Crawley Community
Infrastructure Levy, SHLAA
and Affordable Housing
Viability Assessment Update
(2015) NCS



Introduction

In February 2015, Crawley Borough Council commissioned Nationwide CIL Services to undertake an update to the CIL, SHLAA and Affordable Housing Viability Assessment (2013)¹. The purpose of this was to take account of:-

- Representations made to the Local Plan during its statutory stage of consultation (1 September - 13 October 2014)
- To test an assumption of 40% affordable housing plus a nominal 10% low cost.
- Changes in government legislation (affordable housing thresholds November 2014)

This updated viability assessment, should be read alongside the 2013 study as the methodology used remains the same. However, a brief overview of the assumptions and key findings of the 2013 study are set out below.

Summary of the Viability Assessment (2013)

In October 2013, Crawley Borough Council commissioned Nationwide CIL Services (NCS) to undertake a study (Crawley CIL, SHLAA and Affordable Housing Viability Assessment, 2013) to assess the impact of its policies on the economic viability of development proposed in the Crawley Borough Local Plan 2015–2030. In line with paragraphs 173-177 of the NPPF² and the principle of 'whole plan viability', the study considered policies that might affect the cost and value of development including affordable housing, CIL, sustainable design and construction standards.

The study sought to assess the viability of individual residential development and commercial sites taking account of relevant factors. The study involves an assessment of market values for residential and commercial development in Crawley based on valuation advice from Heb Surveyors. Base construction costs and rates were based on advice from Gleeds cost consultants, as well as advice on a reasonable allowance for abnormal site constraints.

This assessment tested both mixed residential and commercial development scenarios considered relevant and likely to emerge in the study area to assess the potential to adopt a Community Infrastructure Levy. The residential valuation assessment factors in the authority's preferred affordable housing targets. The study then tested specific SHLAA sites identified in the Plan to determine viability over the Plan period.

Assumptions of both 40% affordable housing and 30% affordable housing plus 10% low cost were tested. Construction costs including Code for Sustainable Homes 3, BREEAM Excellent and District Energy facilities were factored into the viability appraisals to reflect the impact of relevant Local Plan

¹ Crawley CIL,SHLAA and Affordable Housing Viability Assessment (2013) NCS

² National Planning Policy Framework Paragraphs173-177 p.41-42 (2012) DCLG

policies on development. Based on an assessment from Gleeds an allowance of £453 per dwelling was added to the construction costs. An additional £500 per dwelling, or £20 per sqm for commercial development, was also factored into the viability assumptions to take account of the impact of planning obligations for site specific mitigation. Therefore the total 'policy cost impact' allowance for residential development has been made at £953 per dwelling, with £20 per sqm applied for commercial development. 'Abnormal' infrastructure costs are reflected in the land values and so have not been separately accounted for.

The CIL Viability appraisals illustrated that in general terms, most forms of residential development in all locations in Crawley were viable and could accommodate a CIL charge. At 40% Affordable Housing delivery, greenfield development demonstrated viable CIL rate potential of £275-£337. Brownfield rates varied from £122-£228 per sqm with apartment developments demonstrated to be the most viable. The recommended charges proposed include a borough-wide CIL rate of £100 per sqm; £80 per sqm for retail; and £20 for industrial development in the proposed airport zone.

Taking all of the policy aspirations into account, the study concluded that all greenfield sites in Crawley were viable across the entire Plan period. The delivery of a small number of brownfield sites may require landowners to be realistic about value reductions to take account of abnormal development costs and the council may need to marginally reduce its affordable housing aspirations to encourage development in the short term. However, the vast majority of sites were demonstrated to be viable and deliverable.

For further information on the methodology and the key findings of the 2013 study, please see the Crawley CIL, SHLAA and Affordable Housing Viability Assessment (2013)³ NCS.

Updated Viability Assessment (2015)

The council undertook its statutory stage of consultation on the emerging Local Plan between 1 September – 13 October 2014⁴. The robustness of the Crawley, CIL, SHLAA and Affordable Housing Viability Assessment 2013 was questioned with comments focused on the viability of policies in relation to housing standards, environmental design/construction and affordable housing (Policies H4, ENV6, ENV7 and ENV9).

This led to the council commissioning an update to the 2013 Viability Assessment, to take account of representations made to the Local Plan, as well as considering the implications of government guidance (i.e. affordable housing thresholds and S106 tariff style obligations).

When testing the viability of SHLAA sites in the borough, the following Policy impacts and key assumptions have been taken into account:-

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³ Crawley CIL,SHLAA and Affordable Housing Viability Assessment (2012) NCS

⁴ Regulation 19 Consultation: 1 September-13 October 2014

- Greenfield or Brownfield
- Delivery Timescale
- 40% Affordable Housing plus 10% Low Cost
- Key Planning Policy Cost Impacts (COSH 3, BREEAM Excellent and District Energy Networks)
- Community Infrastructure Levy
- Residual Planning Obligation Allowances
- Site Specific Abnormal Costs and Mitigation Factors

It is acknowledged that the original viability study (2013) did not test an assumption of 40% affordable housing plus low cost. The revised assessment (2015) assumes a 'worst case' viability position and tests the full impact of 40% affordable housing plus a nominal 10% low cost to show that this is viable. An assumption of 40% affordable housing was also re-tested.

On review of the 2013 viability assessment, it was determined that a standard housing mix may not be the most appropriate test for brownfield sites, where the projected housing unit numbers on relatively small sites would be difficult to achieve from mixed housing developments. It is expected that the majority of brownfield sites within the borough will be apartment developments. Therefore, the viability update (2015), assumes that all brownfield residential sites will be in the form of apartment developments and so the SHLAA sites have been re-assessed accordingly.

In response to the representations to the Crawley Borough Local Plan during its statutory stage of consultation⁵ the SHLAA assessments in the Viability Update (2015) were adjusted to allow for additional cost buffers beyond the originally recommended cost allowances for the policies in the Plan that may have an impact on construction costs, namely policies ENV6, ENV7 and ENV9. Therefore, the revised assessment makes an allowance for £2500 per dwelling beyond a base construction rate of Code for Sustainable Homes 3. This is considered sufficient to take account of the impact of policies, current and mandatory alterations to the Building Regulations to replace construction codes in the near future.

Crawley Borough Council envisages that CIL will replace many forms of developer contributions, formerly collected by S106 agreements. Therefore, a reduced allowance from the currently collected average of £2056 per dwelling was considered reasonable in the 2013 study. However, in acknowledgement of the issues raised during the Local Plan statutory consultation (1 September-13 October 2014) the revised SHLAA assessments have increased the ongoing S106 allowance from £500 to £1000 per dwelling.

Three additional sites have also been tested, Crawley Station and Car Parks, County Buildings and Land North of the Boulevard.

⁵ Regulation 19 Consultation: 1 September-13 October 2014

Key Findings

The viability of all available housing sites in the borough have been robustly re-assessed. Policy cost impacts (ENV6, ENV7 and ENV9), affordable housing delivery and CIL have been taken into account to ensure that the whole Local Plan strategy and proposed CIL rates are viable.

All SHLAA sites demonstrated positive viability when tested against an assumption of both 40% affordable housing and 40% affordable housing plus a nominal 10% low cost. All residential sites showed positive viability in respect of meeting the requirements of policy ENV6, ENV7 and ENV9.

The CIL rates proposed in the viability study (2013) are still considered appropriate for Crawley. At 40% affordable housing, greenfield development demonstrated viable CIL rate potential of £226-£368 per sqm, with brownfield CIL rate potential from £80-£228 per sqm. At 40% affordable housing plus 10% low cost, greenfield development was capable of a potential CIL rate of £214-£368, with brownfield development capable of £75-£228 per sqm. Therefore the recommended CIL charges proposed below are still considered appropriate for Crawley.

It is important to note that the majority of brownfield residential development envisaged to emerge during the plan period is likely to be apartment developments within the urban area. As such brownfield viability assessment results support the proposed borough-wide CIL rate of £100 sqm.

Recommended CIL Charges

Use of Development	Proposed Charge (£ per sqm)	Zone
Residential	£100	Boroughwide
Retail A1-A5	£80	Boroughwide
Industrial B1(b) B1 (c) B2 B8	£20	Airport Zone
All other uses	£0	Boroughwide

The viability update (2015) concludes that all SHLAA sites showed positive viability. This demonstrates that the overall residential strategy is considered sound.

Appendices to Viability Update (2015)

Appendix 1: Crawley Residential CIL Viability Model Affordable Housing and Low Cost

- Viability Model Appraisal Assumptions
- Residential Base Land Value Assumptions
- Residential Results- Maximum Residential CIL Rates
- Residential Viability Assumptions- Mixed residential
- Residential Viability Assumptions- Medium
- Residential Viability Assumptions-Intermediate
- Residential Viability Assumptions- Small
- Residential Viability Assumptions- Apartments

Appendix 2: Crawley SHLAA Template Years 0-5

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

Appendix 3: Crawley SHLAA Template Years 6-10

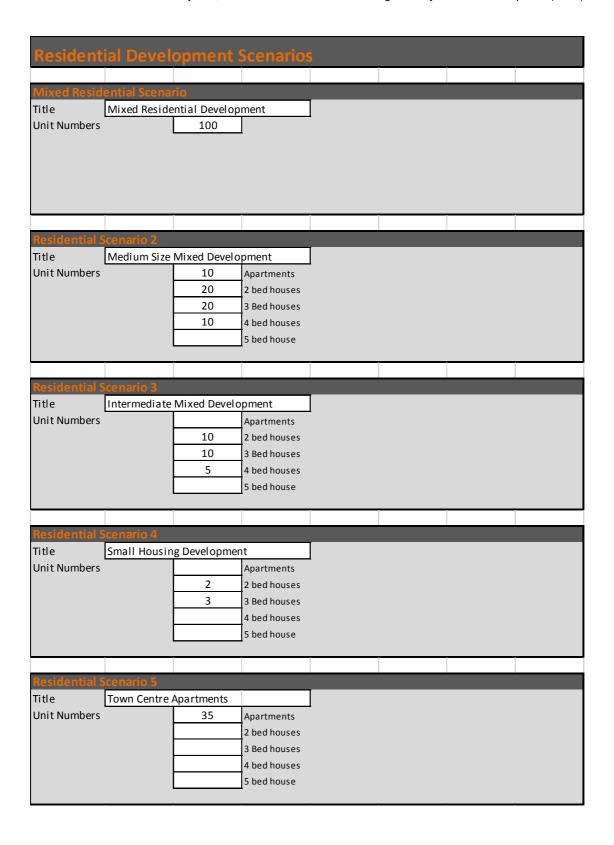
- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

Appendix 4: Crawley SHLAA Template Years 11-15

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

Appendix 1: Crawley Residential CIL Viability Model Affordable Housing and Low Cost

(NCS		Viabilit	y Model	Apprais	sal Assur	mptions
Residential Assun	nntions					
Affordable Housing						
Charging Zone	Proportion %		Tenure Mix %	,		
		Intermediate	Low Cost Hsg	Affordable Rent		
40% Affordable	40%	30%	0%	70%		
40% Aff Hsg 10% Low Cost	50%	24%	20%	56%		
% Open Market Value		70%	85%	60%		
			1			
11						
Housing Type & Size		4.45		Construction		
	sqm	1.15	J	Apartments	1158	
	sqm	Gross : Net		2 bed houses	1007	-
	sqm			3 Bed houses	1007	•
	sqm			4 bed houses	1007	
5 bed house 150	sqm			5 bed house	1007	sqm
Sales Values						
Charging Zone			Sales Value £	Sam		
charging zone	Apartment	2 Bed	3 Bed	4 Bed	5 Bed	
40% Affordable	3000	2800	2750	2500	2500	
40% Aff Hsg 10% Low Cost	3000	2800	2750	2500	2500	
2070 2011 2001						
Residential Development Co	st Assumption	ns				
Abnormal Costs				£ per sqm of Co	nstruction Cost	
Professional Fees @			8.0%	Construction Co	ost	
Legal Fees			0.5%	GDV		
Statutory Fees			1.1%	Construction Co	ost	
Sales/Marketing Costs			2.0%	Market Units Va	alue	
Contingencies			5.0%	Construction Co	ost	
Planning Obligations			3500	£ per Market Ur	nit	
Interest @	6.0%	12	Month Constru	='		Mth Sales Void
Arrangement Fee	1.0%					
Development Profit		20.0%	of GDV			



Commer	cial Assui	mptions				
Development	Sample Unit S	ize & Land Plo		Construction		
		Unit Size Sqm		Gross:Net	Cost Sqm	
Industrial	B 1b B 1c B 2 B 8	1000	200%	1.0	444	Factory Unit
Office	B1a	2000	200%	1.2	1046	Office Building
Food Retail	A1	3000	300%	1.0	519	Supermarket
General Retai		300	150%	1.0	829	Roadside Retail Unit
Residential In		4000	150%	1.2	1069	Care Facility
Hotels	C3	3000	200%	1.2	1300	Mid Range Hotel
Community	D1	200	150%	1.0	1812	Community Centre
Leisure	D2	2500	300%	1.0	838	Bowling Alley
Agricultural		500	200%	1.0	420	Farm Store
Sui Generis	Car Sales	1000	200%	1.0	1124	Car Showroom
Sui Generis	Vehicle Repairs	300	200%	1.0	819	Repair Garage
Sui Generis					L	
	1					
Colon Malura						
Sales Values So	qm	Charging 7on	05			
		Charging Zon 1 Districtwide	ES			
Industrial		1 Districtwide				
Office						
Food Retail						
Other Retail						
Residential In	c+					
Hotels	St					
Community						
Leisure						
Agricultural						
Sui Generis	Car Sales					
Sui Generis	Vehicle Repairs					
Sui Generis	Verlicie (Cepairs					
Sui Generis						J
Commercial D	evelonment C	ost Assumptio	ns			
Abnormal Cos		OSCASSOIIIPEIC	All 3		£ per sqm of Bu	uild Cost
Professional F				8 0%	Build Cost	and Cost
	ces @			0.5%		
Legal Fees					-1	
Statutory Fees					Build Cost	
Sales/Marketi	~				Market Units V	alue
Contingencies				5.0%	Build Cost	
Planning Obli	gations				£ per Sqm	
Interest @		6.0%		Month Constru	ction	3 Mth Sales Void
Arrangement F		1.0%				
Development I	Profit		17.5%	of GDV		
Charging Zor						
1 Districtwide	1					
2						
3						
4						
						· · · · · · · · · · · · · · · · · · ·

LA ND VALUE ASSUMPTIONS					
Residential Land Values per Ha					
Residual Land Value per Ha	2811717	2811717	2811717	2811717	2811717
Comparable Land Value per Ha	2000000	2000000	2000000	2000000	2000000

Commercial Land Values	1 Districtwide	2	3	4
Industrial Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha	770000			
Office Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
Food Retail Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
General Retail Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
Residential Institution Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
Hotel Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
Community Use Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
Leisure Land Values per Ha				
Comparable Land Value per Ha				
Residual Land Value per Ha				
Agricultural Land Values per Ha				
Comparable Land Value per Ha	18000			
Sui Generis Land Values per Ha				
Car Sales				
Sui Generis Land Values per Ha				
Vehicle Repairs				

(NCS	Resider	ntial Bas	se Land	Value A	ssumpt	ions
Uplift Proportion	50%	Apt	2Bed	3Bed	4 Bed	5Bed
Density per Ha		100	40	35	25	20
						_
Apartment Plot Value						
Apartment for varie	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
Greenfield	14149	14149	14149	14149	14149	
Brownfield	17909	17909	17909	17909	17909	
Market Comparable	23000	23000	23000	23000	23000	
Warket comparable	25000	23000	23000	23000	23000	
2 Bed House Plot Value						
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
Greenfield	35371	35371	35371	35371	35371	
Brownfield	44771	44771	44771	44771	44771	
brownieru -	11772	11772	11772	11772	11//1	
Market Comparable	57500	57500	57500	57500	57500	
			_	_		_
3 Bed House Plot Value	70001	70002	70002	74	7000 5	
Greenfield	Zone 1 40425	Zone 2 40167	Zone 3 40167	Zone 4 40167	Zone 5 40167	
Greenmera	40423	40107	40107	40107	40107	
Brownfield	51167	51167	51167	51167	51167	
Market Comparable	65714	65714	65714	65714	65714	
4 Bed House Plot Land	_	_	_	_	_	
, bea nouse i loc zana	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
Greenfield	56594	56234	56234	56234	56234	
Brownfield	71634	71634	71634	71634	71634	
Market Comparable	92000	92000	92000	92000	92000	
a. net c emparaere	3200	32000	32000	32000	32000	
5 Bed House Plot Value						
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
Greenfield	70743	70293	70293	70293	70293	
Brownfield	89543	89543	89543	89543	89543	
2.0.7.111010	03343	03343	03343	03343	3343	
Market Comparable	115000	115000	115000	115000	115000	
Residential Land Values per H		20117	2011717	2011717	20147	
Residual Land Value per Ha	2811717	2811717	2811717	2811717	2811717	
Comparable Land Value per I	2300000	2300000	2300000	2300000	2300000	

Commercial B	ase Va	lue Acc	umntic	าทร	
Commercial B	asc va	IUC ASS	diliput	7113	
Industrial Land Value Sqm					
	Zone 1	Zone 2	Zone 3	Zone 4	
Greenfield	39	1	1	1	
Market Comparable	0	0	0	0	
Residual	77	0	0	0	
Office Land Value Sgm					
	Zone 1	Zone 2	Zone 3	Zone 4	
Greenfield	1	1	1	1	
Brownfield	39	39	39	39	
Market Comparable	0	0	0	0	
Market Comparable Residual	0	0	0	0	
Nestudat	U	U	<u> </u>		
Food Retail Land Value Sqm					
	Zone 1	Zone 2	Zone 3	Zone 4	
Greenfield	1	1	1	1	
Brownfield	20	20	20	20	
Brownfield	39	39	39	39	
Market Comparable	0	0	0	0	
Residual	0	0	0	0	
General Retail Land Value Sq	m				
	Zone 1	Zone 2	Zone 3	Zone 4	
Greenfield	1	1	1	1	
Brownfield	39	39	39	39	
Market Comparable	0	0	0	0	
Residual	0	0	0	0	
Residential Institutuion Land		Zono 2	Zono 2	7ono 4	
Greenfield	Zone 1 1	Zone 2 1	Zone 3	Zone 4	
o. comicia	1	1	1	-	
Brownfield	39	39	39	39	
Market Comparable	0	0	0	0	
Residual	0	0	0	0	

