TLV)		(1,305,758)	20%	25%	30%	35%	40%	45%	50%
		100,000	233,111	(173,668)	(635,326)	(1,098,194)	(1,562,366)	(2,028,926)	(4,118,257)
		150,000	158,981	(247,798)	(709,456)	(1,172,324)	(1,636,496)	(2,103,056)	(4,192,387)
TLV (per acre)		200,000	84,851	(321,928)	(783,586)	(1,246,454)	(1,710,626)	(2,177,186)	(4,266,517)
240,000		250,000	10,721	(396,058)	(857,716)	(1,320,584)	(1,784,756)	(2,251,316)	(4,340,647)
		300,000	(63,409)	(470,188)	(931,846)	(1,394,714)	(1,858,886)	(2,325,446)	(4,414,777)
		350,000	(137,539)	(544,318)	(1,005,976)	(1,468,844)	(1,933,016)	(2,399,576)	(4,488,907)
		400,000	(211,669)	(618,448)	(1,080,106)	(1,542,974)	(2,007,146)	(2,473,706)	(4,563,037)
		450,000	(285,799)	(692,578)	(1,154,236)	(1,617,104)	(2,081,276)	(2,547,836)	(4,637,167)
		500,000	(359,929)	(766,708)	(1,228,366)	(1,691,234)	(2,155,406)	(2,621,966)	(4,711,297)
		550,000	(434,059)	(840,838)	(1,302,496)	(1,765,364)	(2,229,536)	(2,696,096)	(4,785,427)

					AH - % on site 35%			
Balance (RLV - TLV)		(1,305,758)	20%	25%	30%	35%	40%	45%	50%
		20	(1,732,040)	(2,188,352)	(2,650,650)	(3,114,822)	(3,580,456)	(4,554,304)	(7,855,495)
		22	(1,532,246)	(1,982,998)	(2,445,074)	(2,909,246)	(3,374,658)	(4,153,204)	(7,454,395)
Density (dph)		24	(1,365,752)	(1,811,869)	(2,273,761)	(2,737,934)	(3,203,160)	(3,818,955)	(7,120,146)
100		26	(1,224,872)	(1,667,068)	(2,128,804)	(2,592,977)	(3,058,047)	(3,536,214)	(6,837,319)
		28	(1,104,117)	(1,542,952)	(2,004,610)	(2,468,728)	(2,933,664)	(3,400,715)	(6,594,897)
		30	(999,464)	(1,435,386)	(1,897,044)	(2,361,045)	(2,825,865)	(3,292,917)	(6,384,797)
		32	(907,892)	(1,341,265)	(1,802,923)	(2,266,823)	(2,731,541)	(3,198,593)	(6,200,960)
		34	(827,093)	(1,258,217)	(1,719,875)	(2,183,686)	(2,648,314)	(3,115,366)	(6,038,751)
		36	(755,272)	(1,184,397)	(1,646,055)	(2,109,786)	(2,574,335)	(3,041,387)	(5,894,565)
		38	(691,011)	(1,118,347)	(1,580,005)	(2,043,666)	(2,508,142)	(2,975,194)	(5,765,556)
		40	(633,176)	(1,058,902)	(1,520,560)	(1,984,157)	(2,448,569)	(2,915,621)	(5,649,448)
		42	(580,862)	(1,005,119)	(1,466,777)	(1,930,316)	(2,394,670)	(2,861,722)	(5,544,399)
		44	(533,338)	(956,225)	(1,417,883)	(1,881,369)	(2,345,671)	(2,812,723)	(5,448,899)
		46	(489,946)	(911,583)	(1,373,241)	(1,836,679)	(2,300,932)	(2,767,984)	(5,361,703)
		48	(450,170)	(870,661)	(1,332,319)	(1,795,713)	(2,259,922)	(2,726,974)	(5,281,774)
		50	(413,577)	(833,012)	(1,294,670)	(1,758,024)	(2,222,196)	(2,689,244)	(5,208,239)

					AH - % on site 35%			
Balance (RLV - TLV)		(1,305,758)	20%	25%	30%	35%	40%	45%	50%
		95%	522,188	121,267	(280,295)	(732,450)	(1,194,934)	(1,659,106)	(2,125,633)
		100%	25,547	(381,232)	(842,890)	(1,305,758)	(1,769,930)	(2,236,490)	(4,325,821)
Build rate (£psm)		105%	(491,673)	(953,331)	(1,416,582)	(1,880,754)	(2,347,346)	(4,164,236)	(7,465,427)
		110%	(1,063,771)	(1,527,406)	(1,991,578)	(2,458,203)	(4,002,652)	(7,303,843)	(10,605,034)
		115%	(1,638,230)	(2,102,402)	(2,569,059)	(3,841,068)	(7,142,259)	(10,443,450)	(13,744,640)
		120%	(2,213,226)	(2,679,916)	(3,679,484)	(6,980,674)	(10,281,865)	(13,583,056)	(16,884,247)
		125%	(2,790,772)	(3,517,899)	(6,819,090)	(10,120,281)	(13,421,472)	(16,722,663)	(20,023,853)
		130%	(3,368,681)	(6,657,506)	(9,958,697)	(13,259,888)	(16,561,078)	(19,862,269)	(23,163,460)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref:	**DD (2)**
Title:	**60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)**
Notes:	**Viable On-Site**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60	Units	
AH Policy requirement (% Target)		20%		
AH tenure split %	Affordable Rent:		50%	
	LCHO (Int/Sub-Market/Starter etc.):		50%	10.2% % of total (>10% for HWP (Feb 2017))
Open Market Sale (OMS) housing		80%		
		100%		
CIL Rate (£ psm)		55.86	£ psm	

Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	28.7	60.0%	7.3	60%	36.0
2 bed Flat	40.0%	19.1	40.0%	4.9	40%	24.0
Total number of units	100.0%	47.8	100.0%	12.2	100%	60.0

	Net area per unit		Net to Gross %	Gross (GIA) per unit	
***OMS* Unit Floor areas -**	(sqm)	(sqft)	%	(sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	72.0	775		72.0	775
3 bed House	97.0	1,044		97.0	1,044
4 bed House	135.0	1,453		135.0	1,453
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	60.0	646	65.0%	92.3	994
2 bed Flat	80.0	861	65.0%	123.1	1,325

