

Vi-ab² Residential Viability Appraisal

		ivieiton Boroug	h Rural Value Area 1 40% Affor	rdable Housing	
NET DEVELOPABLE SITE	AREA	1	На		
DEVELOPMENT SCENAF	RIO	Brownfield	(Greenfield, Brownfield or Resi	idual)	
UNIT NUMBERS		35	Total Units		
Affordable Proportion %	40%	14	Affordable Units		
Affordable Mix	14%	Intermediate	11% Starter Homes	75% Affordable Rer	nt
Development Floorspace		2040	Sqm GIA Market Housing	1,360 Sgm GIA Afford	lable Housing
DEVELOPMENT VALU	JE				Totals
Total Housing Sales Area	Apartments	0	sqm		
(ie Net Floorspace)	Houses	3400			
MARKET HOUSES	Area		Sales Value		
Apartments	0	sqm	0 £ per sqm	£0	
Houses	2040	sqm	2691 £ per sgm	£0	
AFFORDABLE HOUSING		•	· ·	Total Market Housing Value	£5,489,640
Intermediate		of Open Marke	t Value		
Apartments	0	sqm	0 £ per sqm	£0	
Houses	190	sqm	1749.15 £ per sqm	£333,038	
riouses	150	Sqiii		diate Affordable Housing Value	£333,038
Starter Homes	80%	of Open Marke		diate Allordable flousing value	1333,030
Starter nomes	80%	or Open Marke	t value		
Apartments	0	cam	0 f nor cam	£0	
·	150	sqm	0 £ per sqm	£322,059	
Houses	150	sqm	2152.8 £ per sqm	•	£333 0E0
Affaudable Daub	420/	-f O Maulia		Rent Affordable Housing Value	£322,059
Affordable Rent	42%	of Open Marke	t value		
A		l	0.6		
Apartments		sqm	0 £ per sqm	£0	
Houses	1020	sqm	1130.22 £ per sqm	£1,152,824 Affordable Rent Housing Value	£1,152,824
				otal Development Value	£7,297,561
DEVELOPMENT COST	'C		Į (otal Development Value	17,297,301
LAND COSTS	Net Site Area	Mark	et Housing Land Area	Affordable Housing Lar	ad Araa
LAND COSTS	1.00		0.60 Ha	0.40	
	1.00	па	0.60 na	0.40	Па
Maybet Healand Make	5504.753		Tatal Man	duct Land Value C415 050	
Market Hsg Land Value	£691,763			rket Land Value £415,058	
Market Hsg Land Value Affordable Hsg Land Value	£691,763 £691,763			rket Land Value £415,058 Hsg Land Value £276,705	
=		per Ha	Total Aff	Hsg Land Value £276,705	£47.040
Affordable Hsg Land Value		per Ha		Hsg Land Value £276,705 Purchasers Costs 6.8%	
=		per Ha	Total Aff	Hsg Land Value £276,705	
Affordable Hsg Land Value CONSTRUCTION COSTS	£691,763	per Ha 0.0%	Total Aff	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost	
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments	£691,763	per Ha 0.0%	Total Aff	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost £0	
Affordable Hsg Land Value CONSTRUCTION COSTS	£691,763	per Ha 0.0%	Total Aff	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost	
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments	£691,763	per Ha 0.0%	Total Aff	Purchasers Costs 6.8% Total Land Cost £076,705	£691,763
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses	£691,763 0 3400	per Ha 0.0%	Total Aff	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost £0	£691,763
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL	£691,763 0 3400	per Ha 0.0%	Total Aff	Purchasers Costs 6.8% Total Land Cost £076,705	£691,763 £5,208,800
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate 0	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost	£691,763 £5,208,800
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost	£5,208,800 £0 £312,528
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost popment Value	£5,208,800 £312,528 £0
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost pument Value a Cost	£5,208,800 £312,528 £0 £0
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate 0	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost comment Value a Cost s Value	£5,208,800 £0 £312,528 £0 £192,137
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate O £ per sqm 1532 £ per sqm 6.0% of Construction of Gross Develor of Construction of Market Units 5.0% of Construction of Construction of Market Units	Hsg Land Value £276,705 Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost comment Value a Cost s Value	£5,208,800 £0 £312,528 £0 £192,137 £276,066
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations	£691,763 0 3400	per Ha 0.0%	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost copment Value a Cost s Value a Cost	£691,763 £5,208,800 £0 £312,528 £0 £192,137 £276,066 £35,000
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL	0 3400	per Ha 0.0% sqm sqm	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost copment Value a Cost s Value a Cost cost s Value a Cost ket Housing	£5,208,800 £0 £312,528 £0 £192,137 £276,066 £35,000 £0
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest	6.5%	per Ha 0.0% sqm sqm	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost copment Value a Cost s Value a Cost	£5,208,800 £0 £312,528 £0 £0 £192,137 £276,066 £35,000 £0 £383,064
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee	6.5% 0.0%	per Ha 0.0% sqm sqm 12 of Total Costs	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost b pment Value a Cost s Value a Cost b Cost b Walue a Cost b Walue b Cost b Walue a Cost b Walue b Cost b Walue a Cost b Walue b Cost b Walue b Cost b Walue b Cost b Walue b Cost	£691,763 £5,208,800 £0 £312,528 £0 £0 £192,137 £276,066 £35,000 £0 £383,064 £0
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest	6.5%	per Ha 0.0% sqm sqm 12 of Total Costs	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost b pment Value a Cost s Value a Cost ket Housing 6 Mth Sale Void 6.0% Build Costs	£5,208,800 £5,208,800 £312,528 £0 £0 £192,137 £276,066 £35,000 £0 £383,064 £0 £1,241,677
Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCIL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee	6.5% 0.0%	per Ha 0.0% sqm sqm 12 of Total Costs	Total Aff SDLT Rate	Purchasers Costs 6.8% Total Land Cost £0 £5,208,800 Total Construction Cost a Cost b pment Value a Cost s Value a Cost b Cost b Walue a Cost b Walue b Cost b Walue a Cost b Walue b Cost b Walue a Cost b Walue b Cost b Walue b Cost b Walue b Cost b Walue b Cost	£691,763 £5,208,800 £0 £312,528 £0 £0 £192,137 £276,066 £35,000 £0 £383,064 £0