Commercial				
Commercial				
Hotel Land Value Sqm				
	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	39	39	20	39
Brownneid	39	39	39	39
Market Comparable	0	0	0	0
Residual	0	0	0	0
Community Uses Land Value	Sqm			
	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
D C 11	20	20	20	20
Brownfield	39	39	39	39
Market Comparable	0	0	0	0
Residual	0	0	0	0
Leisure Land Value Sqm				
	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	39	39	39	39
Maybat Cayanaya bla	0	0	0	0
Market Comparable Residual	0	0	0	0
Residual	U	U	U	U
Agricultural Uses Land Value	Sqm			
	All Zones			
Greenfield/Agricultural	1.8			
Sui Generis -				
Car Sales	Zone 1	Zone 2	Zone 3	Zone 4
Car Sales	U	0	0	0
Sui Generis -				
	Zone 1	Zone 2	Zone 3	Zone 4
Vehicle Repairs	0	0	0	0
Sui Generis -				
	Zone 1	Zone 2	Zone 3	Zone 4

Maximum Residential CIL Rates per sqm

Charging Zone/Base Land Value	Mixed Residential	Medium Size Mixed	Intermediate Mixed	Small Housing	Town Centre
	Development	Development	Development	Development	Apartments
40% Affordable					
Greenfield	£226	£246	£244	£368	£230
Brownfield	£80	£103	£93	£228	£140
Market Comparable	-£135	-£108	-£157	£25	£19
40% Aff Hsg 10% Low Cost					
Greenfield	£214	£232	£231	£368	£225
Brownfield	£75	£98	£90	£228	£136
Market Comparable	-£168	-£181	-£230	£25	-£25

	165		Resid	dentia	d Vial	oility	/ App	raisal
	IENT SCENAR				ntial Develop	ment		
_	VALUE SCEN			Greenfield	1-			
	IENT LOCATION TENT DETAILS		100	40% Affordab	oie			
A Affordable		•	40%		Market Units		40	Afford Units
A Affordable		30%	Intermediate		Social Rent	,	70%	Afford Rent
	ent Floorspa			Sqm Market		2,924	Sqm Affordab	
D Developm	ent Value							
N Market Ho	uses							
6	Apartments		sqm		£ per sqm			£1,080,000
18	2 bed houses		sqm		£ per sqm			£3,780,000
21 12	3 Bed houses		sqm		£ per sqm			£5,082,000
3	4 bed houses	120 150			£ per sqm £ per sqm			£3,600,000 £1,125,000
3	5 bed house	130	sqm	2300	<u>t</u> per sqm			11,123,000
IrIntermedia	ite Houses	70%	Open Market	Value				
4	Apartments		sqm		£ per sam			£453,600
6	2 Bed house		sqm		£ per sqm			£882,000
2	3 Bed House		sqm		£ per sqm			£406,560
L Low Cost H	louses		Open Market					
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	88	sqm	2337.5	£ per sqm			£0
A Affordable	Dont House	600/	0	\/= l=				
8	Rent Houses Apartments		Open Market sgm		£ per sqm			£907,200
14	2 Bed house		sqm		£ per sqiii £ per sqm			£1,764,000
6	3 Bed House		sqm		£ per sqm			£813,120
100	Total Units		34		2 per 34			
D Developm	ent Value							£19,893,480
D Developm	ant Costs							
L Land	Apartments	6	Plots	14148.59	f per plot			£84,892
£ per plot	2 Bed House		Plots	35371.46				£636,686
£ per plot	3 Bed House		Plots	40167.39				£843,515
£ per plot	4 Bed House	12	Plots	56234.34				£674,812
£ per plot	5 Bed House	3	Plots	70292.93	£ per plot	otal Land	£2,450,784	£210,879
S Stamp Dut	•			5.0%				£122,539
C Constructi	-							
18	Apartments		sqm		£ per sqm	1.15	Gross/Net	£1,438,236
38 29	2B Houses		sqm		£ per sqm			£2,869,950
12	3B Houses 4B Houses	120	sqm		£ per sqm £ per sqm			£2,569,864 £1,450,080
3	5B Houses	150			£ per sqiii £ per sqm			£453,150
100	Juliouses		Total sqm	1007	L bei sqiii			1433,130
	Affordable H			10611	per plot			£424,458
P Profession					Build Cost			£702,502
L Legal Fees				0.5%	GDV			£99,467
S Statutory F	ees				Build Cost			£96,594
S Sales/Mar					Market Units	Value		£293,340
C Contingen					Build Cost			£460,287
P Planning C	Obligations				£ per Market			£350,000
li Interest	T	6.0%	12	Month Build		6	Mth Sale Voic	
A Arrangeme		1.0%		of CDV				£134,313
D Developme	ent Profit		20.0%	otGDA				£3,978,696
T Total Cost								£18,662,344
P POTENTIAL	MARGIN EO	IR CII ———						£1,231,136

	ics		Resid	dentia	al Viak	oility	/ App	raisal
DEVELORA	MENT SCENAR	210			ential Develop			
	VALUE SCENAR			Greenfield	ential Develop	ment		
	MENT LOCATION			40% Aff Hsg 1	.0% Low Cost			
	IENT DETAILS		100					
	Proportion		50%		Market Units	5	50	Afford Units
Affordable			Intermediate		Social Rent		56%	
	ent Floorspac	ce	4540	Sqm Market	Housing	3,655	Sqm Affordab	le Housing
Developm Market Ho								
5	Apartments	60	sqm	3000	£ per sqm			£900,00
15	2 bed houses	75	sqm		£ per sqm			£3,150,00
18	3 Bed houses		sqm		£ per sqm			£4,235,00
10	4 bed houses	120			£ per sqm			£3,000,00
3	5 bed house	150		2500	£ per sqm			£937,50
	ite Houses		Open Market					6452.60
4	Apartments		sqm		£ per sqm			£453,60
6 2	2 Bed house		sqm		£ per sqm			£882,00
2	3 Bed House	88	sqm	1925	£ per sqm			£406,56
Low Cost H	louses I	85%	Open Market	Value				
3	Apartments		sqm		£ per sqm			£459,00
5	2 Bed house		sqm		£ per sqm			£892,50
2	3 Bed House		sqm		£ per sqm			£411,40
Affordable	Rent Houses		Open Market	Value				
8	Apartments		sqm		£ per sqm			£907,20
14	2 Bed house		sqm		£ per sqm			£1,764,00
6	3 Bed House	88	sqm	1650	£ per sqm			£813,12
100 Developm	Total Units ent Value							£19,211,88
Developm	ent Costs							
Land	Apartments	5	Plots	14148.59	f ner nlot			£70,74
Lunu	2 Bed House		Plots	35371.46				£530,57
	3 Bed House		Plots	40167.39				£702,92
	4 Bed House	10	Plots	56234.34				£562,34
	5 Bed House	3	Plots	70292.93	£ per plot	otal Land	£2,042,320	£175,73
Stamp Dut	y Land Tax			5.0%				£102,11
Constructi	on							
20	Apartments		sqm		£ per sqm	1.15	Gross/Net	£1,598,04
40	2B Houses		sqm		£ per sqm			£3,021,00
28	3B Houses		sqm		£ per sqm			£2,436,94
10 3	4B Houses	120			£ per sqm			£1,208,40
100	5B Houses	150		1007	£ per sqm			£377,62
	Affordable F		Total sqm	15017	perplot			£795,85
Profession		iousilig Lall	u C031		Build Cost			£691,36
Legal Fees				0.5%				£96,05
Statutory F	ees				Build Cost			£95,06
	keting Costs				Market Units	Value		£244,45
Contingen	cies			5.0%	Build Cost			£471,89
	Obligations				£ per Market			£350,00
Interest		6.0%		Month Build		6	Mth Sale Void	
Arrangomo	ent Fee	1.0%						£131,81
	ent Profit		20.0%	of GDV				£3,842,37
Developme								
								£18,241,50

	JG5		Resid	dentia	al Vial	oility	/ App	raisal
DEVELORA	IENT SCENAR	210		Mixed Reside	ential Develop	mont		
	O VALUE SCEN			Brownfield	illiai Develop	ment		
_	MENT LOCATION			40% Affordab	le			
L	MENT DETAILS		100					
	Proportion		40%		Market Unit	S	40	Afford Units
Affordable	Mix	30%	Intermediate	0%	Social Rent		70%	Afford Rent
Developm	ent Floorspa			Sqm Market	Housing	2,924	Sqm Affordab	le Housing
Developm	ent Value							
Market Ho	uses							
6	Apartments		sqm		£ per sqm			£1,080,00
18	2 bed houses		sqm		£ per sqm			£3,780,00
21	3 Bed houses		sqm		£ per sqm			£5,082,00
12	4 bed houses	120			£ per sqm			£3,600,00
3	5 bed house	150	sqm	2500	£ per sqm			£1,125,00
. Intorna ad!	to Houses	700/	0	Malu a				
ı Intermedia			Open Market		C m a m c =====			6452.6
4 6	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm			£453,6 £882,0
2	3 Bed House		sqm		£ per sqm £ per sqm			£406,5
2	3 Bed House	00	sqm	1925	± per sqm			1400,3
Low Cost H	louses	85%	Open Market	Value				
0	Apartments		sam		£ per sqm			
0	2 Bed house		sqm		£ per sqm			
0	3 Bed House		sqm		£ per sqm			
			- 1		1			
Affordable	Rent Houses	60%	Open Market	Value				
8	Apartments	60	sqm	1800	£ per sqm			£907,2
14	2 Bed house		sqm	1680	£ per sqm			£1,764,0
6	3 Bed House	88	sqm	1650	£ per sqm			£813,1
100	Total Units							
Developm	ent Value							£19,893,48
Davidania	ant Casts							
Developm Land		6	Plots	17009 50	E par plat			£107,4
£ per plot	Apartments 2 Bed House		Plots	17908.59 44771.46				£805,8
£ per plot	3 Bed House		Plots	51167.39				£1,074,5
£ per plot	4 Bed House		Plots	71634.34				£859,6
£ per plot	5 Bed House		Plots	89542.93	f per plot	otal Land	£3,116,094	£268,6
Stamp Dut			11003	5.0%	L per prot	Otal Lana	,,	£155,8
Constructi				3.070				2133,0
18	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£1,438,2
38	2B Houses		sqm		£ per sqm			£2,869,9
29	3B Houses	88	sqm		£ per sqm			£2,569,8
12	4B Houses		sqm		£ per sqm			£1,450,0
3	5B Houses	150	sqm	1007	£ per sqm			£453,1
100			Total sqm					
	Affordable H	lousing Lan	d Cost		per plot			£447,7
Profession	nal Fees				Build Cost			£702,5
Legal Fees				0.5%				£99,4
Statutory F					Build Cost			£96,5
	keting Costs			2.0%	Market Units	Value		£293,3
Contingen					Build Cost	ļ		£461,4
Planning	igations וומכ	C 00/	4.2		£ per Market		NALL C. L. M. C.	£350,0
Interest	nt Eco	6.0%	Cost 12	Month Build		6	Mth Sale Void	
Arrangeme		1.0%		of CDV		-		£141,5
Developme	ent Pront		20.0%	סנפטע				£3,978,6
Total Cost								£19,459,3
TOTAL CUST								113,453,5
	1							

	NCS		Resid	lentia	al Vial	oility	/ App	raisal
DEVEL ODA	MENT CCENIAD	10						
_	MENT SCENAR D VALUE SCEN	_			ential Develop	ment		
	MENT LOCATION			Brownfield 40% Aff Hsg 1	0% Low Cost			
	MENT DETAILS		100		0% LOW COST			
_	Proportion		50%		Market Units	s	50	Afford Units
Affordable		24%	Intermediate		Social Rent		56%	Afford Rent
Developm	ent Floorspac			Sqm Market	Housing	3,655	Sqm Affordab	l le Housing
Developm	ent Value							
Market Ho	ouses							
5	Apartments		sqm		£ per sqm			£900,00
15	2 bed houses		sqm		£ per sqm			£3,150,00
18 10	3 Bed houses		sqm		£ per sqm £ per sqm			£4,235,00
3	4 bed houses 5 bed house	120 150			£ per sqm £ per sqm			£3,000,00 £937,50
J	3 bed flouse	130	SHIII	2300	r per sqiii			1937,30
Intermedi	ate Houses	70%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£453,60
6	2 Bed house	75	sqm		£ per sqm			£882,00
2	3 Bed House	88	sqm	1925	£ per sqm			£406,56
Low Cost H			Open Market					
3	Apartments		sqm		£ per sqm			£459,00
5 2	2 Bed house		sqm sqm	2380	£ per sqm £ per sqm			£892,50 £411,40
	3 Bed House	00	sqm	2557.5	± per sqm			1411,40
Δffordahl.	e Rent Houses	60%	Open Market	Value	1			
8	Apartments		sqm		£ per sqm			£907,20
14	2 Bed house		sqm		£ per sqm			£1,764,00
6	3 Bed House	88	sqm		£ per sqm			£813,12
100	Total Units							
Developm	ent Value							£19,211,88
Davidania	ant Casta							
Developm Land	Apartments	5	Plots	17908.59	f por plot			£89,54
Lanu	2 Bed House		Plots	44771.46				£671,57
	3 Bed House		Plots	51167.39				£895,42
	4 Bed House		Plots	71634.34				£716,34
	5 Bed House	3	Plots	89542.93		otal Land	£2,596,745	£223,85
Stamp Dut	ty Land Tax			5.0%				£129,83
Construct	ion							
20	Apartments		sqm		£ per sqm	1.15	Gross/Net	£1,598,04
40	2B Houses		sqm		£ per sqm			£3,021,00
28	3B Houses		sqm		£ per sqm			£2,436,94
10 3	4B Houses 5B Houses	120 150	•		£ per sqm £ per sqm			£1,208,40 £377,62
100	on nouses		Total sqm	1007	r hei sdiii			15//,02
	l Affordable F			15670	per plot			£783,50
Professio			5550		Build Cost			£691,36
Legal Fees				0.5%				£96,05
Statutory					Build Cost			£95,06
Sales/Mai	rketing Costs				Market Units	Value		£244,45
Contingen					Build Cost			£471,27
	Obligations				£ per Market			£350,00
Interest	ant For	6.0%		Month Build		6	Mth Sale Void	
Arrangem		1.0%		-tcp;;				£137,50
pevelopm	ent Profit		20.0%	of GDV				£3,842,37
Total Cost								£18,870,43
i Otai COST								110,8/0,43
POTENTIA	L MARGIN FO	R CIL						£341,44
			OF MARKET					£7

C DEL/EL ODA	AENIT COENIA	NO.						
_	MENT SCENAR				ntial Develop	ment		
	D VALUE SCEN			Market Comp				
L	MENT LOCATION DETAILS		100	40% Affordab Units	ie			
	Proportion	•	40%		Market Units	•	40	Afford Units
Affordable		30%	Intermediate		Social Rent	,	70%	Afford Rent
	ent Floorspa			Sqm Market		2,924	Sqm Affordab	
D Developm					- J	,		
N Market Ho	uses							
6	Apartments		sqm		£ per sqm			£1,080,00
18	2 bed houses		sqm		£ per sqm			£3,780,00
21	3 Bed houses		sqm		£ per sqm			£5,082,00
12	4 bed houses		sqm		£ per sqm			£3,600,00
3	5 bed house	150	sqm	2500	£ per sqm			£1,125,00
Iı Intermedi:	ate Houses	70%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£453,60
6	2 Bed house		sqm		£ per sqm			£882,00
2	3 Bed House		sqm		£ per sqm			£406,56
L Low Cost H	louses		Open Market					
0	Apartments		sqm		£ per sqm			f
0	2 Bed house		sqm		£ per sqm			f
0	3 Bed House	88	sqm	2337.5	£ per sqm			f
^ ^££~~~ ~ ~	- Dant Have a	C00/						
A Alfordable 8	e Rent Houses		Open Market		C			(007.30
14	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm			£907,20 £1,764,00
6	3 Bed House		sqm		£ per sqm			£813,12
100	Total Units	00	34III	1030	L per squi			1013,12
D Developm	ent Value							£19,893,48
D Developm	ent Costs							
L Land	Apartments		Plots		£ per plot			£138,00
£ per plot	2 Bed House		Plots		£ per plot			£1,035,00
£ per plot	3 Bed House		Plots	65714.29				£1,380,00
£ per plot £ per plot	4 Bed House 5 Bed House		Plots Plots		£ per plot £ per plot	atal Land	£4,002,000	£1,104,00 £345,00
S Stamp Dut		3	PIOLS	5.0%	£ per prot	otal Land	24,002,000	£200,10
C Constructi				3.070				1200,10
18	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£1,438,23
38	2B Houses		sqm		£ per sqm	1.10	G. 6557.1161	£2,869,95
29	3B Houses		sqm	1007	£ per sqm			£2,569,86
12	4B Houses		sqm		£ per sqm			£1,450,08
3	5B Houses	150	sqm	1007	£ per sqm			£453,15
100			Total sqm					
	l Affordable I	Housing Lan	d Cost		per plot			£575,00
P Profession					Build Cost			£702,50
L Legal Fees				0.5%	GDV Build Cost			£99,46 £96,59
S Statutory	rees rketing Costs				Market Units	Value		£96,59 £293,34
C Contingen					Build Cost	value		£467,81
	Obligations				£ per Market	Unit		£350,00
Ir Interest		6.0%	12	Month Build	- per ividinet		Mth Sale Voic	
A Arrangem	ent Fee	1.0%						£152,18
D Developm			20.0%	of GDV				£3,978,69
T Total Cost								£20,627,47