	Net area per unit		Net to Gross %	Gross (GIA) per unit	
***AH* Unit Floor areas -**	(sqm)	(sqft)	%	(sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	65.0	700		65.0	700
3 bed House	80.0	861		80.0	861
4 bed House	95.0	1,023		95.0	1,023
5 bed House	110.0	1,184		110.0	1,184
1 bed Flat	60.0	646	65.0%	92.3	994
2 bed Flat	80.0	861	65.0%	123.1	1,325

	Market Units GIA		AH units GIA		Total GIA (all units)	
Total Gross Floor areas -	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	2,648	28,501	675	7,268	3,323	35,769
2 bed Flat	2,354	25,335	600	6,460	2,954	31,795
	5,002	53,836	1,275	13,728	6,277	67,564
AH % by floor area:			*20.32%*	*AH % by floor area due to mix*		

Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf	total MV £ (no AH)
1 bed House	0	0	0	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	0	0	0
1 bed Flat	266,000	4,433	412	9,576,000
2 bed Flat	375,000	4,688	435	9,000,000
				18,576,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	LCHO £	% of MV
1 bed House	0	0%	0	0%
2 bed House	0	0%	0	0%
3 bed House	0	0%	0	0%
4 bed House	0	0%	0	0%
5 bed House	0	0%	0	0%
1 bed Flat	62,000	23%	76,316	29%
2 bed Flat	79,000	21%	87,218	23%

Scheme Ref: DD (2)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable On-Site

ASSUMPTIONS - COMMERCIAL USES

Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0

Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)
area 1	0.00	5.00%	12
area 2	0.00	5.00%	0
area 3	0.00	5.00%	0

GROSS DEVELOPMENT VALUE

OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	28.7	@	266,000	7,630,292
2 bed Flat	19.1	@	375,000	7,171,327
	47.8			14,801,618
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	3.7	@	62,000	226,755
2 bed Flat	2.4	@	79,000	192,620
	6.1			419,376
LCHO GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	3.7	@	76,316	279,114
2 bed Flat	2.4	@	87,218	212,658
	6.1			491,772
Sub-total GDV Residential	**60.0**			**15,712,766**
AH on-site cost analysis:			*£MV less £GDV*	*2,863,234*
	456 £ psm (total GIA sqm)		*47,721 £ per unit (total units)*	
Grant	60	@		-

Commercial GDV -	Rent £ PA	@	cap. rent £	less RF/Void		PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-	-
area 2	-	5.00%	-	-	0	5.76%	-	-
area 3	-	5.00%	-	-	0	5.76%	-	-
Sub-total GDV Commercial	**-**							**-**
Total GDV								**15,712,766**

Scheme Ref: DD (2)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable On-Site

DEVELOPMENT COSTS								
Initial Payments -								
Planning Application Professional Fees, Surveys and reports								(40,000)
Statutory Planning Fees (Residential)								(20,199)
Statutory Planning Fees (Commercial)								-
CIL			5,002	sqm	55.86	£ psm		(279,386)
CIL analysis:			1.78%	% of GDV	4,656	£ per unit (total units)		
Site Specific S106 Contributions	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	total		60	units @	1,000	per unit	(60,000)	(60,000)
S106 analysis:			*0.38%*	*% of GDV*	*1,000*	*£ per unit (total units)*		
AH Commuted Sum			6,277	sqm (total)	0	£ psm		-
CS analysis:			*0.00%*	*% of GDV*				
Construction Costs -								
Site Clearance and Demolition			1.48	acres @	50,000	£ per acre		(74,130)
Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	total		1.48	acres @	0	per acre	-	-
Infra. Costs analysis:			*0.00%*	*% of GDV*	*0*	*£ per unit (total units)*		
1 bed House			-	sqm @	909	psm		-
2 bed House			-	sqm @	909	psm		-
3 bed House			-	sqm @	909	psm		-
4 bed House			-	sqm @	909	psm		-
5 bed House			-	sqm @	909	psm		-
1 bed Flat			3,323	sqm @	1,315	psm		(4,369,846)
2 bed Flat		6,277	2,954	sqm @	1,315	psm		(3,884,308)
area 1			-	sqm @	680	psm		-
area 2			-	sqm @	680	psm		-
area 3		-	-	sqm @	680	psm		-
External works			8,254,154	@	10.0%			(825,415)
					13,757	*£per unit*		
Normal Abnormals			8,254,154	@	3.0%			(247,625)
					4,127	*£per unit*		
M4(2) Category 2 Housing		60 units @	95% @		0	£ per dwelling		-
M4(3) Category 3 Housing		60 units @	5% @		0	£ per dwelling		-
Contingency			9,401,324	@	3.0%			(282,040)
Professional Fees			9,401,324	@	6.5%			(611,086)

Aspinall Verdi

Scheme Ref: DD (2)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable On-Site

Disposal Costs -						
Residential Sales Agent Costs	14,801,618	OMS @	1.00%			(148,016)
Residential Sales Legal Costs	14,801,618	OMS @	0.50%			(74,008)
Commercial Letting Agent's Costs	-	ERV @	15.00%			-
Commercial Letting Legal Costs	-	ERV @	5.00%			-
Commercial Invest. Sale Agent's Costs	-	GDV @	1.00%			-
Commercial Invest. Sale Legal Costs	-	GDV @	0.50%			-
Marketing and Promotion	14,801,618	OMS @	3.00%			(444,049)
Interest (on Development Costs) -	6.25%	APR	0.506%	pcm		(941,878)
Developers Profit -						
Margin on AH	911,147		6.00%	on AH values		(54,669)
Profit on GDV	14,801,618		20.00%			(2,960,324)
	12,301,985		*24.06%*	*on costs*	*(2,960,324)*	
	15,712,766		*19.19%*	*blended*	*(3,014,992)*	
TOTAL COSTS						**(15,316,978)**

RESIDUAL LAND VALUE								
Residual Land Value (gross)								395,788
SDLT			395,788	@				(9,289)
Acquisition Agent fees			395,788	@	1.0%			(3,958)
Acquisition Legal fees			395,788	@	0.5%			(1,979)
Interest on Land			395,788	@	6.3%			(24,737)
Residual Land Value								**355,825**
RLV analysis:	*5,930*	*£ per plot*	*593,042*	*£ per ha*	*240,001*	*£ per acre*		

THRESHOLD LAND VALUE							
Residential Density			100.0	dph			
Site Area (Resi)			0.60	ha	1.48	acres	
Density analysis:			*10,462*	*sqm/ha*	*45,571*	*sqft/ac*	
Threshold Land Value	5,930	£ per plot	593,040	£ per ha	240,000	£ per acre	**355,824**