15 2 bed houses 75 sqm 2800 2 per sqm 6,423		NCS		Resid	lentis	l Vial	aility	/ Ann	raisal
Market Comparable				Nesic	a Cilitie	II VICIN	Jilley	App	I alsai
DEVELOPMENT LOCATION (ZONE)	DEVELOPN	MENT SCENAR	10		Mixed Reside	ntial Develop	ment		
Development Froportion	BASE LANI	D VALUE SCEN	IARIO		Market Comp	arable			
Some	DEVELOPI	MENT LOCATION	ON (ZONE)		40% Aff Hsg 1	0% Low Cost			
Affordable Mix				100	Units				
Development Value							S		
Development Value									
Market Houses			æ	4540	Sqm Market	Housing	3,655	Sqm Affordab	le Housing
S									
15									
18									£900,00
10		-							£3,150,00
Stamp Duty Land Tax Special Part Stamp Duty Land Cost Special Part Duty Land Cost Special Pa									£4,235,00
Intermediate Houses									£3,000,00
4	3	5 bed house	150	sqm	2500	£ per sqm			£937,50
4	Intormadia	ato Houses 「	700/	0	Male:				
6		L				C ma := == : :			C452.C0
2 3 Bed House 88 sqm 1925 £ per sqm £406	· ·	•							£453,60
Stamp Duty Land Tax Construction									£882,00
3		3 Beu House	86	sqiii	1925	r bei sdm			1400,50
3	Low Cost L	Houses F	0 = 0/	Open Market	Value				
S						C 20 21 5 5 22 22			£4E0.00
Affordable Rent Houses									£892,50
Affordable Rent House 8									•
Second Processional Fees Second Process Second Processional Fees Second Process Second Proces		3 Bed House	00	sqm	2557.5	± per sqm			1411,40
Second Processional Fees Second Process Second Processional Fees Second Process Second Proces	Affordable	Pont House	60%	Onan Market	Value				
14		_				C 20 21 5 22 22			£007.20
Total Units Total Units		•							
Development Value									
Development Costs Land			00	sqiii	1030	E per sqiii			1013,12
Land									£19,211,88
Land	Developm	ent Costs							
2 Bed House 15 Plots 57500 f per plot f 862 f 1,155 f per plot f 1,155 f per plot f per			5	Plots	23000	£ per plot			£115,00
Stamp Duty Land Tax		•	15	Plots					£862,50
A Bed House 10 Plots 92000 f per plot 5 Bed House 3 Plots 115000 f per plot otal Land £3,335,000 £287			18	Plots					£1,150,00
Stamp Duty Land Tax		4 Bed House	10	Plots					£920,00
Stamp Duty Land Tax		5 Bed House	3	Plots			otal Land	£3,335,000	£287,50
Construction 20 Apartments 60 sqm 1158 f per sqm 1.15 Gross/Net £1,598 f per sqm 40 2B Houses 75 sqm 1007 f per sqm £2,436 f per sqm 28 3B Houses 120 sqm 1007 f per sqm £1,208 f per sqm 3 5B Houses 150 sqm 1007 f per sqm £377 f per sqm 100 8375 Total sqm 20125 per plot £1,006 f per sqm £377 f per sqm Additional Affordable Housing Land Cost 20125 per plot £1,006 f per sqm £1,006 f per sqm Professional Fees 8.0% Build Cost £693 f per plot £1,006 f per plot </td <td>Stamp Dut</td> <td>ty Land Tax</td> <td></td> <td></td> <td>5.0%</td> <td></td> <td></td> <td></td> <td>£166,75</td>	Stamp Dut	ty Land Tax			5.0%				£166,75
20									
40 2B Houses 75 sqm 1007 £ per sqm £3,021 28 3B Houses 88 sqm 1007 £ per sqm £2,436 10 4B Houses 120 sqm 1007 £ per sqm £1,208 3 5B Houses 150 sqm 1007 £ per sqm £377 100 8375 Total sqm Additional Affordable Housing Land Cost 20125 per plot £1,006 Professional Fees 8.0% Build Cost £691 Legal Fees 0.5% GDV £96 Statutory Fees 1.1% Build Cost £95 Sales/Marketing Costs 2.0% Market Units Value £244 Contingencies 5.0% Build Cost £482 Planning Obligations 3500 £ per Market Unit £350 Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 £3,842 Total Cost £19,973			60	sqm	1158	£ per sqm	1.15	Gross/Net	£1,598,04
28 3B Houses 88 sqm 1007 £ per sqm £2,436 10 4B Houses 150 sqm 1007 £ per sqm £1,208 3 5B Houses 150 sqm 1007 £ per sqm £377 100 8375 Total sqm Additional Affordable Housing Land Cost 20125 per plot £1,006 Professional Fees 8.0% Build Cost £691 Legal Fees 0.5% GDV £96 Statutory Fees 1.1% Build Cost £95 Sales/Marketing Costs 2.0% Market Units Value £244 Contingencies 5.0% Build Cost £482 Planning Obligations 3500 £ per Market Unit £350 Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 £3,842 Total Cost £19,973	40								£3,021,00
10 4B Houses 120 sqm 1007 £ per sqm £1,208 £377 £ 1007 £ per sqm £377 £ 1007 £ per sqm £ 1,208 £ 1,208 £ 1,208 £ 1,208 £ 1,208 £ 1,008	28								£2,436,94
3 5B Houses 150 sqm 1007 £ per sqm £377 Additional Affordable Housing Land Cost 20125 per plot £1,006 Professional Fees 8.0% Build Cost £691 Legal Fees 0.5% GDV £96 Statutory Fees 1.1% Build Cost £95 Sales/Marketing Costs 2.0% Market Units Value £244 Contingencies 5.0% Build Cost £482 Planning Obligations 3500 £ per Market Unit £350 Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 £3,842 Total Cost		4B Houses							£1,208,40
Additional Affordable Housing Land Cost 20125 per plot £1,006									£377,62
Additional Affordable Housing Land Cost 20125 per plot £1,006 Professional Fees 8.0% Build Cost £693 Legal Fees 9.0.5% GDV £96 Statutory Fees 9.1.1% Build Cost £95 Sales/Marketing Costs 2.0% Market Units Value £244 Contingencies 9.0.0% Build Cost £482 Planning Obligations 9.00% 12 Month Build 6.0% 15.0% Arrangement Fee 1.0% Cost 10.0% Of GDV £3,842 Total Cost \$2.0% of GDV £19,973	100								
Professional Fees 8.0% Build Cost £693 Legal Fees 0.5% GDV £96 Statutory Fees 1.1% Build Cost £95 Sales/Marketing Costs 2.0% Market Units Value £24 Contingencies 5.0% Build Cost £482 Planning Obligations 3500 £ per Market Unit £350 Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 £3,842 Total Cost £19,973 £19,973	Additional	l Affordable H			20125	per plot			£1,006,25
Legal Fees 0.5% GDV £96 Statutory Fees 1.1% Build Cost £95 Sales/Marketing Costs 2.0% Market Units Value £24 Contingencies 5.0% Build Cost £482 Planning Obligations 3500 £ per Market Unit £350 Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 £3,842 Development Profit 20.0% of GDV £3,842					8.0%	Build Cost			£691,36
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations Interest Arrangement Fee Development Profit Statutory Fees 1.1% Build Cost Market Units Value 5.0% Build Cost f per Market Unit f per M	Legal Fees								£96,05
Contingencies Planning Obligations Interest Arrangement Fee Development Profit Cost Development Profit	Statutory I	Fees							£95,06
Planning Obligations Interest Arrangement Fee Development Profit Total Cost 13500 £ per Market Unit £350 £ per Market Unit £350 £ per Market Unit £ f350 £ per Market Unit £ per Mar					2.0%	Market Units	Value		£244,45
Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 Development Profit 20.0% of GDV £3,842 Total Cost	Contingen	cies			5.0%	Build Cost			£482,41
Interest 6.0% 12 Month Build 6 Mth Sale Voic £874 Arrangement Fee 1.0% Cost £147 Development Profit 20.0% of GDV £3,842 Total Cost	Planning (Obligations			3500	£ per Market			£350,00
Arrangement Fee 1.0% Cost £147 Development Profit 20.0% of GDV £3,842 Total Cost	Interest		6.0%	12				Mth Sale Void	
Development Profit 20.0% of GDV £3,842 Total Cost £19,973	Arrangeme	ent Fee		Cost					£147,59
					of GDV				£3,842,37
POTENTIAL MARGIN FOR CIL -£761	Total Cost								£19,973,38
POTENTIAL MARGIN FOR CIL F761			D. CIII						0=04:=0
				05.000					-£761,50 -£16

Medium Size Mixed Development

	NCS		Resid	lentia	ıl Vial	oility	aaA v	raisal
						,		
_	MENT SCENAR	-		e Mixed De	velopment		Apartments	10
	D VALUE SCEN		Greenfield				2 bed houses	20
	MENT LOCATION						3 Bed houses	
	MENT DETAILS			Total Units			4 bed houses	
	Proportion	40%		Affordable U		700/	5 bed house	0
Affordable			Intermediate		Social Rent		Affordable R	
	ent Floorspac	æ	3036	Sqm Market	Housing	1,/54	Sqm Affordab	le Housing
Developm								
Market Ho		60		2000	6			C1 000 000
6 12	Apartments		sqm		£ per sqm			£1,080,000 £2,520,000
12	2 bed houses		sqm		£ per sqm			
	3 Bed houses		sqm		£ per sqm			£2,904,000
6	4 bed houses	120			£ per sqm			£1,800,000
0	5 bed house	150	sqm	2500	£ per sqm			£0
Intermedia	ato Houses	700/	On an B4= -l- 1	Value				
intermedia 2			Open Market		C no.:: :			£272.1C0
4	Apartments		sqm		£ per sqm			£272,160
4 1	2 Bed house		sqm		£ per sqm			£529,200
1	3 Bed House	88	sqm	1925	£ per sqm			£243,936
Low Cost H	lawaaa [0.50/	0					
			Open Market					co
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	88	sqm	2337.5	£ per sqm			£0
A.66l - l - l -		600/		., I				
	e Rent Houses		Open Market					
5	Apartments		sqm		£ per sqm			£544,320
8	2 Bed house		sqm		£ per sqm			£1,058,400
3	3 Bed House	88	sqm	1650	£ per sqm			£487,872
60 Developm	Total Units ent Value							£11,439,888
Developm	ent Costs							
Land	Apartments	6	Plots	14148.59	f ner nlot			£84,892
20.10	2 Bed House		Plots	35371.46				£424,458
	3 Bed House		Plots	40167.39				£482,009
	4 Bed House		Plots	56234.34				£337,406
	5 Bed House		Plots	70292.93		otal Land	£1,328,764	£0
Stamp Dut	y Land Tax	U	FIULS	5.0%	L per prot	Otal Lallu	21,020,701	£66,438
C = = k = k !				3.070				100,438
13	Apartments	60	sam	1158	£ per sqm	1.15	Gross/Net	£1,054,706
24	2B Houses		sqm		£ per sqm	1.13	G1033/NET	£1,812,600
17		99	sqm		£ per sqm			£1,488,749
6	3B Houses	120			£ per sqm £ per sqm			£1,488,749 £725,040
0	4B Houses 5B Houses				£ per sqm £ per sqm			£725,040 £0
_	5B Houses	150		1007	± per sqm			ΙU
60	l Affordable H		Total sqm	10611	per plot			£254,675
		lousing Lan	u Cost					
Profession	ial rees				Build Cost			£406,488
Legal Fees	-005			0.5%				£57,199
Statutory F					Build Cost	\		£55,892
	keting Costs				Market Units	value		£166,080
Contingen					Build Cost			£266,788
	Obligations				£ per Market			£210,000
Interest		6.0%		Month Build		6	Mth Sale Void	
Arrangeme		1.0%						£76,834
Developme	ent Profit		20.0%	of GDV				£2,287,978
Total Cost								£10,694,466
DOTENITIA	L MARGIN FO	R CII						£745,422
	L CIL RATE PE		OF MARKET	HOUSING				£743,422 £246

	NCS	}	Pocie	lontis	d Vial	aility	/ App	raical
			MESIC	lelllic	II Viai	יווונץ	App	ldisdi
DEVELOPI	MENT SCENAR	IO	Medium Siz	e Mixed Dev	velopment		Apartments	10
	D VALUE SCEN		Greenfield				2 bed houses	20
	MENT LOCATION			10% Low C	ost		3 Bed houses	20
	MENT DETAILS			Total Units			4 bed houses	10
	e Proportion	50%		Affordable U	nits		5 bed house	0
Affordable			Intermediate		Social Rent	56%	Affordable Re	ent
Developm	ent Floorspac			Sqm Market			Sqm Affordab	
	ent Value			oqviar.nee		_,	5q	ic riousing
Market Ho								
5	Apartments	60	sqm	3000	£ per sqm			£900,000
10	2 bed houses		sqm	2800	£ per sqm			£2,100,000
10	3 Bed houses		sqm		£ per sqm			£2,420,000
5	4 bed houses		sqm	2500	£ per sqiii £ per sqm			£1,500,000
0			sqm		£ per sqm			£0
U	5 bed house	130	sqm	2300	r per sqm			EU
Intermedi	ato Houses	700/	0	Malina				
	ate Houses		Open Market		6			6272.460
2	Apartments		sqm		£ per sqm			£272,160
4	2 Bed house		sqm		£ per sqm			£529,200
1	3 Bed House	88	sqm	1925	£ per sqm			£243,936
Low Cost	Houses		Open Market					
2	Apartments		sqm		£ per sqm			£275,400
3	2 Bed house	75	sqm		£ per sqm			£535,500
1	3 Bed House	88	sqm	2337.5	£ per sqm			£246,840
Affordabl	e Rent Houses	60%	Open Market	Value				
5	Apartments	60	sqm	1800	£ per sqm			£544,320
8	2 Bed house		sqm	1680	£ per sqm			£1,058,400
3	3 Bed House		sqm	1650	£ per sqm			£487,872
60 Developm	Total Units nent Value							£11,113,628
Developm	nent Costs							
Land	Apartments	5	Plots	14148.59	f nor plot			£70,743
Luna	2 Bed House		Plots	35371.46				£353,715
	3 Bed House		Plots	40167.39				£401,674
			Plots	56234.34				£281,172
	4 Bed House						£1,107,303	
Cto man Dun	5 Bed House	U	Plots	70292.93	£ per plot	otal Land	£1,107,303	£0
	ty Land Tax			5.0%				£55,365
Construct		60		4450	-	4.45		64 440 620
14	Apartments		sqm	1158	£ per sqm	1.15	Gross/Net	£1,118,628
25	2B Houses		sqm		£ per sqm			£1,888,125
16	3B Houses		sqm		£ per sqm			£1,417,856
5	4B Houses		sqm		£ per sqm			£604,200
0	5B Houses		sqm	1007	£ per sqm			£0
60			Total sqm					
Additiona	l Affordable F	lousing Lan	d Cost	15917	per plot			£477,515
Professio	nal Fees			8.0%	Build Cost			£402,305
Legal Fees	i			0.5%				£55,568
Statutory				1.1%	Build Cost			£55,317
	rketing Costs				Market Units	Value		£138,400
Continger					Build Cost			£275,316
	Obligations				£ per Market	Unit		£210,000
Interest	[6.0%	12	Month Build	- F = 1ar Net		Mth Sale Voic	£421,204
Arrangem	ent Fee	1.0%					Saic voic	£75,959
	ent Profit	1.070	20.0%	of GDV				£2,222,726
Total Cost			20.070	OIGDV				£10,525,786
								.,,,.
	L MARGIN FO L CIL RATE PEI		OF MARKET	HOUSING				£587,842 £232

	NCS		Resid	lentis	nl Vial	oility	/ Ann	raisal
			Nesic	CITCIC	ai Vicii	Jility	MPP	raisai
DEVELOPN	MENT SCENAR	IO	Medium Siz	e Mixed De	velopment		Apartments	10
BASE LANI	D VALUE SCEN	IARIO	Brownfield				2 bed houses	20
DEVELOPIN	MENT LOCATION	ON (ZONE)	40% Afforda	able			3 Bed houses	20
	IENT DETAILS			Total Units			4 bed houses	10
	Proportion	40%		Affordable U			5 bed house	0
Affordable			Intermediate		Social Rent		Affordable Re	
	ent Floorspac	æ	3036	Sqm Market	Housing	1,754	Sqm Affordab	le Housing
Developm								
Market Ho		60		2000				64 000 000
6 12	Apartments	7.5	sqm		£ per sqm			£1,080,000
12	2 bed houses		sqm		£ per sqm			£2,520,000
6	3 Bed houses 4 bed houses	120	sqm		£ per sqm £ per sqm			£2,904,000 £1,800,000
0	5 bed houses	150		2500	£ per sqm £ per sqm			£1,800,000 £0
U	5 Ded House	130	sqiii	2300	E per sqiii			LC
Intermedia	ate Houses 「	70%	Open Market	Value				
2	Apartments		sqm		£ per sgm			£272,160
4	2 Bed house		sqm		£ per sqm			£529,200
1	3 Bed House		sqm		£ per sqm			£243,936
_			· 41					
Low Cost F	louses	85%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£C
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
Affordable	Rent Houses	60%	Open Market	Value				
5	Apartments	60	sqm	1800	£ per sqm			£544,320
8	2 Bed house		sqm		£ per sqm			£1,058,400
3	3 Bed House	88	sqm	1650	£ per sqm			£487,872
60 Developm	Total Units ent Value							£11,439,888
Developm	-			17000 50	,			04.07.45.0
Land	Apartments		Plots	17908.59				£107,452
	2 Bed House		Plots	44771.46				£537,258
	3 Bed House		Plots	51167.39				£614,009
	4 Bed House 5 Bed House		Plots	71634.34 89542.93			£1,688,524	£429,806 £0
Stamp Dut	y Land Tax	U	Plots	5.0%	E per piot	otal Land	21,000,024	£84,426
Constructi				3.0%				104,420
13	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£1,054,706
24	2B Houses		sqm		£ per sqm	1.13	01033/1401	£1,812,600
17	3B Houses		sqm		£ per sqm			£1,488,749
6	4B Houses	120			£ per sqm			£725,040
Ö	5B Houses	150			£ per sqm			£0
60			Total sqm					
	Affordable H			11193	per plot			£268,629
Profession					Build Cost			£406,488
Legal Fees				0.5%	GDV			£57,199
Statutory F					Build Cost			£55,892
	keting Costs				Market Units	Value		£166,080
Contingen					Build Cost			£267,486
	Obligations _				£ per Market			£210,000
Interest		6.0%		Month Build		6	Mth Sale Voic	
Arrangeme		1.0%						£80,758
Developme	ent Profit		20.0%	of GDV				£2,287,978
Total Cost								£11,126,960
POTENTIAL	L MARGIN FO	R CIL						£312,928
POTENTIA	L CIL RATE PE	R SQ METRE	OF MARKET	HOUSING				£103