BALANCE					
Surplus/(Deficit)	**2**	£ per ha	**1**	£ per acre	**1**

Aspinall Verdi

Scheme Ref: DD (2)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable On-Site

SENSITIVITY ANALYSIS

		AH - % on site 20%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	0	317,623	(101,552)	(548,494)	(1,031,180)	(1,516,312)	(2,002,829)	(3,171,812)
	5	291,480	(126,080)	(574,845)	(1,055,649)	(1,539,014)	(2,023,744)	(3,275,107)
	10	265,336	(150,713)	(601,196)	(1,080,191)	(1,561,715)	(2,044,659)	(3,378,402)
	15	239,192	(175,347)	(627,548)	(1,104,784)	(1,584,416)	(2,065,574)	(3,481,696)
	20	213,049	(199,981)	(653,899)	(1,129,377)	(1,607,117)	(2,086,489)	(3,584,991)
CIL £psm	25	186,905	(224,615)	(680,250)	(1,153,970)	(1,629,818)	(2,107,403)	(3,688,286)
55.86	30	160,762	(249,248)	(706,602)	(1,178,563)	(1,652,520)	(2,128,318)	(3,791,580)
	35	134,618	(273,882)	(732,953)	(1,203,156)	(1,675,221)	(2,149,233)	(3,894,875)
	40	108,474	(298,516)	(759,304)	(1,227,749)	(1,697,922)	(2,170,148)	(3,998,170)
	45	82,331	(323,149)	(785,655)	(1,252,342)	(1,720,623)	(2,191,063)	(4,101,465)
	50	56,187	(348,143)	(812,007)	(1,276,935)	(1,743,324)	(2,211,978)	(4,204,759)
	55	30,044	(376,376)	(838,358)	(1,301,528)	(1,766,026)	(2,232,892)	(4,308,054)
	60	3,900	(404,610)	(864,709)	(1,326,121)	(1,788,727)	(2,253,807)	(4,411,349)
	65	(22,243)	(432,843)	(891,061)	(1,350,714)	(1,811,428)	(2,274,722)	(4,514,643)
	70	(48,387)	(461,077)	(917,412)	(1,375,307)	(1,834,129)	(2,295,637)	(4,617,938)
	75	(74,531)	(489,310)	(943,763)	(1,399,900)	(1,856,831)	(2,316,552)	(4,721,233)
	80	(100,718)	(517,544)	(970,114)	(1,424,493)	(1,879,594)	(2,337,467)	(4,824,527)
	85	(126,994)	(545,777)	(996,466)	(1,449,086)	(1,902,411)	(2,358,381)	(4,927,822)
	90	(153,270)	(574,011)	(1,022,817)	(1,473,679)	(1,925,227)	(2,379,296)	(5,031,117)
	95	(179,546)	(602,244)	(1,049,168)	(1,498,272)	(1,948,043)	(2,400,211)	(5,134,411)
	100	(205,822)	(630,478)	(1,075,519)	(1,522,865)	(1,970,859)	(2,421,126)	(5,237,706)
	105	(232,098)	(658,711)	(1,101,878)	(1,547,458)	(1,993,675)	(2,442,041)	(5,341,001)
	110	(258,374)	(686,945)	(1,128,363)	(1,572,051)	(2,016,492)	(2,462,956)	(5,444,295)
	115	(284,650)	(715,178)	(1,154,847)	(1,596,644)	(2,039,308)	(2,483,870)	(5,547,590)
	120	(310,926)	(743,412)	(1,181,332)	(1,621,237)	(2,062,124)	(2,504,785)	(5,650,885)
	125	(337,202)	(771,645)	(1,207,817)	(1,645,830)	(2,084,940)	(2,595,842)	(5,754,180)
	130	(366,130)	(799,879)	(1,234,302)	(1,670,423)	(2,107,756)	(2,709,449)	(5,857,474)
	135	(396,246)	(828,112)	(1,260,786)	(1,695,016)	(2,130,572)	(2,823,073)	(5,960,769)
	140	(426,362)	(856,346)	(1,287,271)	(1,719,609)	(2,153,389)	(2,936,697)	(6,064,064)
	145	(456,478)	(884,579)	(1,313,756)	(1,744,202)	(2,176,205)	(3,050,321)	(6,167,358)
	150	(486,593)	(912,813)	(1,340,241)	(1,768,795)	(2,199,021)	(3,163,945)	(6,270,653)

		AH - % on site 20%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	0	86,320	(315,574)	(772,884)	(1,235,397)	(1,699,569)	(2,165,773)	(3,941,635)
	250	71,127	(330,844)	(790,386)	(1,252,987)	(1,717,160)	(2,183,452)	(4,037,681)
	500	55,933	(346,229)	(807,887)	(1,270,578)	(1,734,750)	(2,201,131)	(4,133,728)
	750	40,740	(363,731)	(825,389)	(1,288,168)	(1,752,340)	(2,218,810)	(4,229,774)
	1,000	25,547	(381,232)	(842,890)	(1,305,758)	(1,769,930)	(2,236,490)	(4,325,821)
Site Specific S106	1,250	10,354	(398,734)	(860,392)	(1,323,348)	(1,787,520)	(2,254,169)	(4,421,867)
1,000	1,500	(4,839)	(416,235)	(877,894)	(1,340,938)	(1,805,111)	(2,271,848)	(4,517,913)
	1,750	(20,032)	(433,737)	(895,395)	(1,358,529)	(1,822,701)	(2,289,528)	(4,613,960)
	2,000	(35,226)	(451,239)	(912,897)	(1,376,119)	(1,840,291)	(2,307,207)	(4,710,006)
	2,250	(50,419)	(468,740)	(930,398)	(1,393,709)	(1,857,881)	(2,324,886)	(4,806,053)
	2,500	(65,612)	(486,242)	(947,900)	(1,411,299)	(1,875,514)	(2,342,566)	(4,902,099)
	2,750	(80,805)	(503,743)	(965,401)	(1,428,889)	(1,893,193)	(2,360,245)	(4,998,145)
	3,000	(96,018)	(521,245)	(982,903)	(1,446,480)	(1,910,872)	(2,377,924)	(5,094,192)
	3,250	(111,288)	(538,746)	(1,000,404)	(1,464,070)	(1,928,551)	(2,395,603)	(5,190,238)
	3,500	(126,558)	(556,248)	(1,017,906)	(1,481,660)	(1,946,231)	(2,413,283)	(5,286,285)
	3,750	(141,828)	(573,749)	(1,035,408)	(1,499,250)	(1,963,910)	(2,430,962)	(5,382,331)
	4,000	(157,099)	(591,251)	(1,052,909)	(1,516,840)	(1,981,589)	(2,448,641)	(5,478,377)
	4,250	(172,369)	(608,753)	(1,070,411)	(1,534,431)	(1,999,269)	(2,466,321)	(5,574,424)
	4,500	(187,639)	(626,254)	(1,087,912)	(1,552,021)	(2,016,948)	(2,484,000)	(5,670,470)
	4,750	(202,909)	(643,756)	(1,105,439)	(1,569,611)	(2,034,627)	(2,501,679)	(5,766,516)
	5,000	(218,179)	(661,257)	(1,123,029)	(1,587,201)	(2,052,307)	(2,561,422)	(5,862,563)