	NGS		Resid	lentia	nl Vial	oility	/ App	raisal
DEVELOPN	ЛЕNT SCENAR	10	Medium Siz	e Mixed De	velopment		Apartments	10
	D VALUE SCEN		Brownfield				2 bed houses	20
DEVELOPI	MENT LOCATION	ON (ZONE)	40% Aff Hsg	g 10% Low C	ost		3 Bed houses	20
	MENT DETAILS			Total Units			4 bed houses	10
	Proportion	50%		Affordable U			5 bed house	0
Affordable			Intermediate		Social Rent		Affordable Re	
	ent Floorspac	æ	2530	Sqm Market	Housing	2,193	Sqm Affordab	le Housing
Developm Market Ho								
5	Apartments	60	sqm	3000	£ per sqm			£900,00
10	2 bed houses		sqm		£ per sqiii £ per sqm			£2,100,00
10	3 Bed houses		sqm	2750	£ per sqm			£2,420,00
5	4 bed houses	120			£ per sqm			£1,500,00
0	5 bed house	150			£ per sqm			£
Intermedia	ate Houses		Open Market					
2	Apartments	60	sqm	2100	£ per sqm			£272,16
4	2 Bed house		sqm	1960	£ per sqm			£529,20
1	3 Bed House	88	sqm	1925	£persqm			£243,93
Low Cost F			Open Market					
2	Apartments		sqm		£ per sqm			£275,400
3	2 Bed house		sqm		£ per sqm			£535,500
1	3 Bed House	88	sqm	2337.5	£ per sqm			£246,84
Affordable	Dont House	6.09/	O	Malina				
5	e Rent Houses Apartments		Open Market sqm		£ per sqm			£544,320
8	2 Bed house		sqm		£ per sqm £ per sqm			£1,058,400
3	3 Bed House		sqm		£ per sqm			£487,872
60	Total Units		34111	1000	z per sqiii			
Developm	ent Value							£11,113,628
Developm	ent Costs							
Land	Apartments	5	Plots	17908.59				£89,54
	2 Bed House		Plots	44771.46				£447,71
	3 Bed House		Plots	51167.39				£511,67
	4 Bed House		Plots	71634.34			04 407 400	£358,17
C+ D +	5 Bed House	0	Plots	89542.93	£ per plot	otal Land	£1,407,103	£
	y Land Tax			5.0%				£70,35
Constructi		60	5 0 00	1150	Cnorcan	1.15	Cross/Not	£1 110 £2
14 25	Apartments 2B Houses		sqm sqm		£ per sqm £ per sqm	1.13	Gross/Net	£1,118,62 £1,888,12
25 16	3B Houses		sqm		£ per sqm £ per sqm			£1,417,85
5	4B Houses	120			£ per sqm			£604,20
0	5B Houses	150			£ per sqm			£004,200
60			Total sqm		F			
	l Affordable H			15670	per plot			£470,10
Profession		G			Build Cost			£402,30
Legal Fees				0.5%				£55,56
Statutory I	Fees				Build Cost			£55,31
	keting Costs				Market Units	Value		£138,40
Contingen					Build Cost			£274,94
	Obligations				£ per Market			£210,00
Interest		6.0%		Month Build		6	Mth Sale Voic	
Arrangeme		1.0%						£79,02
Developm	ent Profit		20.0%	of GDV				£2,222,72
Total Cost								£10,865,06
	L MARGIN FO							£248,56

	NOG					0.00	_	
			Resid	lentia	al Vial	oility	/ App	raisal
DEVELOPN	ΛΕΝΤ SCENAR	10	Medium Siz	e Mixed De	velopment		Apartments	10
	D VALUE SCEN		Market Con				2 bed houses	20
	MENT LOCATION		40% Afforda				3 Bed houses	20
	IENT DETAILS		60	Total Units			4 bed houses	10
Affordable	Proportion [40%	24	Affordable U	nits		5 bed house	0
Affordable	Mix	30%	Intermediate	0%	Social Rent	70%	Affordable Re	ent
	ent Floorspace	æ	3036	Sqm Market	Housing	1,754	Sqm Affordab	le Housing
Developm								
Market Ho	uses							
6	Apartments	60	sqm		£ per sqm			£1,080,000
12	2 bed houses		sqm		£ per sqm			£2,520,000
12	3 Bed houses		sqm		£ per sqm			£2,904,000
6	4 bed houses	120		2500	£ per sqm			£1,800,000
0	5 bed house	150	sqm	2500	£ per sqm			£0
Intornati	ata Harrasa 「	700/		N. I	1			
	ate Houses		Open Market		C ma = = = :			C272.1C0
2 4	Apartments		sqm		£ per sqm £ per sqm			£272,160 £529,200
1	2 Bed house 3 Bed House		sqm sqm		£ per sqm £ per sqm			£243,936
1	3 Beu nouse	00	sqiii	1923	E per sqiii			1243,930
Low Cost H	louses [25%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
	5 5 5 6 7 7 6 6 6		5 q	200710	2 per 34			
Affordable	Rent Houses	60%	Open Market	Value				
5	Apartments		sqm		£ per sqm			£544,320
8	2 Bed house		sqm		£ per sqm			£1,058,400
3	3 Bed House	88	sqm	1650	£ per sqm			£487,872
60 Developm	Total Units ent Value							£11,439,888
Developm					,			
Land	Apartments		Plots		£ per plot			£138,000
	2 Bed House		Plots		£ per plot			£690,000
	3 Bed House		Plots	65714.29				£788,571
	4 Bed House 5 Bed House		Plots		£ per plot £ per plot		£2,168,571	£552,000 £0
Stamp Dut	y Land Tax	U	Plots	5.0%	E per piot	otal Land	22,100,371	£108,429
Constructi				5.0%				1100,429
13	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£1,054,706
24	2B Houses		sqm		£ per sqm	1.13	01033/1401	£1,812,600
17	3B Houses		sqm		£ per sqm			£1,488,749
6	4B Houses	120			£ per sqm			£725,040
0	5B Houses	150			£ per sqm			£0
60			Total sqm					
	Affordable F			14375	per plot			£345,000
Profession					Build Cost			£406,488
Legal Fees				0.5%	GDV			£57,199
Statutory F					Build Cost			£55,892
	keting Costs				Market Units	Value		£166,080
Contingen					Build Cost			£271,305
	Obligations _				£ per Market			£210,000
Interest		6.0%		Month Build		6	Mth Sale Voic	•
Arrangeme		1.0%						£86,601
Developme	ent Profit		20.0%	of GDV				£2,287,978
Total Cost								£11,768,153
	L MARGIN FO		OF MARKET	HOUSING				-£328,265
POTENTIAL	L CIL RATE PEI	Y SQ IVIETKE	OF WARKET	HOUSING				-£108

	NCG		Posic	lontic	al Mial	حدثانه	, A	raisal
			Resid	ientia	ii viai	omty	App	raisal
DEVELOPI	MENT SCENAR	10	Medium Siz	e Mixed De	velopment		Apartments	10
BASE LAN	D VALUE SCEN	IARIO	Market Con	nparable			2 bed houses	20
	MENT LOCATION			g 10% Low C	ost		3 Bed houses	20
	MENT DETAILS			Total Units			4 bed houses	10
	e Proportion	50%		Affordable U	_		5 bed house	0
Affordable			Intermediate		Social Rent		Affordable Re	
	ent Floorspac	æ	2530	Sqm Market	Housing	2,193	Sqm Affordab	le Housing
	ent Value							
Market Ho		60		2000				5000.000
5	Apartments		sqm		£ per sqm			£900,000
10	2 bed houses		sqm		£ per sqm			£2,100,000
10	3 Bed houses		sqm		£ per sqm			£2,420,000
5 0	4 bed houses	120 150		2500	£ per sqm £ per sqm			£1,500,000 £0
U	5 bed house	150	sqm	2500	£ per sqm			I
Intermedi	ate Houses 「	70%	Open Market	Value				
2	Apartments		sqm		£ per sqm			£272,160
4	2 Bed house		sqm		£ per sqiii			£529,200
1	3 Bed House		sqm		£ per sqm			£243,936
-	5 Dea House	00	Jqiii	1923	- per aqiii			1243,330
Low Cost I	Houses [85%	Open Market	Value				
2	Apartments		sqm		£ per sqm			£275,400
3	2 Bed house		sqm	2380	£ per sqm			£535,500
1	3 Bed House		sqm		£ per sqm			£246,840
	5 500 110050		5 q	200710	2 per 34			
Affordable	e Rent Houses	60%	Open Market	Value				
5	Apartments		sqm		£ per sqm			£544,320
8	2 Bed house		sqm		£ per sqm			£1,058,400
3	3 Bed House		sqm		£ per sqm			£487,872
60 Developm	Total Units ent Value							£11,113,628
Davidania	ant Casta							
Developm Land	Apartments		Plots	22000	Cnorplet			£115,000
Lallu	2 Bed House		Plots		£ per plot £ per plot			£575,000
	3 Bed House		Plots	65714.29				£657,143
	4 Bed House	-	Plots		£ per plot			£460,000
	5 Bed House		Plots		£ per plot	otal Land	£1,807,143	£(
Stamp Dut	ty Land Tax	0	11003	5.0%	L per plot	Otal Land	21,007,110	£90,357
Construct				3.070				130,337
14	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£1,118,628
25	2B Houses		sqm		£ per sqm		,	£1,888,125
16	3B Houses		sqm		£ per sqm			£1,417,856
5	4B Houses	120			£ per sqm			£604,200
0	5B Houses	150			£ per sqm			£C
60			Total sqm					
	l Affordable F			23000	per plot			£690,000
Profession					Build Cost			£402,305
Legal Fees				0.5%	GDV			£55,568
Statutory					Build Cost			£55,317
	rketing Costs				Market Units	Value		£138,400
Contingen					Build Cost			£285,940
	Obligations				£ per Market			£210,000
Interest		6.0%		Month Build		6	Mth Sale Voic	
Arrangem		1.0%						£85,538
Developm	ent Profit		20.0%	of GDV				£2,222,726
Total Cost								£11,572,807
POTENTIA	L MARGIN FO	R CIL						-£459,179
POTENTIA	L CIL RATE PEI	R SQ METRE	OF MARKET	HOUSING				-£181

Intermediate Mixed Development

	NCS		Resid	lentia	ıl Vial	oility	/ App	raisal
DEVELOPA.	AFAIT CCENIAD	10						
	MENT SCENAR		Intermedia	te Mixed De	veropment		Apartments	0
	VALUE SCEN		Greenfield				2 bed houses	10
	MENT LOCATION		40% Afford				3 Bed houses	10
	IENT DETAILS		,	Total Units			4 bed houses	5
Affordable	Proportion	40%		Affordable U		700/	5 bed house	0
	ent Floorspac		Intermediate	Sqm Market	Social Rent		Affordable Re	
Developm		,e	1330	Sqmiviarket	nousing	/31	Sqiii Alloruab	ie nousing
Market Ho								
0	Apartments	60	sqm	3000	£ per sqm			£0
6	2 bed houses		sqm		£ per sqm			£1,260,000
6	3 Bed houses		sqm		£ per sqm			£1,452,000
3	4 bed houses	120	sqm	2500	£ per sqm			£900,000
0	5 bed house	150			£ per sqm			£0
U	3 bed flouse	130	34111	2300	L per sqiii			10
Intermedia	ite Houses	70%	Open Market	Value				
1	Apartments		sqm		£ per sqm			£113,400
2	2 Bed house		sqm		£ per sqm			£220,500
1	3 Bed House		sqm		£ per sqm			£101,640
1	3 Deu House	00	34III	1923	r hei sdill			1101,040
Low Cost H	louses [Q E 0/	Open Market	Value				
0	_		sqm		£ per sqm			£0
0	Apartments		sqm		£ per sqiii			£0
0	2 Bed house				£ per sqm			£0
U	3 Bed House	00	sqm	2337.3	± per sqm			EU
Affordable	Rent Houses	60%	Open Market	Value		1		
					C			(226,000
2 4	Apartments		sqm		£ per sqm £ per sqm			£226,800 £441,000
1	2 Bed house		sqm					
25	3 Bed House	00	sqm	1030	£ per sqm			£203,280
Developm	Total Units ent Value							£4,918,620
Developm	ent Costs							
Land	Apartments		Plots	14148.59				£0
	2 Bed House		Plots	35371.46				£212,229
	3 Bed House		Plots	40167.39				£241,004
	4 Bed House		Plots	56234.34				£168,703
	5 Bed House	0	Plots	70292.93	£ per plot	otal Land	£621,936	£0
Stamp Dut				4.0%				£24,877
Construction	on							
3	Apartments		sqm	1158	£ per sqm	1.15	Gross/Net	£239,706
11	2B Houses		sqm		£ per sqm			£830,775
8	3B Houses		sqm		£ per sqm			£708,928
3	4B Houses		sqm		£ per sqm			£362,520
0	5B Houses		sqm	1007	£ per sqm			£0
25			Total sqm					
	Affordable H	lousing Lan	d Cost		per plot			£106,114
Profession	ial Fees				Build Cost			£171,354
Legal Fees				0.5%				£24,593
Statutory F	ees			1.1%	Build Cost			£23,561
	keting Costs			2.0%	Market Units	Value		£72,240
Contingend				5.0%	Build Cost			£112,402
	Obligations			3500	£ per Market			£87,500
Interest		6.0%	12	Month Build		6	Mth Sale Voic	£189,423
Arrangeme	ent Fee	1.0%	Cost					£32,990
Developme			20.0%	of GDV				£983,724
Total Cost								£4,592,645
	. MARGIN FO . CIL RATE PE		OF MARKET	HOUSING				£325,975 £244

	NCS	3	Resid	lentic	ıl Wiəl	ailita	/ Ann	raisal
W.			NESIC	IGIILIC	ıı Viai	Jility	Ahh	laisai
DEVELOPIV	IENT SCENAR	Ю	Intermedia	te Mixed De	velopment		Apartments	0
BASE LAND	VALUE SCEN	IARIO	Greenfield				2 bed houses	10
DEVELOPIV	IENT LOCATION	ON (ZONE)	40% Aff Hsg	10% Low C	ost		3 Bed houses	10
	IENT DETAILS		25	Total Units			4 bed houses	5
	Proportion	50%	_	Affordable U	_		5 bed house	0
Affordable			Intermediate		Social Rent		Affordable R	
	ent Floorspac	æ	1115	Sqm Market	Housing	914	Sqm Affordab	le Housing
Developme								
Market Ho		60		2000				
0	Apartments	50	sqm		£ per sqm			£(
5 5	2 bed houses		sqm		£ per sqm			£1,050,000
3	3 Bed houses		sqm		£ per sqm			£1,210,000
0	4 bed houses	120		2500	£ per sqm £ per sqm			£750,000 £0
U	5 bed house	150	sqm	2500	± per sqm			E
Intermedia	ite Houses [70%	Open Market	Value				
1	Apartments		sqm		£ per sqm			£113,400
2	2 Bed house		sqm		£ per sqm			£220,500
1	3 Bed House		sqm		£ per sqm			£101,640
		30	- 1	1323	= pc. sq.			
Low Cost H	louses	85%	Open Market	Value				
1	Apartments		sqm		£ per sqm			£114,750
1	2 Bed house		sqm	2380	£ per sqm			£223,125
1	3 Bed House		sqm		£ per sqm			£102,850
Affordable	Rent Houses		Open Market					
2	Apartments		sqm		£ per sqm			£226,800
4	2 Bed house		sqm		£ per sqm			£441,000
1	3 Bed House	88	sqm	1650	£ per sqm			£203,280
25 Developme	Total Units ent Value							£4,757,345
Developme Land		0	Plots	14148.59	C l -+			£C
Laiiu	Apartments 2 Bed House		Plots	35371.46				£176,857
	3 Bed House		Plots	40167.39				£200,837
	4 Bed House		Plots	56234.34				£140,586
	5 Bed House		Plots	70292.93		otal Land	£518,280	£(
Stamp Duty		- 0	11003	4.0%	L per plot	Otal Land	2010,200	£20,733
Construction				7.070				120,73.
4	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£299,633
11	2B Houses		sqm		£ per sqm		,	£849,656
8	3B Houses		sqm		£ per sqm			£664,620
3	4B Houses	120			£ per sqm			£302,100
0	5B Houses	150			£ per sqm			£
25			Total sqm					
Additional	Affordable H	lousing Lan	d Cost	15917	per plot			£198,964
Profession	ial Fees	-			Build Cost			£169,283
Legal Fees				0.5%	GDV			£23,787
Statutory F					Build Cost			£23,276
	keting Costs				Market Units	Value		£60,200
Contingend					Build Cost			£115,749
	Obligations				£ per Market			£87,500
Interest		6.0%		Month Build		6	Mth Sale Void	
Arrangeme		1.0%						£32,463
Developme	ent Profit		20.0%	of GDV				£951,469
Total Cost								£4,499,592
DOTENITIAL	MARGIN FO	R CIL						£257,753
ISON BUNGAL								

0 6 6	Apartments 2 bed houses 3 Bed houses	75 88	sqm sqm sqm	2800 2750	£ per sqm £ per sqm £ per sqm			£1,260,000 £1,452,000
3	4 bed houses 5 bed house	150		2500	£ per sqm £ per sqm			£900,000 £0
Intermedia 1	ate Houses Apartments		Open Market sqm		£ per sqm			£113,400
2 1	2 Bed house 3 Bed House		sqm sqm		£ per sqm £ per sqm			£220,500 £101,640
Low Cost H	Houses		Open Market					
0 0 0	Apartments 2 Bed house 3 Bed House	75	sqm sqm sqm	2380	£ per sqm £ per sqm £ per sqm			£(£(£(
					2 per 54			
Affordable 2	e Rent Houses Apartments		Open Market sqm		£ per sqm			£226,800
4	2 Bed house		sqm		£ per sqm			£441,000
1	3 Bed House	88	sqm	1650	£ per sqm			£203,280
25 Developm	Total Units ent Value							£4,918,620
Developm	ent Costs	_		_				
Land	Apartments	0	Plots	17908.59				£(
	2 Bed House		Plots	44771.46				£268,629
	3 Bed House		Plots	51167.39				£307,004 £214,903
	4 Bed House 5 Bed House		Plots Plots	71634.34 89542.93		otal Land	£790,536	£214,903
Stamp Dut	y Land Tax	U	11013	4.0%	L per prot	Otal Lana	2.00,000	£31,62
Construct								,
3	Apartments		sqm		£ per sqm	1.15	Gross/Net	£239,706
11	2B Houses		sqm		£ per sqm			£830,775
8 3	3B Houses 4B Houses	120	sqm		£ per sqm £ per sqm			£708,928 £362,520
0	5B Houses	150			£ per sqm			£302,520 £(
25	55 Houses		Total sqm	1007	- pci 34iii			I
-	l Affordable H			11327	per plot			£113,272
Profession					Build Cost			£171,354
Legal Fees				0.5%				£24,593
Statutory					Build Cost			£23,563
	rketing Costs				Market Units	Value		£72,240
Contingen					Build Cost			£112,760
Planning (Obligations				£ per Market			£87,500
		6.0%		Month Build		6	Mth Sale Voic	
Interest		4 00/	Cost					£34,81
Interest Arrangem		1.0%						
Interest		1.0%	20.0%	of GDV				£983,72