		AH - % on site 20%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	15%	673,849	231,130	(212,186)	(702,038)	(1,212,650)	(1,725,650)	(3,861,421)
	16%	544,189	109,573	(325,639)	(822,782)	(1,324,106)	(1,827,818)	(3,954,301)
Profit	17%	414,529	(11,984)	(452,794)	(943,526)	(1,435,562)	(1,929,986)	(4,047,181)
20.00%	18%	284,868	(133,541)	(582,826)	(1,064,270)	(1,547,018)	(2,032,154)	(4,140,061)
	19%	155,208	(255,097)	(712,858)	(1,185,014)	(1,658,474)	(2,134,322)	(4,232,941)
	20%	25,547	(381,232)	(842,890)	(1,305,758)	(1,769,930)	(2,236,490)	(4,325,821)
	21%	(104,113)	(520,552)	(972,922)	(1,426,502)	(1,881,386)	(2,338,658)	(4,418,701)
	22%	(233,774)	(659,872)	(1,102,954)	(1,547,246)	(1,992,842)	(2,440,826)	(4,511,581)
	23%	(366,081)	(799,192)	(1,232,986)	(1,667,990)	(2,104,298)	(2,542,994)	(4,604,461)
	24%	(514,689)	(938,512)	(1,363,018)	(1,788,734)	(2,215,754)	(2,645,162)	(4,697,341)
	25%	(663,297)	(1,077,832)	(1,493,050)	(1,909,478)	(2,327,210)	(2,747,330)	(4,790,221)

Scheme Ref: DD (2)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable On-Site

		AH - % on site 20%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	100,000	233,111	(173,668)	(635,326)	(1,098,194)	(1,562,366)	(2,028,926)	(4,118,257)
	150,000	158,981	(247,798)	(709,456)	(1,172,324)	(1,636,496)	(2,103,056)	(4,192,387)
TLV (per acre)	200,000	84,851	(321,928)	(783,586)	(1,246,454)	(1,710,626)	(2,177,186)	(4,266,517)
240,000	250,000	10,721	(396,058)	(857,716)	(1,320,584)	(1,784,756)	(2,251,316)	(4,340,647)
	300,000	(63,409)	(470,188)	(931,846)	(1,394,714)	(1,858,886)	(2,325,446)	(4,414,777)
	350,000	(137,539)	(544,318)	(1,005,976)	(1,468,844)	(1,933,016)	(2,399,576)	(4,488,907)
	400,000	(211,669)	(618,448)	(1,080,106)	(1,542,974)	(2,007,146)	(2,473,706)	(4,563,037)
	450,000	(285,799)	(692,578)	(1,154,236)	(1,617,104)	(2,081,276)	(2,547,836)	(4,637,167)
	500,000	(359,929)	(766,708)	(1,228,366)	(1,691,234)	(2,155,406)	(2,621,966)	(4,711,297)
	550,000	(434,059)	(840,838)	(1,302,496)	(1,765,364)	(2,229,536)	(2,696,096)	(4,785,427)

		AH - % on site 20%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	20	(1,732,040)	(2,188,352)	(2,650,650)	(3,114,822)	(3,580,456)	(4,554,304)	(7,855,495)
	22	(1,532,246)	(1,982,998)	(2,445,074)	(2,909,246)	(3,374,658)	(4,153,204)	(7,454,395)
Density (dph)	24	(1,365,752)	(1,811,869)	(2,273,761)	(2,737,934)	(3,203,160)	(3,818,955)	(7,120,146)
100	26	(1,224,872)	(1,667,068)	(2,128,804)	(2,592,977)	(3,058,047)	(3,536,214)	(6,837,319)
	28	(1,104,117)	(1,542,952)	(2,004,610)	(2,468,728)	(2,933,664)	(3,400,715)	(6,594,897)
	30	(999,464)	(1,435,386)	(1,897,044)	(2,361,045)	(2,825,865)	(3,292,917)	(6,384,797)
	32	(907,892)	(1,341,265)	(1,802,923)	(2,266,823)	(2,731,541)	(3,198,593)	(6,200,960)
	34	(827,093)	(1,258,217)	(1,719,875)	(2,183,686)	(2,648,314)	(3,115,366)	(6,038,751)
	36	(755,272)	(1,184,397)	(1,646,055)	(2,109,786)	(2,574,335)	(3,041,387)	(5,894,565)
	38	(691,011)	(1,118,347)	(1,580,005)	(2,043,666)	(2,508,142)	(2,975,194)	(5,765,556)
	40	(633,176)	(1,058,902)	(1,520,560)	(1,984,157)	(2,448,569)	(2,915,621)	(5,649,448)
	42	(580,862)	(1,005,119)	(1,466,777)	(1,930,316)	(2,394,670)	(2,861,722)	(5,544,399)
	44	(533,338)	(956,225)	(1,417,883)	(1,881,369)	(2,345,671)	(2,812,723)	(5,448,899)
	46	(489,946)	(911,583)	(1,373,241)	(1,836,679)	(2,300,932)	(2,767,984)	(5,361,703)
	48	(450,170)	(870,661)	(1,332,319)	(1,795,713)	(2,259,922)	(2,726,974)	(5,281,774)
	50	(413,577)	(833,012)	(1,294,670)	(1,758,024)	(2,222,196)	(2,689,244)	(5,208,239)