	NCS		Resid	lentia	al Vial	oility	/ App	raisal
_	IENT SCENAR	-	Intermedia	te Mixed De	velopment		Apartments	0
	VALUE SCEN		Brownfield	100/1			2 bed houses	10
	MENT LOCATION TENT DETAILS		40% Aff Hsg	Total Units	OST		3 Bed houses 4 bed houses	10 5
	Proportion [50%		Affordable U	nite		5 bed house	0
Affordable			Intermediate		Social Rent	56%	Affordable R	
	ent Floorspac			Sqm Market			Sqm Affordab	
Developmo								
Market Ho	uses							
0	Apartments	60	sqm		£ per sqm			£0
5	2 bed houses		sqm		£ per sqm			£1,050,000
5	3 Bed houses		sqm		£ per sqm			£1,210,000
3	4 bed houses	120		2500	£ per sqm			£750,000
0	5 bed house	150	sqm	2500	£ per sqm			£0
Intermedia	te Houses	70%	Open Market	Value				
1	Apartments		sqm		£ per sqm			£113,400
2	2 Bed house	75	sqm		£ per sqm			£220,500
1	3 Bed House	88	sqm	1925	£ per sqm			£101,640
		0.50/						
Low Cost H			Open Market					C444.750
1 1	Apartments		sqm	2550	£ per sqm			£114,750
1	2 Bed house 3 Bed House		sqm sqm		f per sqm f per sqm			£223,125 £102,850
1	3 Beu House	00	Sqiii	2337.3	r per sqiii			1102,830
Affordable	Rent Houses	60%	Open Market	Value				
2	Apartments	60	sqm	1800	£ per sqm			£226,800
4	2 Bed house		sqm		£ per sqm			£441,000
1	3 Bed House	88	sqm	1650	£ per sqm			£203,280
25 Developm	Total Units ent Value							£4,757,345
Developmo Land		0	B1 .	17000 50	1			C
Lailu	Apartments 2 Bed House		Plots Plots	17908.59 44771.46				£223,857
	3 Bed House		Plots	51167.39				£255,837
	4 Bed House		Plots	71634.34				£179,086
	5 Bed House		Plots	89542.93		otal Land	£658,780	£(
Stamp Duty				4.0%	1 1			£26,352
Construction	on							
4	Apartments		sqm		£ per sqm	1.15	Gross/Net	£299,633
11	2B Houses		sqm		£ per sqm			£849,656
8	3B Houses		sqm		£ per sqm			£664,620
3	4B Houses	120			£ per sqm			£302,100
0 25	5B Houses	150	Total sgm	1007	£ per sqm			£0
-	Affordable F			15670	per plot			£195,875
Profession		iousing Lall	G C031		Build Cost			£169,281
Legal Fees				0.5%				£23,787
Statutory F	ees				Build Cost			£23,276
	keting Costs			2.0%	Market Units	Value		£60,200
Contingend	cies				Build Cost			£115,594
	Obligations _				£ per Market			£87,500
Interest		6.0%		Month Build		6	Mth Sale Void	
Arrangeme		1.0%		(00)				£33,892
Developme	ent Profit		20.0%	of GDV				£951,469
Total Cost								£4,657,469
POTENTIAL	. MARGIN FO	R CII						£99,876
		IT CIL						

Stamp Duty Land Tax 5.0% Construction 3 Apartments 60 sqm 1158 £ per sqm 1.15 Grown 11 2B Houses 75 sqm 1007 £ per sqm 9 per sqm 1007 £ per sqm 100	£1,452,000 £900,000 £113,400 £220,500 £101,640 £0 £0 £1226,800 £441,000
1	£220,500 £101,640 £0 £0 £0
2	£101,640 £0 £0 £226,800
0 Apartments 60 sqm 2550 € per sqm 0 2 Bed house 75 sqm 2380 € per sqm 2337.5 € per sqm 2338 € per sqm 24.6 € per sqm 25 Total Units 20	£026,800
0 2 Bed house 88 sqm 2337.5 € per sqm 24 2 Bed house 75 sqm 1680 € per sqm 25 Total Units Development Value Development Costs	£026,800
2 Apartments 60 sqm 1800 £ per sqm 4 2 Bed house 75 sqm 1680 £ per sqm 1 3 Bed House 88 sqm 1650 £ per sqm Development Value Development Costs Land Apartments 0 Plots 23000 £ per plot 2 Bed House 6 Plots 57500 £ per plot 3 Bed House 3 Plots 65714.29 £ per plot 4 Bed House 3 Plots 92000 £ per plot 5 Bed House 0 Plots 115000 £ per plot 5 Bed House 0 Plots 115000 £ per plot Construction 3 Apartments 60 sqm 1158 £ per sqm 1.15 Growth 1 2B Houses 75 sqm 1007 £ per sqm 2 3 4B Houses 120 sqm 1007 £ per sqm 2 3 4B Houses 150 sqm <	
4 2 Bed house 75 sqm 1680 fper sqm 1 3 Bed House 88 sqm 1650 fper sqm 25 Total Units Development Value Development Costs Land Apartments 0 Plots 23000 fper plot 2 Bed House 6 Plots 57500 fper plot 3 Bed House 6 Plots 65714.29 fper plot 4 Bed House 3 Plots 92000 fper plot 5 Bed House 0 Plots 115000 fper plot 5 Down 50% 50% 11 2B Houses 75 sqm 1007 fper sqm 8 3B Houses 88 sqm 1007 fper sqm 3 4B Houses 120 sqm 1007 fper sqm 0 5B Houses 150 sqm 1007 fper sqm 25 2096 Total sqm Additional Affordable Housing Land Cost 17250 per plot Professional Fees 8.0% Build Cost	
Development Value	£441,000 £203,280
Apartments O Plots 23000 £ per plot	£4,918,620
2 Bed House 6 Plots 57500 £ per plot 65714.29 £ per plot 7 per sqm 8 per sqm 8 per sqm 1007	
3 Bed House 4 Bed House 3 Plots 92000 f per plot 5 Bed House 0 Plots 115000 f per plot 5 Bed House 5 Bed House 0 Plots 115000 f per plot 0 tal Land £1 Stamp Duty Land Tax 5.0% Construction 3 Apartments 60 sqm 1158 f per sqm 1.15 Ground f pe	£(
4 Bed House 5 Bed House 0 Plots 115000 f per plot 5 Ded House 5 Bed House 0 Plots 115000 f per plot 0 tal Land £1 Stamp Duty Land Tax 5.0% Construction 3 Apartments 60 sqm 1158 f per sqm 1.15 Ground f per sqm 1.15 Grou	£345,000 £394,280
Stamp Duty Land Tax	£276,000
Construction 3 Apartments 60 sqm 1158 f per sqm 1.15 Grown f per sqm 11 2B Houses 75 sqm 1007 f per sqm 8 3B Houses 88 sqm 1007 f per sqm 3 4B Houses 120 sqm 1007 f per sqm 0 5B Houses 150 sqm 1007 f per sqm 25 2096 Total sqm Additional Affordable Housing Land Cost 17250 per plot Professional Fees 8.0% Build Cost	,015,286 £0
3 Apartments 60 sqm 1158 f per sqm 1.15 Gro 11 2B Houses 75 sqm 1007 f per sqm f per sqm 1007 f per sqm f per sqm <td>£50,764</td>	£50,764
11 2B Houses 75 sqm 1007 f persqm 8 3B Houses 88 sqm 1007 f persqm 3 4B Houses 120 sqm 1007 f persqm 0 5B Houses 150 sqm 1007 f persqm 25 2096 Total sqm Additional Affordable Housing Land Cost 17250 perplot Professional Fees 8.0% Build Cost	ss/Net £239,706
8 3B Houses 88 sqm 1007 f persqm 3 4B Houses 120 sqm 1007 f persqm 0 5B Houses 150 sqm 1007 f persqm 25 2096 Total sqm Additional Affordable Housing Land Cost 17250 perplot Professional Fees 8.0% Build Cost	£830,775
3 4B Houses 120 sqm 1007 f per sqm 0 5B Houses 150 sqm 1007 f per sqm 25 2096 Total sqm Additional Affordable Housing Land Cost 17250 per plot Professional Fees 8.0% Build Cost	£708,928
25 2096 Total sqm Additional Affordable Housing Land Cost 17250 perplot Professional Fees 8.0% Build Cost	£362,520
Additional Affordable Housing Land Cost 17250 perplot Professional Fees 8.0% Build Cost	£
Professional Fees 8.0% Build Cost	
	£172,500
0.50/1	£171,354
Legal Fees 0.5% GDV	£24,593
Statutory Fees 1.1% Build Cost	£23,563
Sales/Marketing Costs 2.0% Market Units Value	£72,240
Contingencies 5.0% Build Cost	£115,72
Planning Obligations 3500 £ per Market Unit	£87,500
	Sale Voic £232,075
Arrangement Fee 1.0% Cost	
Development Profit 20.0% of GDV	£37,87
Total Cost	£37,879 £983,724

Planning Ob Interest Arrangemen Developmen		1.0%	Cost 20.0%	of GDV				£37,17 £951,46
Interest Arrangemen				of GDV				
Interest	t Foo		Cost					
		6.0%	12	Month Build		6	Mth Sale Voic	
	oligations	_			£ per Market			£87,50
Contingenci	es			5.0%	Build Cost			£121,97
Sales/Marke					Market Units	Value		£60,20
Statutory Fe	ec .				Build Cost			£23,27
Professiona Legal Fees	i Fees			8.0% 0.5%	Build Cost			£169,28 £23,78
Additional A		lousing Lan	a Cost		per plot			£323,43
25			Total sqm					
	5B Houses	150	sqm		£ per sqm			· f
	4B Houses	120		1007	£ per sqm			£302,10
	3B Houses		sqm		£ per sqm			£664,62
	2B Houses		sqm		£ per sqm	1.13	GI USS/INEL	£849,65
Construction 4	n Apartments	60	sqm	1150	£ per sqm	1.15	Gross/Net	£299,63
Stamp Duty				4.0%				£33,84
	5 Bed House	0	Plots		£ per plot	otal Land	£846,071	f
	4 Bed House		Plots	92000	£ per plot		0040.071	£230,00
	3 Bed House		Plots	65714.29				£328,57
	2 Bed House		Plots		£ per plot			£287,50
	Apartments	0	Plots	23000	£ per plot			f
Developmen	nt Costs							
Developmen	nt value							£4,757,34
25 - Developmer	Total Units							64.757.34
	3 Bed House	88	sqm	1650	£ per sqm			£203,28
	2 Bed house		sqm		£ per sqm			£441,00
	Apartments		sqm		£ per sqm			£226,80
Affordable P			Open Market					
	3 Bed House		sqm		£ per sqm			£102,85
	2 Bed house		sqm		£ per sqm			£223,12
	Apartments		sqm		£ per sqm			£114,75
Low Cost Ho	uses [25%	Open Market	Value				
1 :	3 Bed House	88	sqm	1925	£ per sqm			£101,64
	2 Bed house		sqm		£ per sqm			£220,50
	Apartments		sqm		£ per sqm			£113,40
Intermediate	e Houses		Open Market					
	5 bed houses	150			£ per sqm			1750,00 f
	4 bed houses	120			£ per sqm			£750,00
	2 bed houses 3 Bed houses		sqm sqm		£ per sqm £ per sqm			£1,050,00 £1,210,00
	Apartments	60	sqm		£ per sqm			£1,050,00
Market Hous				2222				
Developmen								
Developme				Sqm Market		914	Sqm Affordab	le Housing
Affordable N	Vix	24%	Intermediate	20%	Social Rent	56%	Affordable Re	ent
Affordable P		50%	_	Affordable U	Inits		5 bed house	0
DEVELOPINE				Total Units			4 bed houses	5
DEVELOPME		-	Market Con	nparable	ost		2 bed houses 3 Bed houses	10
DEVELOPME BASE LAND			Intermedia		veropment		Apartments 2 bed houses	0 10
DEVELOPMEN	NT CCEN AD	10	Intone!	to Minist D				
			Meali	GIILIG	ii Vicii		Ahh	I alsal
			Rosic	lantis	ol Wial	aility	/ App	raical

Small Residential Development

	NCS		Posic	lantis	d Vial	aility	, Ann	raisal
			Mesic	lellile	II VIGI	Jilley	App	laisai
DEVELOPI	MENT SCENAR	IO	Small Hous	ing Develop	ment		Apartments	0
_	D VALUE SCEN	_	Greenfield				2 bed houses	2
	MENT LOCATION		40% Afforda	able			3 Bed houses	3
	MENT DETAILS		5	Total Units			4 bed houses	0
Affordable	e Proportion	0%	0	Affordable U	nits		5 bed house	0
Affordable	e Mix	30%	Intermediate	0%	Social Rent	70%	Affordable Re	ent
	ent Floorspa	ce	414	Sqm Market	Housing	0	Sqm Affordab	le Housing
-	ent Value							
Market Ho	ouses							
0	Apartments		sqm		£ per sqm			£0
2	2 bed houses		sqm		£ per sqm			£420,000
3	3 Bed houses		sqm		£ per sqm			£726,000
0	4 bed houses		sqm		£ per sqm			£0
0	5 bed house	150	sqm	2500	£ per sqm			£0
	ate Houses		Open Market		_			0.5
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	88	sqm	1925	£ per sqm			£0
Low Cost	Houses r	050	lo	V- los				
	L.		Open Market					co
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm £ per sqm			£0
U	3 Bed House	00	sqm	2337.3	± per sqm			£0
Affordabl	e Rent Houses	60%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
5	Total Units		sqiii	1030	L per sqiii			10
_	ent Value							£1,146,000
	ent Costs			4 4 4 4 0 5 0				60
Land	Apartments		Plots	14148.59				£0
	2 Bed House		Plots	35371.46				£70,743
	3 Bed House		Plots	40167.39				£120,502
	4 Bed House		Plots	56234.34 70292.93			£191,245	£0 £0
Stamp Du	5 Bed House ty Land Tax	U	Plots	1.0%	£ per plot	otal Land	2131,243	£1,912
Construct				1.0%				11,912
0	Apartments	60	sqm	1150	£ per sqm	1.15	Gross/Net	£0
2	2B Houses		sqm	1138	£ per sqm £ per sqm	1.13	Gross/Net	£151,050
3			sqm		£ per sqiii £ per sqm			£265,848
0	3B Houses 4B Houses		sqm		£ per sqm £ per sqm			£205,848
0	5B Houses		sqm		£ per sqm			£0
5	Jonouses		Total sqm	1007	r hei sdiii			10
	I Affordable H			U	per plot			£0
Professio		.ouomig Luff	. 5550		Build Cost			£33,352
Legal Fees				0.5%				£5,730
Statutory					Build Cost			£4,586
	rketing Costs				Market Units	Value		£22,920
Continger					Build Cost			£20,845
	Obligations				£ per Market	Unit		£17,500
Interest		6.0%	12	Month Build	,		Mth Sale Voic	
Arrangem	ent Fee	1.0%						£6,975
	ent Profit		20.0%	of GDV				£229,200
Total Cost								£993,814
	L MARGIN FO L CIL RATE PE		OF MARKET	HOUSING				£152,186 £368
		•						

	NCS		Resid	lentis	al Vial	nility	/ Ann	raisal
W.			Nesit		ii Viai	Jility	App	laisai
DEVELOPN	IENT SCENAR	IO	Small Hous	ing Develop	ment		Apartments	0
BASE LAND	VALUE SCEN	IARIO	Greenfield				2 bed houses	2
	IENT LOCATION			g 10% Low C	ost		3 Bed houses	3
	IENT DETAILS			Total Units			4 bed houses	0
	Proportion	0%	_	Affordable U			5 bed house	0
Affordable			Intermediate		Social Rent		Affordable R	
	ent Floorspac	æ	414	Sqm Market	Housing	0	Sqm Affordab	le Housing
Developmo Market Ho								
0		60		3000	l c			£(
2	Apartments 2 bed houses		sqm sqm		£ per sqm £ per sqm			£420,000
3	3 Bed houses	73	sqm		£ per sqiii £ per sqm			£726,000
0	4 bed houses		sqm		£ per sqiii £ per sqm			£/20,000
0	5 bed houses	150		2500	£ per sqm			£
Ü	3 bea nouse [130	34111	2300	L per squi			Σ.
Intermedia	ite Houses	70%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£
0	3 Bed House		sqm		£ per sqm			£
Low Cost H	louses		Open Market					
0	Apartments		sqm	2550	£ per sqm			£0
0	2 Bed house	75	sqm		£ per sqm			£0
0	3 Bed House	88	sqm	2337.5	£ per sqm			£0
		2.22						
	Rent Houses		Open Market					
0	Apartments		sqm		£ per sqm			£(
0	2 Bed house		sqm		£ per sqm			£(
5	3 Bed House	88	sqm	1650	£ per sqm			£0
Developmo	Total Units ent Value							£1,146,000
Developmo	ant Costs	_						
Land	Apartments	0	Plots	14148.59	f per plot			£0
	2 Bed House		Plots	35371.46				£70,743
	3 Bed House		Plots	40167.39				£120,502
	4 Bed House		Plots	56234.34				£(
	5 Bed House		Plots	70292.93		otal Land	£191,245	£
Stamp Duty	y Land Tax			1.0%				£1,91
Construction	on				•			
0	Apartments		sqm		£ per sqm	1.15	Gross/Net	£(
2	2B Houses		sqm		£ per sqm			£151,050
3	3B Houses		sqm		£ per sqm			£265,848
0	4B Houses	120			£ per sqm			£(
0	5B Houses	150		1007	£ per sqm			£(
5	*CC		Total sqm					
	Affordable H	lousing Lan	a Cost		per plot			£(
Profession	ial Fees				Build Cost			£33,352
Legal Fees				0.5%				£5,730
Statutory F	ees keting Costs				Build Cost	Val···-		£4,580
Sares/Mar Contingend					Market Units Build Cost	vaiue		£22,920 £20,845
	bligations				£ per Market	l Ini+		£17,50
Interest		6.0%	12	Month Build	r hei ingi ket		Mth Sale Void	
Arrangeme	nt Fee	1.0%		מווטם ווגוויטויט		0	IVILLI Sale VOIC	£6,97
Developme		1.076	20.0%	of GDV				£229,200
Total Cost								£993,81
	. MARGIN FO	P CII						
		K CIL						£152,18

	VCS		Resid	lentia	al Vial	oility	/ App	raisal
DEVEL OPM	IENT SCENAR	10	Small Hous	ing Develor	ment		Apartments	0
	VALUE SCEN		Brownfield		THEITE		2 bed houses	2
	IENT LOCATION		40% Afforda				3 Bed houses	3
	IENT DETAILS			Total Units			4 bed houses	0
Affordable	Proportion	0%	0	Affordable U	nits		5 bed house	0
Affordable	Mix	30%	Intermediate	0%	Social Rent	70%	Affordable Re	ent
Developme	ent Floorspac	æ	414	Sqm Market	Housing	0	Sqm Affordab	le Housing
Developme	ent Value							
Market Ho	uses							
0	Apartments		sqm		£ per sqm			£
2	2 bed houses	75	sqm	2800	£ per sqm			£420,00
3	3 Bed houses		sqm		£ per sqm			£726,00
0	4 bed houses	120			£ per sqm			£
0	5 bed house	150	sqm	2500	£ per sqm			£
		700/						
Intermedia	L		Open Market		6			_
0	Apartments		sqm		£ per sqm			£
0	2 Bed House		sqm		£ per sqm			£(
U	3 Bed House	88	sqm	1925	£ per sqm			Ĭ.
Low Cost H	ousos [0 0 0 /	Open Market	Value				
0	L		sqm		£ per sqm			£
0	Apartments 2 Bed house		sqm	2330	£ per sqm			£
0	3 Bed House		sqm		£ per sqm			£
U	3 Bed House	00	sqm	2557.5	£ per sqiii			L
Affordable	Rent Houses	60%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£
0	2 Bed house		sqm		£ per sqiii			£
0	3 Bed House		sqm		£ per sqm			£
5	Total Units		34111	1030	L per sqiii			
Developme	ent Value				1			£1,146,000
Developme	ent Costs							
Land	Apartments	0	Plots	17908.59	£ per plot			£
	2 Bed House	2	Plots	44771.46	£ per plot			£89,54
	3 Bed House	3	Plots	51167.39				£153,50
	4 Bed House	0	Plots	71634.34	£ per plot			£
	5 Bed House	0	Plots	89542.93	£ per plot	otal Land	£243,045	£
Stamp Duty	/ Land Tax			1.0%				£2,43
Construction	on							
0	Apartments		sqm		£ per sqm	1.15	Gross/Net	£
2	2B Houses		sqm		£ per sqm			£151,05
3	3B Houses		sqm		£ per sqm			£265,84
0	4B Houses	120			£ per sqm			£
0	5B Houses	150		1007	£ per sqm			£
5	•66		Total sqm					
	Affordable H	lousing Lan	d Cost		per plot			£
Profession	al Fees				Build Cost			£33,35
Legal Fees				0.5%				£5,73
Statutory F					Build Cost			£4,58
	keting Costs				Market Units	Value		£22,92
Contingend					Build Cost			£20,84
	bligations	C 001	4.0		£ per Market			£17,50
Interest	mt Fo -	6.0%		Month Build		6	Mth Sale Voic	
Arrangeme Developme		1.0%	20.0%	of GDV				£7,49 £229,20
Developine	ant Front		20.0%	עם וט				1223,20
Total Cost								£1,051,56
								£94,43
POTENTIAL								

2 2 3 3 0 4 0 5	ALUE SCENT LOCATION DETAILS TOPORTION [lix to the second colors of the	IARIO ON (ZONE)	Small Hous Brownfield 40% Aff Hsg		ment		Apartments	0
BASE LAND V DEVELOPMEN DEVELOPMEN Affordable Pr Affordable M Development Market House 0 A 2 2 3 3 0 4 0 5	ALUE SCENT LOCATION DETAILS TOPORTION [lix to the second colors of the	IARIO ON (ZONE)	Brownfield 40% Aff Hsg		illelle		Aparment	
DEVELOPMEN DEVELOPMEN Affordable Pr Affordable M Development Development Market House 0 A 2 2 3 3 0 4 0 5	NT LOCATIONT DETAILS roportion [lix this line to the control of th	ON (ZONE)	40% Aff Hsg				2 bed houses	2
DEVELOPMEN Affordable Pr Affordable M Development Development Market House 0 A 2 2 3 3 0 4 0 5	NT DETAILS oportion [lix t Floorspac	0%		10% Low C	ost		3 Bed houses	3
Affordable Pr Affordable M Development Development Market House 0 A 2 2 3 3 0 4 0 5	oportion [lix t Floorspac	0%		Total Units	U3 t		4 bed houses	0
Affordable M Development Development Market House 0 A 2 2 3 3 0 4 0 5	lix t Floorspac			Affordable U	nits		5 bed house	0
Development Market House 0 A 2 2 3 3 0 4 0 5		2470	Intermediate		Social Rent	56%	Affordable Re	ent
Development Market House 0 A 2 2 3 3 0 4 0 5				Sgm Market			Sqm Affordab	
Market House								
2 2 3 3 0 4 0 5	es							
3 3 0 4 0 5	partments		sqm	3000	£ per sqm			£
0 4 0 5	bed houses	75	sqm	2800	£ per sqm			£420,00
0 5	Bed houses		sqm		£persqm			£726,00
Intermediate	bed houses	120			£ per sqm			£
	bed house	150	sqm	2500	£ per sqm			£
U A	L		Open Market					
	partments		sqm		£ per sqm			£
	Bed house		sqm		£ per sqm			£
0 3	Bed House	88	sqm	1925	£ per sqm			£(
	_	0.50/						
Low Cost Hou	L		Open Market		_			
	partments		sqm	2550	£ per sqm			£(
	Bed house		sqm		£ per sqm			£(
0 3	Bed House	88	sqm	2337.5	£ per sqm			£
Affordable De	ant House of	6.00/	0	Malina				
Affordable Re	-		Open Market sqm		C			£
	partments Bed house		sqm		£ per sqm £ per sqm			£(
	Bed House		sqm		£ per sqiii £ per sqm			£(
	otal Units		sqiii	1030	L per sqiii			10
Development								£1,146,000
Development	t Costs	_		_				
	partments	0	Plots	17908.59	f ner nlot			£
	Bed House		Plots	44771.46				£89,54
	Bed House		Plots	51167.39				£153,50
	Bed House		Plots	71634.34				£
	Bed House		Plots	89542.93		otal Land	£243,045	£
Stamp Duty L	and Tax			1.0%				£2,43
Construction								
0 A	partments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£
2 21	B Houses		sqm	1007	£ per sqm			£151,05
-	B Houses		sqm		£ per sqm			£265,84
0 41	B Houses	120			£ per sqm			£
	B Houses	150		1007	£persqm			£
5			Total sqm					
Additional Af		lousing Lan	d Cost		per plot			£
Professional	Fees				Build Cost			£33,35
Legal Fees				0.5%				£5,73
Statutory Fee					Build Cost			£4,58
Sales/Market					Market Units	Value		£22,92
Contingencie					Build Cost			£20,84
Planning Obl	igations	6.001	1.0		£ per Market			£17,50
Interest		6.0%		Month Build		6	Mth Sale Voic	
Arrangement		1.0%						£7,49
Development	Profit		20.0%	of GDV				£229,20
Total Cost								£1,051,56
								, ,
POTENTIAL IV POTENTIAL CI			05.04.04					£94,43 £22

	VCS		Resid	lentia	al Vial	oility	/ App	raisal
DEVELOPIN	MENT SCENAR	10	Small Hous	ing Develor	ment		Apartments	0
	O VALUE SCEN		Market Con		THEITE		2 bed houses	2
	MENT LOCATION		40% Afforda				3 Bed houses	3
	MENT DETAILS		5	Total Units			4 bed houses	0
Affordable	Proportion [0%		Affordable U			5 bed house	0
Affordable			Intermediate		Social Rent		Affordable R	
	ent Floorspac	æ	414	Sqm Market	Housing	0	Sqm Affordab	le Housing
Developm								
Market Ho		60		2000				6.
0	Apartments		sqm		£ per sqm			£(
2 3	2 bed houses	/5	sqm		£ per sqm			£420,00
0	3 Bed houses		sqm		£ per sqm			£726,000 £
0	4 bed houses 5 bed house	120 150			£ per sqm £ per sqm			£
U	5 bed nouse [150	sqm	2500	£ per sqm			Ľ
Intermedia	ate Houses	70%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£
0	2 Bed house		sqm		£ per sqm			£
0	3 Bed House		sqm		£ per sqm			£
	3 224 110436	30	- 1	1323	= pc. 3qm			
Low Cost H	louses	85%	Open Market	Value	1			
0	Apartments		sqm		£ per sqm			£
0	2 Bed house		sqm		£ per sqm			£
0	3 Bed House		sqm		£ per sqm			£
Affordable	Rent Houses	60%	Open Market	Value				
0	Apartments	60	sqm	1800	£ per sqm			£0
0	2 Bed house	75	sqm	1680	£ per sqm			£0
0	3 Bed House	88	sqm	1650	£ per sqm			£0
5 Developm	Total Units ent Value							£1,146,000
Developm								
Land	Apartments	0	Plots	23000	£ per plot			£
	2 Bed House		Plots		£ per plot			£115,00
	3 Bed House		Plots	65714.29				£197,14
	4 Bed House	0	Plots		£ per plot			É
	5 Bed House	0	Plots		£ per plot	otal Land	£312,143	£
Stamp Dut	y Land Tax			3.0%				£9,36
Constructi	on				•			
0	Apartments		sqm		£ per sqm	1.15	Gross/Net	£
2	2B Houses		sqm		£ per sqm			£151,05
3	3B Houses		sqm		£ per sqm			£265,84
0	4B Houses	120			£ per sqm			£
0	5B Houses	150		1007	£ per sqm			£
5	ACC LLL		Total sqm		1			
	Affordable H	lousing Lan	a Cost		per plot			£(
Profession	nal Fees				Build Cost			£33,35
Legal Fees	_			0.5%				£5,73
Statutory F					Build Cost	16.1		£4,58
	keting Costs				Market Units	Value		£22,92
Contingen					Build Cost	I I a la		£20,84
	Obligations	C 00/	13		£ per Market		Math Call V	£17,50
Interest Arrangeme	ent Fee	6.0% 1.0%		Month Build		6	Mth Sale Void	£54,70 £8,25
Developme		1.0%	20.0%	of GDV				£229,20
Total Cost								£1,135,50
POTENTIAL	L MARGIN FO	R CII						£10,49
			OF MARKET	HOUSING				£10,43

	IENT SCENAR VALUE SCEN		Small Hous Market Con	ing Develop	el Vial		Apartments 2 bed houses	0
	IENT LOCATION			10% Low C	ost		3 Bed houses	
	IENT DETAILS			Total Units			4 bed houses	0
Affordable	Proportion	0%	_	Affordable U	nits		5 bed house	0
Affordable			Intermediate		Social Rent		Affordable R	
	ent Floorspac	æ	414	Sqm Market	Housing	0	Sqm Affordab	le Housing
Developme								
Market Ho		60		3000				£0
2	Apartments 2 bed houses	75	sqm sqm		£ per sqm £ per sqm			£420,000
3	3 Bed houses	88	sqm		£ per sqm			£726,000
0	4 bed houses		sqm		£ per sqm			£0,000
Ö	5 bed house	150		2500	£ per sqm			£C
Intermedia	te Houses		Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	88	sqm	1925	£ per sqm			£0
		0.50						
Low Cost H			Open Market					
0	Apartments		sqm sqm		£ per sqm			£0 £0
0	2 Bed house 3 Bed House		sqm		£ per sqm £ per sqm			£0
U	3 Bed House	00	sqiii	2337.3	E per sqiii			LC
Affordable	Rent Houses	60%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£C
0	3 Bed House		sqm		£ per sqm			£0
5	Total Units							C1 14C 000
Developme	ent value							£1,146,000
Developme	ent Costs							
Land	Apartments		Plots		£ per plot			£0
	2 Bed House		Plots		£ per plot			£115,000
	3 Bed House		Plots	65714.29				£197,143
	4 Bed House		Plots		£ per plot		£312.143	£0
Ctamp Dut	5 Bed House	U	Plots		£ per plot	otal Land	£312,143	£(
Stamp Duty Construction				3.0%				£9,364
0	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£0
2	2B Houses		sqm		£ per sqm	1.13	01033/1401	£151,050
3	3B Houses		sqm		£ per sqm			£265,848
0	4B Houses		sqm		£ per sqm			£C
0	5B Houses	150	sqm	1007	£ per sqm			£0
5		414	Total sqm					
	Affordable H	lousing Lan	d Cost		per plot			£0
Profession	al Fees				Build Cost			£33,352
Legal Fees				0.5%	_			£5,730
Statutory F					Build Cost	N . 1		£4,586
Contingence	keting Costs				Market Units Build Cost	value		£22,920 £20,845
Planning O					f per Market	Unit		£20,845 £17,500
Interest		6.0%	12	Month Build	r her marker		Mth Sale Void	
Arrangeme	nt Fee	1.0%		i i i i i i i i i i i i i i i i i i i			THE VOICE	£8,258
Developme		2.070	20.0%	of GDV				£229,200
Total Cost								£1,135,502
i diai Cust								11,133,302

Town Centre Apartments

	NCS		Resid	lontis	ıl Vial	aility	, Ann	raisal
			Nesic	ien lie	II VIGI		, whh	Idisai
DEVELOPI	MENT SCENAR	IO	Town Centr	e Apartment	ts		Apartments	35
_	D VALUE SCEN	_	Greenfield	c ripar arrierr			2 bed houses	
	MENT LOCATION		40% Afforda	able			3 Bed houses	_
	MENT DETAILS			Total Units			4 bed houses	_
	Proportion	40%		Affordable U	nits		5 bed house	0
Affordable	e Mix	30%	Intermediate	0%	Low Cost	70%	Affordable R	ent
Developm	ent Floorspac			Sqm Market		840	Sqm Affordab	le Housing
Developm	ent Value							, i
Market Ho	ouses							
21	Apartments	60	sqm		£ per sqm			£3,780,000
0	2 bed houses	75	sqm	2800	£ per sqm			£0
0	3 Bed houses	88	sqm	2750	£ per sqm			£0
0	4 bed houses	120	sqm	2500	£ per sqm			£0
0	5 bed house	150	sqm	2500	£ per sqm			£0
	ate Houses		Open Market					
4	Apartments		sqm		£persqm			£504,000
	2 Bed house		sqm		£ per sqm			£0
	3 Bed House	88	sqm	1925	£ per sqm			£0
			,					
Low Cost H			Open Market					
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm	2380	£ per sqm			£0
0	3 Bed House	88	sqm	2337.5	£ per sqm			£0
A.CC		600/	7					
	e Rent Houses		Open Market					
10	Apartments		sqm		£ per sqm			£1,080,000
	2 Bed house		sqm		£ per sqm			£0
	3 Bed House	88	sqm	1650	£ per sqm			£0
35 Developm	Total Units rent Value							£5,364,000
D								
Developm		24	D	14140 50	l			6207.420
Land	Apartments		Plots	14148.59				£297,120
	2 Bed House		Plots	35371.46 40167.39				£0 £0
	3 Bed House		Plots Plots	56234.34				£0
	4 Bed House 5 Bed House		Plots	70292.93		otal Land	£297,120	£0
Stamp Dut	ty Land Tax	U	PIOLS	3.0%	£ per piot	Otal Land	2237,120	£8,914
C	•			3.076				10,514
35	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£2,796,570
0	2B Houses		sqm		£ per sqm	1.13	di oss/ivet	£0
0	3B Houses		sqm		£ per sqm			£0
0	4B Houses		sqm		£ per sqm			£0
0	5B Houses		sqm		£ per sqm			£0
35	35 Houses		Total sqm	1007	- per squi			10
	l Affordable F			3500	per plot			£49,000
Profession		2011			Build Cost			£223,726
Legal Fees				0.5%				£26,820
Statutory					Build Cost			£30,762
	rketing Costs				Market Units	Value		£75,600
Contingen					Build Cost			£142,279
	Obligations				£ per Market	Unit		£122,500
Interest		6.0%	12	Month Build			Mth Sale Void	
Arrangeme	ent Fee	1.0%						£36,508
Developm			20.0%	of GDV				£1,072,800
Total Cost								£5,074,181
	L MARGIN FO							£289,819
POTENTIA	L CIL RATE PEI	R SQ METRE	OF MARKET	HOUSING				£230

	NOS							
			Resid	lentia	al Vial	oility	/ App	raisal
DEVELOPM	IENT SCENAR	IO	Town Centr	e Apartmen	ts		Apartments	35
BASE LAND	VALUE SCEN	IARIO	Greenfield				2 bed houses	0
DEVELOPM	IENT LOCATION	ON (ZONE)	40% Aff Hsg	10% Low C	ost		3 Bed houses	0
DEVELOPM	IENT DETAILS	,		Total Units			4 bed houses	0
Affordable	Proportion	50%	17	Affordable U	nits		5 bed house	0
Affordable		24%	Intermediate	20%	Low Cost	56%	Affordable R	ent
Developme	ent Floorspac	æ	1080	Sqm Market		1,020	Sqm Affordab	le Housing
Developme								
Market Hou								
18	Apartments [60	sqm	3000	£ per sqm			£3,240,000
0	2 bed houses	75	sqm		£ per sqm			£
0	3 Bed houses		sqm		£ per sqm			£
0	4 bed houses	120			£ per sqm			£
0	5 bed house	150		2500	£ per sqm			£
Intermedia	te Houses	70%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£504,000
	2 Bed house		sqm		£ per sqm			£
	3 Bed House		sqm		£ per sqm			£
			·					
Low Cost H	ouses	85%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£612,000
	2 Bed house		sqm		£ per sqm			É
	3 Bed House		sqm		£ per sqm			£
			- 4					
Affordable	Rent Houses	60%	Open Market	Value				
9	Apartments		sqm		£ per sqm			£972,000
	2 Bed house		sqm		£ per sqm			É
	3 Bed House		sqm		£ per sqm			£0
35 Developme	Total Units							£5,328,000
Developme								, ,
Land	Apartments	18	Plots	14148.59	f per plot			£254,675
	2 Bed House		Plots	35371.46	f per plot			£(
	3 Bed House		Plots	40167.39				£
	4 Bed House		Plots	56234.34				£
	5 Bed House		Plots	70292.93		otal Land	£254,675	£
Stamp Duty				3.0%	2 per prot	otal zalia	,,	£7,64
Construction				3.070	l .			27,01
35	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£2,796,57
0	2B Houses		sqm		£ per sqm		,	£(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
0	3B Houses		sqm		£ per sqm			£
0	4B Houses	120			£ per sqm			£
0	5B Houses	150			£ per sqm			£
35	3B Houses		Total sqm	1007	z per sqiii			
	Affordable F			7000	per plot			£119,00
Profession					Build Cost			£223,72
Legal Fees				0.5%				£26,64
Statutory F	600				Build Cost			£30,76
	keting Costs				Market Units	Value		£64,80
Contingenc					Build Cost	varue		£145,77
Planning O					£ per Market	l Init		£122,50
Interest		6.0%	12	Month Build	r hei ingi ket		Mth Sale Void	
Arrangeme	nt Fee	1.0%		IVIOITLII DUIIU	-	- 0	IVILII Sale VOIC	£36,69
Developme		1.076	20.0%	of GDV				£1,065,60
Total Cost								£5,084,800
DOTENIE .	144 DOW	D. 611						6040
POTENTIAL	MARGIN FO		OF MARKET					£243,20 £22