		AH - % on site 20%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	95%	522,188	121,267	(280,295)	(732,450)	(1,194,934)	(1,659,106)	(2,125,633)
	100%	25,547	(381,232)	(842,890)	(1,305,758)	(1,769,930)	(2,236,490)	(4,325,821)
Build rate (£psm)	105%	(491,673)	(953,331)	(1,416,582)	(1,880,754)	(2,347,346)	(4,164,236)	(7,465,427)
	110%	(1,063,771)	(1,527,406)	(1,991,578)	(2,458,203)	(4,002,652)	(7,303,843)	(10,605,034)
	115%	(1,638,230)	(2,102,402)	(2,569,059)	(3,841,068)	(7,142,259)	(10,443,450)	(13,744,640)
	120%	(2,213,226)	(2,679,916)	(3,679,484)	(6,980,674)	(10,281,865)	(13,583,056)	(16,884,247)
	125%	(2,790,772)	(3,517,899)	(6,819,090)	(10,120,281)	(13,421,472)	(16,722,663)	(20,023,853)
	130%	(3,368,681)	(6,657,506)	(9,958,697)	(13,259,888)	(16,561,078)	(19,862,269)	(23,163,460)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: DD (3)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60	Units
AH Policy requirement (% Target)		0%	
AH tenure split %	Affordable Rent:	50%	
	LCHO (Int/Sub-Market/Starter etc.):	50%	0.0% % of total (>10% for HWP (Feb 2017))
Open Market Sale (OMS) housing		100%	
		100%	
CIL Rate (£ psm)		55.86	£ psm

Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	36.0	60.0%	0.0	60%	36.0
2 bed Flat	40.0%	24.0	40.0%	0.0	40%	24.0
Total number of units	100.0%	60.0	100.0%	0.0	100%	60.0

***OMS* Unit Floor areas -**	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	72.0	775		72.0	775
3 bed House	97.0	1,044		97.0	1,044
4 bed House	135.0	1,453		135.0	1,453
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	60.0	646	65.0%	92.3	994
2 bed Flat	80.0	861	65.0%	123.1	1,325

***AH* Unit Floor areas -**	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	60.0	646		60.0	646
2 bed House	65.0	700		65.0	700
3 bed House	80.0	861		80.0	861
4 bed House	95.0	1,023		95.0	1,023
5 bed House	110.0	1,184		110.0	1,184
1 bed Flat	60.0	646	65.0%	92.3	994
2 bed Flat	80.0	861	65.0%	123.1	1,325

Total Gross Floor areas -	Market Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	3,323	35,769	0	0	3,323	35,769
2 bed Flat	2,954	31,795	0	0	2,954	31,795
	6,277	67,564	0	0	6,277	67,564
AH % by floor area:			*0.00%*	*AH % by floor area due to mix*		

Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf	total MV £ (no AH)
1 bed House	0	0	0	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	0	0	0
1 bed Flat	266,000	4,433	412	9,576,000
2 bed Flat	375,000	4,688	435	9,000,000
				18,576,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	LCHO £	% of MV
1 bed House	0	0%	0	0%
2 bed House	0	0%	0	0%
3 bed House	0	0%	0	0%
4 bed House	0	0%	0	0%
5 bed House	0	0%	0	0%
1 bed Flat	62,000	23%	76,316	29%
2 bed Flat	79,000	21%	87,218	23%

Scheme Ref: DD (3)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

ASSUMPTIONS - COMMERCIAL USES					
Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0
Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)		
area 1	0.00	5.00%	12		
area 2	0.00	5.00%	0		
area 3	0.00	5.00%	0		

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	36.0	@	266,000	9,576,000
2 bed Flat	24.0	@	375,000	9,000,000
	60.0			18,576,000
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	62,000	-
2 bed Flat	0.0	@	79,000	-
	0.0			-
LCHO GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	76,316	-
2 bed Flat	0.0	@	87,218	-
	0.0			-
Sub-total GDV Residential	**60.0**			**18,576,000**
AH on-site cost analysis:	*0 £ psm (total GIA sqm)*		*£MV less £GDV* / *0 £ per unit (total units)*	*0*
Grant	60	@		-

Commercial GDV -	Rent £ PA	@	cap. rent £	less RF/Void		PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-	-
area 2	-	5.00%	-	-	0	5.76%	-	-
area 3	-	5.00%	-	-	0	5.76%	-	-
Sub-total GDV Commercial	**-**							**-**
Total GDV								**18,576,000**

Aspinall Verdi

Scheme Ref: DD (3)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

DEVELOPMENT COSTS							
Initial Payments -							
Planning Application Professional Fees, Surveys and reports							(40,000)
Statutory Planning Fees (Residential)							(20,199)
Statutory Planning Fees (Commercial)							-
CIL			6,277	sqm	55.86	£ psm	(350,629)
CIL analysis:			1.89%	% of GDV	5,844	£ per unit (total units)	
Site Specific S106 Contributions	Year 1		0				-
	Year 2		0				-
	Year 3		0				-
	Year 4		0				-
	Year 5		0				-
	Year 6		0				-
	Year 7		0				-
	Year 8		0				-
	Year 9		0				-
	Year 10		0				-
	total		60	units @	1,000	per unit (60,000)	(60,000)
S106 analysis:			*0.32%*	*% of GDV*	*1,000*	*£ per unit (total units)*	
AH Commuted Sum			6,277	sqm (total)	249	£ psm	(1,564,529)
CS analysis:			*8.42%*	*% of GDV*			
Construction Costs -							
Site Clearance and Demolition			1.48	acres @	50,000	£ per acre	(74,130)
Infrastructure costs -	Year 1		0				-
	Year 2		0				-
	Year 3		0				-
	Year 4		0				-
	Year 5		0				-
	Year 6		0				-
	Year 7		0				-
	Year 8		0				-
	Year 9		0				-
	Year 10		0				-
	total		1.48	acres @	0	per acre -	-
Infra. Costs analysis:			*0.00%*	*% of GDV*	*0*	*£ per unit (total units)*	
1 bed House			-	sqm @	909	psm	-
2 bed House			-	sqm @	909	psm	-
3 bed House			-	sqm @	909	psm	-
4 bed House			-	sqm @	909	psm	-
5 bed House			-	sqm @	909	psm	-
1 bed Flat			3,323	sqm @	1,315	psm	(4,369,846)
2 bed Flat		6,277	2,954	sqm @	1,315	psm	(3,884,308)
area 1			-	sqm @	680	psm	-
area 2			-	sqm @	680	psm	-
area 3		-	-	sqm @	680	psm	-
External works			8,254,154	@	10.0%		(825,415)
					13,757	*£per unit*	
Normal Abnormals			8,254,154	@	3.0%		(247,625)
					4,127	*£per unit*	
M4(2) Category 2 Housing		60 units @	95%	@	0	£ per dwelling	-
M4(3) Category 3 Housing		60 units @	5%	@	0	£ per dwelling	-
Contingency			9,401,324	@	3.0%		(282,040)
Professional Fees			9,401,324	@	6.5%		(611,086)

Scheme Ref: DD (3)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

Disposal Costs -						
Residential Sales Agent Costs	18,576,000	OMS @	1.00%			(185,760)
Residential Sales Legal Costs	18,576,000	OMS @	0.50%			(92,880)
Commercial Letting Agent's Costs	-	ERV @	15.00%			-
Commercial Letting Legal Costs	-	ERV @	5.00%			-
Commercial Invest. Sale Agent's Costs	-	GDV @	1.00%			-
Commercial Invest. Sale Legal Costs	-	GDV @	0.50%			-
Marketing and Promotion	18,576,000	OMS @	3.00%			(557,280)
Interest (on Development Costs) -	6.25%	APR	0.506%	pcm		(1,299,286)
Developers Profit -						
Margin on AH	0		6.00%	on AH values		-
Profit on GDV	18,576,000		20.00%			(3,715,200)
	14,465,012		*25.68%*	*on costs*	*(3,715,200)*	
	18,576,000		*20.00%*	*blended*	*(3,715,200)*	
TOTAL COSTS						**(18,180,212)**

RESIDUAL LAND VALUE							
Residual Land Value (gross)							395,788
SDLT		395,788	@				(9,289)
Acquisition Agent fees		395,788	@	1.0%			(3,958)
Acquisition Legal fees		395,788	@	0.5%			(1,979)
Interest on Land		395,788	@	6.3%			(24,737)
Residual Land Value							**355,825**
RLV analysis:	*5,930 £ per plot*	*593,042*	*£ per ha*	*240,001*	*£ per acre*		

THRESHOLD LAND VALUE							
Residential Density		100.0	dph				
Site Area (Resi)		0.60	ha	1.48	acres		
Density analysis:		*10,462*	*sqm/ha*	*45,571*	*sqft/ac*		
Threshold Land Value	5,930 £ per plot	593,040	£ per ha	240,000	£ per acre		**355,824**

BALANCE					
Surplus/(Deficit)	**2**	£ per ha	**1**	£ per acre	**1**

Aspinall Verdi

Scheme Ref: DD (3)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

SENSITIVITY ANALYSIS

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	0	(1,449,088)	(1,934,395)	(2,421,443)	(3,154,513)	(6,571,105)	(9,987,697)	(13,404,288)
	5	(1,479,356)	(1,962,772)	(2,448,062)	(3,288,796)	(6,695,059)	(10,101,321)	(13,507,583)
	10	(1,509,625)	(1,991,148)	(2,474,681)	(3,423,079)	(6,819,012)	(10,214,945)	(13,610,878)
	15	(1,539,893)	(2,019,525)	(2,501,300)	(3,557,363)	(6,942,966)	(10,328,569)	(13,714,172)
	20	(1,570,161)	(2,047,901)	(2,527,919)	(3,691,646)	(7,066,919)	(10,442,193)	(13,817,467)
CIL £psm	25	(1,600,429)	(2,076,278)	(2,554,538)	(3,825,929)	(7,190,873)	(10,555,817)	(13,920,762)
55.86	30	(1,630,698)	(2,104,654)	(2,581,156)	(3,960,212)	(7,314,827)	(10,669,442)	(14,024,056)
	35	(1,660,966)	(2,133,031)	(2,607,775)	(4,094,495)	(7,438,780)	(10,783,066)	(14,127,351)
	40	(1,691,234)	(2,161,407)	(2,634,394)	(4,228,778)	(7,562,734)	(10,896,690)	(14,230,646)
	45	(1,721,502)	(2,189,831)	(2,661,013)	(4,363,061)	(7,686,688)	(11,010,314)	(14,333,940)
	50	(1,751,771)	(2,218,352)	(2,687,632)	(4,497,344)	(7,810,641)	(11,123,938)	(14,437,235)
	55	(1,782,039)	(2,246,872)	(2,714,251)	(4,631,627)	(7,934,595)	(11,237,562)	(14,540,530)
	60	(1,812,307)	(2,275,392)	(2,740,870)	(4,765,910)	(8,058,548)	(11,351,186)	(14,643,824)
	65	(1,842,576)	(2,303,912)	(2,767,489)	(4,900,194)	(8,182,502)	(11,464,811)	(14,747,119)
	70	(1,872,844)	(2,332,433)	(2,794,107)	(5,034,477)	(8,306,456)	(11,578,435)	(14,850,414)
	75	(1,903,112)	(2,360,953)	(2,820,726)	(5,168,760)	(8,430,409)	(11,692,059)	(14,953,709)
	80	(1,933,380)	(2,389,473)	(2,847,345)	(5,303,043)	(8,554,363)	(11,805,683)	(15,057,003)
	85	(1,963,649)	(2,417,993)	(2,873,964)	(5,437,326)	(8,678,317)	(11,919,307)	(15,160,298)
	90	(1,993,917)	(2,446,513)	(2,900,583)	(5,571,609)	(8,802,270)	(12,032,931)	(15,263,593)
	95	(2,024,185)	(2,475,034)	(2,927,202)	(5,705,892)	(8,926,224)	(12,146,556)	(15,366,887)
	100	(2,054,454)	(2,503,554)	(2,953,821)	(5,840,175)	(9,050,177)	(12,260,180)	(15,470,182)
	105	(2,084,722)	(2,532,074)	(2,980,440)	(5,974,458)	(9,174,131)	(12,373,804)	(15,573,477)
	110	(2,114,990)	(2,560,594)	(3,007,059)	(6,108,741)	(9,298,085)	(12,487,428)	(15,676,771)
	115	(2,145,258)	(2,589,115)	(3,064,101)	(6,243,024)	(9,422,038)	(12,601,052)	(15,780,066)
	120	(2,175,527)	(2,617,635)	(3,208,623)	(6,377,308)	(9,545,992)	(12,714,676)	(15,883,361)
	125	(2,205,795)	(2,646,155)	(3,353,236)	(6,511,591)	(9,669,946)	(12,828,301)	(15,986,655)
	130	(2,236,063)	(2,674,675)	(3,497,848)	(6,645,874)	(9,793,899)	(12,941,925)	(16,089,950)
	135	(2,266,331)	(2,703,196)	(3,642,461)	(6,780,157)	(9,917,853)	(13,055,549)	(16,193,245)
	140	(2,296,660)	(2,731,716)	(3,787,073)	(6,914,440)	(10,041,806)	(13,169,173)	(16,296,540)
	145	(2,327,081)	(2,760,236)	(3,931,686)	(7,048,723)	(10,165,760)	(13,282,797)	(16,399,834)
	150	(2,357,503)	(2,788,756)	(4,076,299)	(7,183,006)	(10,289,714)	(13,396,421)	(16,503,129)