	NCG		Desi	lone:	1 \ /2 _ 1	- دانه	. ^	noisel
			Resid	ientia	ii Viai		/ App	raisal
DEVELOPM	MENT SCENAR	Ю	Town Centr	e Apartmen	ts		Apartments	35
BASE LAND	VALUE SCEN	IARIO	Brownfield	·			2 bed houses	0
	MENT LOCATION		40% Afforda				3 Bed houses	0
	MENT DETAILS			Total Units			4 bed houses	0
	Proportion	40%		Affordable U			5 bed house	0
Affordable			Intermediate		Low Cost		Affordable R	
	ent Floorspac	æ	1260	Sqm Market	Housing	840	Sqm Affordab	le Housing
Developm								
Market Ho		60		2000	_			62.700.000
21	Apartments		sqm		£ per sqm			£3,780,000
0 0	2 bed houses	75	sqm		£ per sqm			£(£(
0	3 Bed houses	120	sqm		£ per sqm £ per sqm			£(
0	4 bed houses 5 bed house	150		2500	£ per sqm £ per sqm			£(
0	5 bed flouse	130	sqiii	2300	E per sqiii			L
Intermedia	ate Houses T	70%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£504,000
•	2 Bed house		sqm		£ per sqm			£(
	3 Bed House		sqm		£ per sqm			£
			- al					
Low Cost H	louses	85%	Open Market	Value				
0	Apartments	60	sqm	2550	£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
	Rent Houses		Open Market					
10	Apartments		sqm		£ per sqm			£1,080,000
	2 Bed house		sqm		£ per sqm			£0
	3 Bed House	88	sqm	1650	£ per sqm			£C
35 Developm	Total Units ent Value							£5,364,000
Developme	ent Costs							
Land	Apartments	21	Plots	17908.59	£ per plot			£376,080
	2 Bed House	0	Plots	44771.46				£0
	3 Bed House	0	Plots	51167.39	£ per plot			£0
	4 Bed House	0	Plots	71634.34	£ per plot			£0
	5 Bed House	0	Plots	89542.93	£ per plot	otal Land	£376,080	£0
Stamp Dut	•			3.0%				£11,282
Construction	on							
35	Apartments		sqm		£ per sqm	1.15	Gross/Net	£2,796,570
0	2B Houses		sqm		£ per sqm			£0
0	3B Houses		sqm		£ per sqm			£0
0	4B Houses	120			£ per sqm			£0
0	5B Houses	150		1007	£ per sqm			£0
35	Affordablal		Total sqm	F000				C70.000
Profession	Affordable F	iousing Lan	u CUST		per plot Build Cost			£70,000 £223,726
Legal Fees	iai rees			0.5%				£26,820
Statutory F	oos				Build Cost			£30,762
	keting Costs				Market Units	Value		£75,600
Contingen					Build Cost	value		£143,329
	Obligations				£ per Market	Unit		£122,500
Interest	[6.0%	12	Month Build	- per market		Mth Sale Void	
Arrangeme	ent Fee	1.0%		onth bund			Juic VOIC	£37,542
Developme		1.070	20.0%	of GDV				£1,072,800
Total Cost								£5,187,269
DOTENTIAL	MADCIN FO	D CII						C17C 72
	MARGIN FO	K CIL	OF MARKET					£176,731 £140

	NCS		Resid	lentis	ıl Vial	oility	/ Ann	raisal
			Nesie		ii Vidi	Villey	APP	laisai
DEVELOPM	IENT SCENAR	IO		e Apartmen	ts		Apartments	35
BASE LAND	VALUE SCEN	IARIO	Brownfield				2 bed houses	0
	IENT LOCATION		40% Aff Hsg		ost		3 Bed houses	0
	IENT DETAILS			Total Units			4 bed houses	
	Proportion	50%		Affordable U			5 bed house	0
Affordable			Intermediate		Low Cost		Affordable R	
	ent Floorspac	æ	1080	Sqm Market	Housing	1,020	Sqm Affordab	le Housing
Developme								
Market Hou		60		2000	_			62.240.00
18	Apartments		sqm		£ per sqm			£3,240,000
0	2 bed houses		sqm		£ per sqm			£(
0	3 Bed houses		sqm		£ per sqm			£(
0	4 bed houses		sqm	2500	£ per sqm £ per sqm			£
U	5 bed house	150	sqm	2500	± per sqm			I.
Intermedia	te Houses I	70%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£504,000
7	2 Bed house		sqm		£ per sqiii			£04,000
	3 Bed House		sqm		£ per sqm			£
	3 250 710036	30	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	1323	2 pc. 3q.			L
Low Cost H	ouses [85%	Open Market	Value				
4	Apartments		sqm		£ per sqm			£612,000
	2 Bed house		sqm		£ per sqm			£(
	3 Bed House		sqm		£ per sqm			£
Affordable	Rent Houses	60%	Open Market	Value				
9	Apartments	60	sqm	1800	£ per sqm			£972,000
	2 Bed house		sqm	1680	£ per sqm			£0
	3 Bed House	88	sqm	1650	£ per sqm			£0
35 Developme	Total Units							£5,328,000
Developme	ant Costs							
Land	Apartments	18	Plots	17908.59	fperplot			£322,355
Luiiu	2 Bed House		Plots	44771.46				£(
	3 Bed House		Plots	51167.39				£
	4 Bed House		Plots	71634.34				£
	5 Bed House		Plots	89542.93		otal Land	£322,355	£
Stamp Duty	/ Land Tax			3.0%				£9,67
Construction								,
35	Apartments	60	sqm	1158	£ per sqm	1.15	Gross/Net	£2,796,570
0	2B Houses	75	sqm	1007	£ per sqm			£0
0	3B Houses	88	sqm	1007	£ per sqm			£(
0	4B Houses	120		1007	£ per sqm			£(
0	5B Houses	150		1007	£ per sqm			£0
35			Total sqm					
	Affordable H	lousing Lan	d Cost		per plot			£136,000
Profession	al Fees				Build Cost			£223,726
Legal Fees				0.5%				£26,640
Statutory F					Build Cost			£30,76
	keting Costs				Market Units	Value		£64,800
Contingenc					Build Cost			£146,629
Planning O	bilgations	C 001	4.3		£ per Market		had colors	£122,500
Interest	nt Foo	6.0% 1.0%		Month Build		6	Mth Sale Void	
Arrangeme Developme		1.0%	20.0%	of GDV				£37,572 £1,065,600
Total Cost								£5,180,62
	MARGIN FO	P CII						, ,
			OF MARKET	HOUSING				£147,378 £130

DEVELOPMENT DAMENT DAMENT DAMENT DAMENT DEVELOPMENT FIGURE DEVELOPMENT FIGURE DEVELOPMENT DAMENT DAM	DETAILS	14 Intermediate	Total Units Affordable U 0% Sqm Market 3000 2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm		2 bed houses 3 Bed houses 4 bed house 5 bed house Affordable Re Sqm Affordab	0 0 0 ent
DEVELOPMENT DAMENT DAMENT DAMENT DAMENT DEVELOPMENT FIGURE DEVELOPMENT FIGURE DEVELOPMENT DAMENT DAM	DETAILS ortion 40% 30% oorspace alue tments 60 thouses 75 thouses 120 thouse 150 twises 70% thouse 75 thouse 75 thouse 75 thouse 88 thouse 75 thouse 75 thouse 75 thouse 75 thouse 88	35 14 Intermediate 1260 sqm sqm sqm sqm sqm sqm sqm sqm sqm sq	Total Units Affordable U 0% Sqm Market 3000 2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm		5 bed house Affordable Re	0 ent de Housing £3,780,000 £0 £0 £0 £504,000
Affordable Mix Development Flo Development Va Market Houses 21 Apart 0 2 bed 0 3 Bed 0 4 bed 0 5 bed Intermediate Hot 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	30% oorspace alue tments 60 d houses 75 d houses 120 d house 150 thouse 50 d house 75 d House 88	sqm sqm sqm sqm sqm sqm sqm sqm sqm open Market sqm sqm	3000 2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm		Affordable Re	£3,780,000 £3,780,000 £0 £0 £0 £504,000
Development Flo Development Va Market Houses 21 Apart 0 2 bed 0 3 Bed 0 4 bed 0 5 bed Intermediate Hot 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	oorspace alue tments 60 d houses 75 d houses 120 d house 150 d house 50 d house 75 d house 88 d house 88 d house 88 d house 88	sqm sqm sqm sqm sqm open Market sqm sqm	3000 2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ per sqm			£3,780,000 £0 £0 £0 £0 £504,000
Development Va Market Houses 21 Apart 0 2 bed 0 3 Bed 0 4 bed 0 5 bed Intermediate Hot 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	tments 60 d houses 75 d houses 120 d houses 150 d houses 16 d house 150 d house 150 thouse 75 d house 88 d house 88 d house 88 d house 88	sqm sqm sqm sqm sqm sqm sqm sqm open Market sqm sqm sqm	3000 2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm	840	Sqm Affordab	£3,780,000 £0 £0 £0 £504,000
Market Houses 21 Apart 0 2 bed 0 3 Bed 0 4 bed 0 5 bed Intermediate Houses 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	tments 60 d houses 75 d houses 88 d houses 120 d house 150 thouse 75 thouse 75 d house 88 d house 75 d house 88	sqm sqm sqm open Market sqm sqm open Market sqm sqm sqm	2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm			£504,000
21 Apart 0 2 bed 0 3 Bed 0 4 bed 0 5 bed Intermediate Hou 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	Houses 75 Houses 88 Houses 120 House 150 House 75 House 88 House 88 House 88 House 75 House 88	sqm sqm sqm open Market sqm sqm open Market sqm sqm sqm	2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm			£504,000
0 2 bed 0 3 Bed 0 4 bed 0 5 bed Intermediate Hor 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed 3 Bed	Houses 75 Houses 88 Houses 120 House 150 House 75 House 88 House 88 House 88 House 75 House 88	sqm sqm sqm open Market sqm sqm open Market sqm sqm sqm	2800 2750 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm			£504,000
0 3 Bed 0 4 bed 0 5 bed Intermediate Hot 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	# Houses 88	sqm sqm open Market sqm sqm sqm open Market	2750 2500 2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm			£504,000 £0
0 4 bed 0 5 bed Intermediate Hot 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	1 houses	sqm sqm Open Market sqm sqm Open Market sqm	2500 2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm £ persqm			£0 £0 £504,000 £0
0 5 bed Intermediate Hot 4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed 3 Bed	thouse 150 tuses 70% tments 60 thouse 75 thouse 88 s 85% tments 60 thouse 75 thouse 75 thouse 88	open Market sqm sqm sqm open Market sqm	2500 Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm £ persqm £ persqm			£504,000 £0
4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	tments 60 thouse 75 thouse 88 s 85% tments 60 thouse 75 thouse 88 thouse 75 thouse 75 thouse 88	Open Market sqm sqm sqm Open Market sqm	Value 2100 1960 1925 Value 2550 2380	£ persqm £ persqm £ persqm £ persqm			É
4 Apart 2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	tments 60 d house 75 d House 88 s 85% tments 60 d house 75 d House 88	sqm sqm sqm Open Market sqm	2100 1960 1925 Value 2550 2380	f per sqm f per sqm f per sqm f per sqm			É
2 Bed 3 Bed Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	1 house 75 1 House 88 1 House 88 1 House 60 1 house 75 1 House 88	sqm sqm Open Market sqm	1960 1925 Value 2550 2380	f per sqm f per sqm f per sqm f per sqm			É
Low Cost Houses O Apart O 2 Bed O 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 3 Bed	88 85% 85% 60 thments 60 thouse 75 thouse 88	Open Market	1925 Value 2550 2380	£ per sqm £ per sqm £ per sqm			
Low Cost Houses 0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 35 Total	s 85% tments 60 d house 75 d House 88	Open Market sqm sqm	Value 2550 2380	f per sqm f per sqm			£(
0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 35 Total	tments 60 d house 75 d House 88	sqm	2550 2380	£ per sqm			
0 Apart 0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 35 Total	tments 60 d house 75 d House 88	sqm	2550 2380	£ per sqm			
0 2 Bed 0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 35 Total	d house 75 d House 88	sqm	2380	£ per sqm			CC
0 3 Bed Affordable Rent 10 Apart 2 Bed 3 Bed 35 Total	d House 88						£0
Affordable Rent 10 Apart 2 Bed 3 Bed 35 Total		Sqiii		£ per sqm			£C
10 Apart 2 Bed 3 Bed 35 Total	Houses 60%		2337.3	E per sqiii			LC
10 Apart 2 Bed 3 Bed 35 Total		Open Market	Value				
2 Bed 3 Bed 35 Total		sqm		£ per sqm			£1,080,000
35 Total		sqm		£ per sqm			£C
		sqm		£ per sqm			£0
Development Va	Units alue						£5,364,000
Development Co	osts						
		Plots	23000	£ per plot			£483,000
2 Bed	d House 0	Plots		£ per plot			£0
3 Bed	d House 0	Plots	65714.29				£0
		Plots		£ per plot			£0
		Plots		£ per plot	otal Land	£483,000	£0
Stamp Duty Land	d Tax		3.0%				£14,490
Construction	60	N = ====	1150	16	1.15	Conner /Nort	C2 706 F70
		sqm sqm		£ per sqm £ per sqm	1.15	Gross/Net	£2,796,570 £0
		sqm		£ per sqm			£0
		sqm		£ per sqm			£0
		sqm		£ per sqm			£C
35		Total sqm					
	dable Housing Lar		7000	per plot			£98,000
Professional Fee	es		8.0%	Build Cost			£223,726
Legal Fees			0.5%				£26,820
Statutory Fees				Build Cost			£30,762
Sales/Marketing	g Costs			Market Units	Value		£75,600
Contingencies	.			Build Cost			£144,729
Planning Obliga		1 12		£ per Market		NA+b C=1: V	£122,500
Interest Arrangement Fee	6.0%	Cost	Month Build		6	Mth Sale Voic	£211,983 £38,937
Development Pro		20.0%	of GDV				£1,072,800
Total Cost							£5,339,916

	AGS		Resid	lentia	al Vial	oility	/ App	raisal
DEVELOPIN	IENT SCENAR	10	Town Centr	e Apartmen	ts		Apartments	35
	VALUE SCEN		Market Con				2 bed houses	
	MENT LOCATION			10% Low C	ost		3 Bed houses	
	MENT DETAILS			Total Units			4 bed houses	0
Affordable	Proportion	50%	_	Affordable U	nits		5 bed house	0
Affordable			Intermediate		Low Cost		Affordable R	
	ent Floorspac	æ	1050	Sqm Market	Housing	1,020	Sqm Affordab	le Housing
Developm								
Market Ho		<u></u>		2000				C2 1F0 000
18 0	Apartments 2 bed houses		sqm sqm		£ per sqm £ per sqm			£3,150,000 £0
0	3 Bed houses	73	sqm		£ per sqiii £ per sqm			£0
0	4 bed houses	120			£ per sqm			£0
0	5 bed house	150			£ per sqm			£(
	o bea nouse	100	34		2 per 5q			
Intermedia	te Houses	70%	Open Market	Value				
4	Apartments		sqm	2100	£ per sqm			£504,000
0	2 Bed house	75	sqm		£ per sqm			£(
0	3 Bed House	88	sqm	1925	£ per sqm			£0
Low Cost H	louses		Open Market					
4	Apartments		sqm		£ per sqm			£612,000
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	88	sqm	2337.5	£ per sqm			£0
Affordable	Rent Houses	60%	Open Market	Value				
9	Apartments		sqm		£ per sqm			£972,000
0	2 Bed house		sqm		£ per sqm			£072,000
0	3 Bed House		sqm		£ per sqm			£C
35 Developm	Total Units				_ po. 54			£5,238,000
Developm Land	Apartments	10	Plots	22000	Cnorniot			£402,500
Lallu	2 Bed House		Plots		£ per plot £ per plot			£(
	3 Bed House		Plots	65714.29				£
	4 Bed House		Plots		£ per plot			£0
	5 Bed House		Plots		£ per plot	otal Land	£402,500	£C
Stamp Dut				3.0%	<u> </u>			£12,075
Constructi	on							
35	Apartments		sqm		£ per sqm	1.15	Gross/Net	£2,756,619
0	2B Houses		sqm		£ per sqm			£0
0	3B Houses		sqm		£ per sqm			£0
0	4B Houses	120			£ per sqm			£0
0	5B Houses	150		1007	£ per sqm			£0
35	A.C		Total sqm	11000	1			C402 F00
	Affordable H	lousing Lan	d Cost		per plot			£192,500
Profession Legal Fees	iai Fees			8.0% 0.5%	Build Cost			£220,530 £26,190
Statutory F	oos				Build Cost			£30,323
	keting Costs				Market Units	Value		£63,000
Contingen					Build Cost	value		£147,456
	Obligations				£ per Market	Unit		£120,750
Interest		6.0%	12	Month Build			Mth Sale Void	
Arrangeme	ent Fee	1.0%						£38,512
Developme	ent Profit		20.0%	of GDV				£1,047,600
Total Cost								£5,264,065
POTENTIAL	MARGIN FO	R CII				ļ		-£26,065
	L MARGIN FO L CIL RATE PEI		OF MARKET	HOUSING				-£26,0 -£