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	0	(1,716,884)	(2,181,060)	(2,648,112)	(4,270,538)	(7,571,729)	(10,872,920)	(14,174,111)
	250	(1,734,475)	(2,198,739)	(2,665,791)	(4,366,585)	(7,667,776)	(10,968,966)	(14,270,157)
	500	(1,752,065)	(2,216,419)	(2,683,471)	(4,462,631)	(7,763,822)	(11,065,013)	(14,366,204)
	750	(1,769,655)	(2,234,098)	(2,701,150)	(4,558,678)	(7,859,868)	(11,161,059)	(14,462,250)
	1,000	(1,787,245)	(2,251,777)	(2,718,829)	(4,654,724)	(7,955,915)	(11,257,106)	(14,558,296)
Site Specific S106	1,250	(1,804,835)	(2,269,457)	(2,736,509)	(4,750,770)	(8,051,961)	(11,353,152)	(14,654,343)
1,000	1,500	(1,822,426)	(2,287,136)	(2,754,188)	(4,846,817)	(8,148,008)	(11,449,198)	(14,750,389)
	1,750	(1,840,016)	(2,304,815)	(2,771,867)	(4,942,863)	(8,244,054)	(11,545,245)	(14,846,436)
	2,000	(1,857,606)	(2,322,495)	(2,789,546)	(5,038,910)	(8,340,100)	(11,641,291)	(14,942,482)
	2,250	(1,875,196)	(2,340,174)	(2,807,226)	(5,134,956)	(8,436,147)	(11,737,338)	(15,038,528)
	2,500	(1,892,786)	(2,357,853)	(2,824,905)	(5,231,002)	(8,532,193)	(11,833,384)	(15,134,575)
	2,750	(1,910,377)	(2,375,532)	(2,842,584)	(5,327,049)	(8,628,240)	(11,929,430)	(15,230,621)
	3,000	(1,927,967)	(2,393,212)	(2,860,264)	(5,423,095)	(8,724,286)	(12,025,477)	(15,326,668)
	3,250	(1,945,557)	(2,410,891)	(2,877,943)	(5,519,142)	(8,820,332)	(12,121,523)	(15,422,714)
	3,500	(1,963,147)	(2,428,570)	(2,895,622)	(5,615,188)	(8,916,379)	(12,217,570)	(15,518,760)
	3,750	(1,980,737)	(2,446,250)	(2,913,301)	(5,711,234)	(9,012,425)	(12,313,616)	(15,614,807)
	4,000	(1,998,328)	(2,463,929)	(2,930,981)	(5,807,281)	(9,108,472)	(12,409,662)	(15,710,853)
	4,250	(2,015,918)	(2,481,608)	(2,948,660)	(5,903,327)	(9,204,518)	(12,505,709)	(15,806,900)
	4,500	(2,033,508)	(2,499,287)	(2,966,339)	(5,999,373)	(9,300,564)	(12,601,755)	(15,902,946)
	4,750	(2,051,098)	(2,516,967)	(2,984,019)	(6,095,420)	(9,396,611)	(12,697,802)	(15,998,992)
	5,000	(2,068,688)	(2,534,646)	(3,001,698)	(6,191,466)	(9,492,657)	(12,793,848)	(16,095,039)

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	15%	(1,044,205)	(1,555,177)	(2,068,669)	(4,051,004)	(7,398,635)	(10,746,266)	(14,093,896)
	16%	(1,192,813)	(1,694,497)	(2,198,701)	(4,171,748)	(7,510,091)	(10,848,434)	(14,186,776)
Profit	17%	(1,341,421)	(1,833,817)	(2,328,733)	(4,292,492)	(7,621,547)	(10,950,602)	(14,279,656)
20.00%	18%	(1,490,029)	(1,973,137)	(2,458,765)	(4,413,236)	(7,733,003)	(11,052,770)	(14,372,536)
	19%	(1,638,637)	(2,112,457)	(2,588,797)	(4,533,980)	(7,844,459)	(11,154,938)	(14,465,416)
	20%	(1,787,245)	(2,251,777)	(2,718,829)	(4,654,724)	(7,955,915)	(11,257,106)	(14,558,296)
	21%	(1,935,853)	(2,391,097)	(2,848,861)	(4,775,468)	(8,067,371)	(11,359,274)	(14,651,176)
	22%	(2,084,461)	(2,530,417)	(2,978,893)	(4,896,212)	(8,178,827)	(11,461,442)	(14,744,056)
	23%	(2,233,069)	(2,669,737)	(3,108,925)	(5,016,956)	(8,290,283)	(11,563,610)	(14,836,936)
	24%	(2,381,677)	(2,809,057)	(3,238,957)	(5,137,700)	(8,401,739)	(11,665,778)	(14,929,816)
	25%	(2,530,285)	(2,948,377)	(3,368,989)	(5,258,444)	(8,513,195)	(11,767,946)	(15,022,696)

Aspinall Verdi

Scheme Ref: DD (3)
Title: 60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes: Viable Equivalent Commuted Sum

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	100,000	(1,579,681)	(2,044,213)	(2,511,265)	(4,447,160)	(7,748,351)	(11,049,542)	(14,350,732)
	150,000	(1,653,811)	(2,118,343)	(2,585,395)	(4,521,290)	(7,822,481)	(11,123,672)	(14,424,862)
TLV (per acre)	200,000	(1,727,941)	(2,192,473)	(2,659,525)	(4,595,420)	(7,896,611)	(11,197,802)	(14,498,992)
240,000	250,000	(1,802,071)	(2,266,603)	(2,733,655)	(4,669,550)	(7,970,741)	(11,271,932)	(14,573,122)
	300,000	(1,876,201)	(2,340,733)	(2,807,785)	(4,743,680)	(8,044,871)	(11,346,062)	(14,647,252)
	350,000	(1,950,331)	(2,414,863)	(2,881,915)	(4,817,810)	(8,119,001)	(11,420,192)	(14,721,382)
	400,000	(2,024,461)	(2,488,993)	(2,956,045)	(4,891,940)	(8,193,131)	(11,494,322)	(14,795,512)
	450,000	(2,098,591)	(2,563,123)	(3,030,175)	(4,966,070)	(8,267,261)	(11,568,452)	(14,869,642)
	500,000	(2,172,721)	(2,637,253)	(3,104,305)	(5,040,200)	(8,341,391)	(11,642,582)	(14,943,772)
	550,000	(2,246,851)	(2,711,383)	(3,178,435)	(5,114,330)	(8,415,521)	(11,716,712)	(15,017,902)

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	20	(3,596,309)	(4,062,795)	(4,883,207)	(8,184,398)	(11,485,589)	(14,786,780)	(18,087,970)
	22	(3,390,734)	(3,856,998)	(4,482,108)	(7,783,299)	(11,084,490)	(14,385,680)	(17,686,871)
Density (dph)	24	(3,219,421)	(3,685,500)	(4,152,552)	(7,449,049)	(10,750,240)	(14,051,431)	(17,352,622)
100	26	(3,074,464)	(3,540,386)	(4,007,438)	(7,166,223)	(10,467,414)	(13,768,604)	(17,069,795)
	28	(2,950,215)	(3,416,003)	(3,883,055)	(6,923,800)	(10,224,991)	(13,526,182)	(16,827,373)
	30	(2,842,532)	(3,308,204)	(3,775,256)	(6,713,700)	(10,014,891)	(13,316,082)	(16,617,273)
	32	(2,748,310)	(3,213,881)	(3,680,932)	(6,529,863)	(9,831,054)	(13,132,245)	(16,433,436)
	34	(2,665,173)	(3,130,654)	(3,597,705)	(6,367,654)	(9,668,845)	(12,970,036)	(16,271,227)
	36	(2,591,274)	(3,056,674)	(3,523,726)	(6,223,468)	(9,524,659)	(12,825,850)	(16,127,040)
	38	(2,525,153)	(2,990,482)	(3,457,534)	(6,094,459)	(9,395,650)	(12,696,841)	(15,998,032)
	40	(2,465,644)	(2,930,909)	(3,397,961)	(5,978,352)	(9,279,543)	(12,580,733)	(15,881,924)
	42	(2,411,803)	(2,877,010)	(3,344,062)	(5,873,302)	(9,174,493)	(12,475,684)	(15,776,874)
	44	(2,362,856)	(2,828,010)	(3,295,062)	(5,777,802)	(9,078,993)	(12,380,184)	(15,681,375)
	46	(2,318,166)	(2,783,272)	(3,250,324)	(5,690,607)	(8,991,797)	(12,292,988)	(15,594,179)
	48	(2,277,200)	(2,742,261)	(3,209,313)	(5,610,677)	(8,911,868)	(12,213,059)	(15,514,250)
	50	(2,239,511)	(2,704,532)	(3,171,584)	(5,537,143)	(8,838,333)	(12,139,524)	(15,440,715)

		AH - % on site 0%						
Balance (RLV - TLV)	1	20%	25%	30%	35%	40%	45%	50%
	95%	(1,212,249)	(1,676,421)	(2,140,921)	(2,607,973)	(4,816,308)	(8,117,499)	(11,418,690)
	100%	(1,787,245)	(2,251,777)	(2,718,829)	(4,654,724)	(7,955,915)	(11,257,106)	(14,558,296)
Build rate (£psm)	105%	(2,362,634)	(2,829,686)	(4,493,140)	(7,794,331)	(11,095,521)	(14,396,712)	(17,697,903)
	110%	(2,940,542)	(4,331,556)	(7,632,746)	(10,933,937)	(14,235,128)	(17,536,319)	(20,837,510)
	115%	(4,169,971)	(7,471,162)	(10,772,353)	(14,073,544)	(17,374,735)	(20,675,925)	(23,977,116)
	120%	(7,309,578)	(10,610,769)	(13,911,959)	(17,213,150)	(20,514,341)	(23,815,532)	(27,116,723)
	125%	(10,449,184)	(13,750,375)	(17,051,566)	(20,352,757)	(23,653,948)	(26,955,139)	(30,256,329)
	130%	(13,588,791)	(16,889,982)	(20,191,173)	(23,492,363)	(26,793,554)	(30,094,745)	(33,395,936)

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

170925 SLDC Appraisals_Schemes CC-DD_v7 - Summary Table

Scheme Ref:	**CC**	**CC (2)**	**CC (3)**	**DD**	**DD (2)**	**DD (3)**
Title:	55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)	55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)	55 Units Age Restricted / Sheltered Housing, District Wide (Brownfield)	60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)	60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)	60 Units Assisted Living / Extra-Care Housing, District Wide (Brownfield)
Notes:	Policy Compliant	Viable On-Site	Viable Equivalent Commuted Sum	Policy Compliant	Viable On-Site	Viable Equivalent Commuted Sum
Total GDV (£)	10,297,564	10,340,441	13,629,000	13,643,906	15,712,766	18,576,000
AH %	35%	35%	0%	35%	20%	0%
CIL (£ psm)	55.86	55.86	55.86	55.86	55.86	55.86
CIL (£)	159,760	160,867	245,784	227,909	279,386	350,629
Site Specific S106 (£ per unit)	1,000	1,000	1,000	1,000	1,000	1,000
Site Specific S106 (£)	55,000	55,000	55,000	60,000	60,000	60,000
Total Developers Profit (£)	1,858,093	1,869,260	2,725,800	2,509,050	3,014,992	3,715,200
Developers Profit (% on GDV)	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% blended)	18.04%	18.08%	20.00%	18.39%	19.19%	20.00%
Developers Profit (% on costs)	21.66%	21.80%	25.68%	19.97%	24.06%	25.68%
RLV (£ net)	237,761	260,939	260,939	(949,934)	355,825	355,825
RLV (£/acre)	218,683	240,001	240,001	(640,722)	240,001	240,001
RLV (£/ha)	540,366	593,042	593,042	(1,583,223)	593,042	593,042
Balance for Plan VA:						
TLV (£ net)	260,938	260,938	260,938	355,824	355,824	355,824
TLV (£/acre)	240,000	240,000	240,000	240,000	240,000	240,000
TLV (£/ha)	593,040	593,040	593,040	593,040	593,040	593,040
Surplus/Deficit	(23,177)	1	1	(1,305,758)	1	1
Surplus/Deficit (£/acre)	(21,317)	1	1	(880,722)	1	1
Surplus/Deficit (£/ha)	(52,674)	2	2	(2,176,263)	2	2
Plan Viability comments	Marginal	Viable	Viable	Not Viable	Viable	Viable
Commuted Sum (£)			1,707,140			1,564,529
Commuted Sum (£ psm)			388			249

Aspinall Verdi