Zone 1	l	0-5 Ye	ear De	elivery												Abı	normal C	osts				
	n en												Archlogy				Sec 106/Policy	Ground	Utilities	Noise Insulation		
Boroug	gnwide					Site C	Const	raint	Sec 106				(Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	(unit)	Stability (Ha)	Upgrade (Ha)	(Ha)	Total Abnormal Costs	
				Land Value	Archlo				& Policy	Ground Stabilit	Sewer											
Traj Ref	Site	Size (Ha)	Units	Benchmark	gy	Flood	Access	Contam		у	Works	Other	£10,000	£25,000	£20,000	£25,000	£3,500	£20,000	£80,000	£100,000		Viability
									1													
4	Southern Counties, West Green	0.63	150	Brownfield				1	1				£0	£0	£0	£15,750	£525,000	£0	£0	£0	£540,750	£188,238
38	Former Thomas Bennett School, Tilgate	2.40	100	Greenfield		1	1		1		1		£0	£60,000	£48,000	£0	£350,000	£0	£192,000	£0	£650,000	£461,429
286	North East Sector Neighbourhood, Pound Hill	46.30	1900	Greenfield	1	1	1	1	1		1	1	£463,000	£1,157,500	£926,000	£1,157,500	£6,650,000	£0	£3,704,000	£4,630,000	£18,688,000	£863,506
197	Fairfield House, West Green Drive, West Gree	0.65	93	Brownfield					1				£0	£0	£0	£0	£325,500	£0	£0	£0	£325,500	£137,115
57	Brunel Place, West of Southgate Avenue, Soutl	0.14	15	Brownfield					1				£0	£0	£0	£0	£52,500	£0	£0	£0	£52,500	£27,700
177	Crossways, Balcombe Road, Pound Hill	0.26	7	Brownfield					1				£0	£0	£0	£0	£24,500	£0	£0	£0	£24,500	£88,726
191	Oak Tree Filling Station, 114 London Road, Nor	0.18	17	Brownfield				1	1			1	£0	£0	£0	£4,500	£59,500	£0	£0	£18,000	£82,000	£9,734
216	Former TSB Site, Russell Way, Three Bridges	0.30	40	Brownfield					1				£0	£0	£0	£0	£140,000	£0	£0	£0	£140,000	£65,674
254	Langley Green Youth Centre, Lark Rise, Langley	0.17	9	Brownfield					1				£0	£0	£0	£0	£31,500	£0	£0	£0	£31,500	£114,077
Zone 1	L	0-5 Ye	ear De	elivery												Abı	normal C	osts				
													Archlogy				Sec 106/Policy	Ground	Utilities	Noise Insulation		
Boroug	ghwide				;	Site C	Const	raint	S				(Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	(unit)	Stability (Ha)	Upgrade (Ha)	(Ha)	Total Abnormal Costs	
										Ground												
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlo gy	Flood	Access	Contam	Sec 106	Stabilit y	Works	Other	£10,000	£25,000	£20,000	£25,000	£3,500	£20,000	£80,000	£100,000		Viability
264	6 - 10 Ifield Road, West Green	0.09	14	Brownfield					1				£0	£0	£0	£0	£49,000	£0	£0	£0	£49,000	£15,025
263	1 - 3 Denne Road, Southgate	0.09	8	Brownfield					1				£0	£0	£0	£0	£28,000	£0	£0	£0	£28,000	£101,401
211	8 Goffs Park Road, Southgate	0.09	6	Brownfield					1				£0	£0	£0	£0	£21,000	£0	£0	£0	£21,000	£76,233
214	70 Spencers Road, West Green	0.13	13	Brownfield					1				£0	£0	£0	£0	£45,500	£0	£0	£0	£45,500	£27,735
25	5 - 7 Brighton Road, Southgate	0.44	48	Brownfield				1	1				£0	£0	£0	£11,000	£168,000	£0	£0	£0	£179,000	£48,435
166	Alpine Works, Oak Road, Southgate	0.13	6	Brownfield					1				£0	£0	£0	£0	£21,000	£0	£0	£0	£21,000	£77,237
326	Crawley Community Church, 40 Springfield, So	0.06	8	Brownfield					1				£0	£0	£0	£0	£28,000	£0	£0	£0	£28,000	£101,401
328	Former Oak, Maple & Beech House, Waterside	0.30	14	Brownfield					1				£0	£0	£0	£0	£49,000	£0	£0	£0	£49,000	£15,025
43	Ifield Community College, Ifield	3.90	125	Brownfield					1				£0	£0	£0	£0	£437,500	£0	£0	£0	£437,500	£209,046
294	15 - 29 Broadway, Northgate	0.12	57	Brownfield					1				£0	£0	£0	£0	£199,500	£0	£0	£0	£199,500	£104,792
Zone 1				elivery			Į.															
Zone i	•	0-5 16	eal De	elively												ADI	normal C	osts		Noise		
Porous	rhusido					C:4 - C			_				Archlogy (Ha)				106/Policy (unit)	Ground	Utilities Upgrade (Ha)	Insulation		
Boroug	ilwide				•	site C	LONSL	raint	5	Ground			(12)	Flood (Ha)	Access (Ha)	Contam (Ha)	(Gill)	Otability (Fig.)	opgrade (ria)	(112)	Total Abnormal Costs	
	S:4-a	c: (11)		Land Value Benchmark	Archlo	Florid		0	0 400	Stabilit	Sewer Works	Other	040.000	605.000	000 000	505.000	62.500	000 000	000 000	0.400.000		Viobility
Traj Ref	Site	Size (Ha)	Units		gy	Flood	Access	Contam		y I	WOIKS		£10,000	£25,000	£20,000	£25,000	£3,500	£20,000	£80,000	£100,000		Viability
295	Land Adj to Langley Green Primary School, Lan	0.55	30	Greenfield					1	-		1	£0	£0	£0	£0	£105,000	£0	£0	£55,000	£160,000	£183,971
292	Zurich House, East Park, Southgate	0.30	59	Brownfield					1				£0	£0	£0	£0	£206,500	£0	£0	£0	£206,500	£97,149
298	Goffs Park Depot, Old Horsham Road, Southgat	0.90	30	Brownfield			_		1				£0	£0	£0	£0	£105,000	£0	£0	£0	£105,000	£26,968
45	Tinsley Lane Playing Fields, Three Bridges	6.00	138	Greenfield			1		1			1	£0	£0	£120,000	£0	£483,000	£0	£0	£600,000	£1,203,000	£235,722
69	Telford Place/Southgate Drive, Southgate	0.75	95	Brownfield					1				£0	£0	£0	£0	£332,500	£0	£0	£0	£332,500	£159,849
312	Kilnmead Car Park, Northgate	0.52	30	Brownfield					1	<u> </u>			£0	£0	£0	£0	£105,000	£0	£0	£0	£105,000	£52,831
53	Traders Market, High Street, West Green	0.04	6	Brownfield					1				£0	£0	£0	£0	£21,000	£0	£0	£0	£21,000	£26,849
				\vdash									£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
				igwdown									£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

ZONE 1

Affordable Housing						
Affordable Proportion %	50%			•		
Affordable Mix	24%	%Intermediate	20%	%Low CostSocia	56%	%Affordable Rent
Transfer Value (% OMV Disc)	70%	Intermediate	85%	Low Cost	60%	Affordable Rent
					l .	
House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
House Sizes (Sqm)	60	75	88	120	150	
Professional Fees @			8 U0/	Construction Co	nc+	
Legal Fees			0.5%		JSt	
Statutory Fees				Construction Co	nst	
Sales/Marketing Costs				Market Units Va		
Contingencies				Construction Co		
Interest @	6.0%	12	Month Constr			Mth Sales Void
Arrangement Fee	1.0%	Cost		'		
Development Profit		20.0%	of GDV			
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
	100	40	35	25	20	
BASE Zone 1		Delivery	0-5 Year D	elivery		
LAND VALUES (Plot Value	nc)					
LAND VALUES (1 lot value	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
Greenfield	14149		40425	56594	ı	
Brownfield	17909		51167	71634		
Residual	28117	70293	80335	112469		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
Sqm	3000	2800	2750	2500	2500	
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
Sqm	1158	1007	1007	1007	1007	
001 41 41 15 17 11 15 5 4 6 7 5 1 1	OT 105 15 0				400	6 D G
COMMUNITY INFRASTRU	CTURE LEVY				100	£ Per Sqm
Abnormal Costs						
Abnormal Costs				Sec 106 &		Utilities Noise
				Policy	Ground	Upgrade Insulatio
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Costs(unit)	Stability (Ha)	(Ha) n (Ha)
10000	25000	20000	25000	3500	20000	80000 100000
Land Value	18000		Existing G	reenfield (ag	ricultural)	Per Ha
Laria value	770000		_	d (Industrial	-	. Ci riu
	2811717		Residentia		, . c	Uplift 50%

FACTORED 0		Delivery	0-5 Year D	elivery	1.00	Values Adjus	stment Fact
					1.00	Costs Adjust	ment Facto
						-	
LAND VALUES (Plot Value	es)						
	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	14149	35371	40425	56594	70743		
Brownfield	17909	44771	51167	71634	89543		
Recycled	28117	70293	80335	112469	140586		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	3000	2800	2750	2500	2500		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1158	1007	1007	1007	1007		
COMMUNITY INFRASTRU	CTURE LEVY	•			100	£ Per Sqn	า
Abnormal Costs							
				Sec 106 &		Utilities	Noise
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Policy Costs(unit)	Ground Stability (Ha)	Upgrade (Ha)	Insulatio n (Ha)
10000	25000	20000	25000	3500	20000	80000	100000

FACTORED)	Delivery	0-5 Year De	elivery	1.00 1.00	Values Adjus Costs Adjust	
						costs / lajust	mentracto
LAND VALUES (Plot Valu	es)						
· ·	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	14149	35371	40425	56594	70743		
Brownfield	17909	44771	51167	71634	89543		
Recycled	28117	70293	80335	112469	140586		
	'					-	
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	3000	2800	2750	2500	2500		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1158	1007	1007	1007	1007		
COMMUNITY INFRASTRU	JCTURE LEVY	′			100	£ Per Sqm	1
Abnormal Costs							
				Sec 106 & Policy	Ground	Utilities Upgrade	Noise Insulatio
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Costs(unit)	Stability (Ha)	(Ha)	n (Ha)
10000	25000	20000	25000	3500	20000	80000	100000
Housing Mix	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
% Mix	20%	20%	40%	15%	5%		
Affordable Housing Mix		Apt	2 Bed	3 Bed			
% Mix		30%	70%				

Viability	Results	Zone 1		0-5 Year Deli	very
Ref	Site	Size	Units	Туре	Viability
0	0	0.00	0	0	£0
4	Southern Counties, West Green	0.63	150	Brownfield	£188,238
38	Former Thomas Bennett School, Tilgate	2.40	100	Greenfield	£461,429
286	North East Sector Neighbourhood, Pound Hill	46.30	1900	Greenfield	£863,506
197	Fairfield House, West Green Drive, West Green	0.65	93	Brownfield	£137,115
57	Brunel Place, West of Southgate Avenue, Southgate	0.14	15	Brownfield	£27,700
177	Crossways, Balcombe Road, Pound Hill	0.26	7	Brownfield	£88,726
191	Oak Tree Filling Station, 114 London Road, Northgate	0.18	17	Brownfield	£9,734
216	Former TSB Site, Russell Way, Three Bridges	0.30	40	Brownfield	£65,674
254	Langley Green Youth Centre, Lark Rise, Langley Green	0.17	9	Brownfield	£114,077
264	6 - 10 Ifield Road, West Green	0.09	14	Brownfield	£15,025
263	1 - 3 Denne Road, Southgate	0.09	8	Brownfield	£101,401
211	8 Goffs Park Road, Southgate	0.09	6	Brownfield	£76,233
214	70 Spencers Road, West Green	0.13	13	Brownfield	£27,735
25	5 - 7 Brighton Road, Southgate	0.44	48	Brownfield	£48,435
166	Alpine Works, Oak Road, Southgate	0.13	6	Brownfield	£77,237
326	Crawley Community Church, 40 Springfield, Southgate	0.06	8	Brownfield	£101,401
328	Former Oak, Maple & Beech House, Waterside Close, E	0.30	14	Brownfield	£15,025
43	Ifield Community College, Ifield	3.90	125	Brownfield	£209,046
294	15 - 29 Broadway, Northgate	0.12	57	Brownfield	£104,792
295	Land Adj to Langley Green Primary School, Langley Driv	0.55	30	Greenfield	£183,971
292	Zurich House, East Park, Southgate	0.30	59	Brownfield	£97,149
298	Goffs Park Depot, Old Horsham Road, Southgate	0.90	30	Brownfield	£26,968
45	Tinsley Lane Playing Fields, Three Bridges	6.00	138	Greenfield	£235,722
69	Telford Place/Southgate Drive, Southgate	0.75	95	Brownfield	£159,849
312	Kilnmead Car Park, Northgate	0.52	30	Brownfield	£52,831
53	Traders Market, High Street, West Green	0.04	6	Brownfield	£26,849

Appendix 3: Crawley SHLAA Sites years 6-10

Zone :	1	5-10 Y	ear D	elivery	•											Abr	normal C	osts		Noise		
Borou	ghwide			Land Value	Archlo	Site (Const			Ground Stabilit	Sowor		Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Insulation (Ha)	Total Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Benchmark	gy	Flood	Access	Contam			Works	Ot her	£11,700	£29,250	£23,400	£29,250	£4,095	£23,400	£93,600	£117,000		Viability
204	21, 25, 27 & 29 Tushmore Lane, Northgate	0.60	63	Brownfield					1		1	1	£0	£0	£0	£0	£257,985	£0	£56,160	£70,200	£384,345	£605,222
52	North East Sector Residual Land (North), Poun	5.44	100	Greenfield					1		1	1	£0	£0	£0	£0	£409,500	£0	£509,184	£636,480	£1,555,164	£858,368
291	Longley Building, East Park, Southgate	0.27	48	B ro wnfield					1				£0	£0	£0	£0	£196,560	£0	£0	£0	£196,560	£538,504
296	Land Adj to Horsham Road & South of Silchesto	1.32	52	Greenfield					1				£0	£0	£0	£0	£212,940	£0	£0	£0	£212,940	£1,141,922
288	102-112 London Road & 2-4 Tushmore Lane, N	0.39	44	Bro wnfield					1		1	1	£0	£0	£0	£0	£180,180	£0	£36,504	£45,630	£262,314	£425,785
289	116-136 London Road, Northgate	0.56	64	B ro wnfield					1		1	1	£0	£0	£0	£0	£262,080	£0	£52,416	£65,520	£380,016	£597,918
290	138-144 London Road, Northgate	0.27	27	B ro wnfield					1			1	£0	£0	£0	£0	£110,565	£0	£0	£31,590	£142,155	£320,173
TBC	Breezehurst Drive Playing Fields , Bewbush	4.80	100	Greenfield					1				£0	£0	£0	£0	£409,500	£0	£0	£0	£409,500	£1,212,077
TBC	Land at Bewbush West, Bewbush	0.60	48	Greenfield					1				£0	£0	£0	£0	£196,560	£0	£0	£0	£196,560	£1,054,082
Zone 1		6-1	0 Year Del	livery									Abnormal Costs									
Boroughwi	ide					Site (Const	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	
				Land Value Benchma	Archlo			F	Policy	Ground Stabilit												
Traj Ref	Site	Size (Ha)	Units	rk	gy	Flood	Access	Contam C	Costs	У	Works	Ot her	£11,700	£29,250	£23,400	£29,250	£4,095	£23,400	£93,600	£117,000	1	Viability
155	Dingle Close/Ifield Road, Rear Gardens, West	0.70	18	Greenfield		-			1				£0	£0	£0	£0	£73,710	£0	£0	£0	£73,710	£404,896
156	Snell Hatch/Ifield Road, Rear Gardens, West G	0.50	15	Greenfield					1				£0	£0	£0	£0	£61,425	£0	£0	£0	£61,425	£337,413
195	2-12 Friston Walk, Ifield	0.53	21	Greenfield		_			1				£0	£0	£0	£0	£85,995	£0	£0	£0	£85,995	£466,769
	Crawley Station	0.89	300	Brownfield					1		1	\sqcup	£0	£0	£0	£0	#######################################	£0	£83,304	£0	£1,311,804	£3,359,129
	County Buildings	0.58	50	B ro wnfield					1		1		£0	£0	£0	£0	£204,750	£0	£54,288	£0	£259,038	£578,813
	Land North of the Boulevard	0.70	50	B ro wnfield		1			1		1		£0	£0	£0	£0	£204.750	£0	£65.520	£0	£270.270	£566.223

70		nne i
	 	,, ,,

ZONE 1 Zon	e 1						
Affordable Housing							
Affordable Proportion %	50%						
Affordable Mix	24%	%Intermediate	20%	%Low Cost	56%	%Affordable	Rent
Transfer Value (% OMV Disc)	70%	Intermediate	85%	Low Cost	60%	Affordable Re	ent
			•				
House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
House Sizes (Sqm)	60	75	88	120	150		
						•	
Professional Fees @			8.0%	Construction C	ost		
Legal Fees			0.5%	GDV			
Statutory Fees			1.1%	Construction C	ost		
Sales/Marketing Costs			2.0%	Market Units V	alue		
Contingencies			5.0%	Construction C	ost		
Interest @	6.0%	12	Month Consti	ruction	6	Mth Sales Vo	id
Arrangement Fee	1.0%	Cost	1				
Development Profit		20.0%	of GDV				
			T .		1		
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
	100	40	35	25	20		
BASE Zone 1		Delivery	<mark>6-10 Year I</mark>	Delivery	J		
LAND VALUES (Die+ Velue	201						
LAND VALUES (Plot Value	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	14149	35371	40425	56594	ı		
Brownfield	17909	44771		71634			
Residual	28117	70293		112469			
nesiadai	20117	70233	00333	112-103	140300		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	3000	2800	ı		1		
- 4							
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1158	1007		1007			
•			I.		•		
COMMUNITY INFRASTRU	CTURE LEVY	,			100	£ Per Sqm	l
Abnormal Costs							
				Sec 106 &		Utilities	Noise
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Policy Costs (unit)	Ground Stability (Ha)	Upgrade (Ha)	Insulatio n (Ha)
10000	25000	20000	25000	3500	20000	80000	100000
10000	23000	20000	23000	3300		55000	100000
Land Value	18000		Existing G	reenfield (a	gricultural)	Per Ha	
	770000		_	d (Industrial	ai) rei iia		
	2811717		Residentia		Uplift 50%		

FACTORED Zone 1		Delivery	6-10 Year I	Delivery	1.27 1.17	Values Adjus	
					1.1/	Costs Adjust	ment Facto
LAND VALUES (Plot Value	es)						
·	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	17969	44922	51339	71875	89844		
Brownfield	22744	56860	64983	90976	113720		
Recycled	35709	89272	102025	142835	178544		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	•	
Sqm	3810	3556	3493	3175	3175		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	1	
Sqm	1355	1178	1178	1178	1178		
COMMUNITY INFRASTRU	CTURE LEVY				117	£ Per Sqm	1
Abnormal Costs						Utilities	Noise
					Ground	Upgrade	Insulatio
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	n (Ha)
11700	29250	23400	29250	4095	23400	93600	117000

ZONE 1 Zone 1		Delivery	6-10 Year [Delivery	1.27	Values Adjus	tment Fact
					1.17	Costs Adjust	ment Facto
LAND VALUES (Plot Value	es)						
	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Greenfield	17969	44922	51339	71875	89844		
Brownfield	22744	56860	64983	90976	113720		
Recycled	35709	89272	102025	142835	178544		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	3810	3556	3493	3175	3175		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1355	1178	1178	1178	1178		
						-	
COMMUNITY INFRASTRUC	CTURE LEVY	,			117	£ Per Sqm	1
Abnormal Costs							
						Utilities	Noise
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Upgrade (Ha)	Insulatio n (Ha)
11700	29250	23400	29250	4095	23400	93600	117000
							1 ==:
Housing Mix	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
% Mix	20%	20%	40%	15%	5%		
						,	
Affordable Housing Mix		Apt	2 Bed	3 Bed			
Affordable Housing Mix % Mix		Apt 30%	2 Bed 70%	3 Bed			

Viability	Results	Zone 1		6-10 Year De	livery
Ref	Site	Size	Units	Туре	Viability
204	21, 25, 27 & 29 Tushmore Lane, Northgate	0.60	63	Brownfield	£605,222
52	North East Sector Residual Land (North), Pound Hill	5.44	100	Greenfield	£858,368
291	Longley Building, East Park, Southgate	0.27	48	Brownfield	£538,504
288	102-112 London Road & 2-4 Tushmore Lane, Northgate	0.39	44	Brownfield	£425,785
289	116-136 London Road, Northgate	0.56	64	Brownfield	£597,918
290	138-144 London Road, Northgate	0.27	27	Brownfield	£320,173
ТВС	Breezehurst Drive Playing Fields , Bewbush	4.80	100	Greenfield	£1,212,077
ТВС	Land at Bewbush West, Bewbush	0.60	48	Greenfield	£1,054,082
155	Dingle Close/Ifield Road, Rear Gardens, West Green	0.70	18	Greenfield	£404,896
156	Snell Hatch/Ifield Road, Rear Gardens, West Green	0.50	15	Greenfield	£337,413
195	2-12 Friston Walk, Ifield	0.53	21	Greenfield	£466,769
0	Crawley Station	0.89	300	Brownfield	£3,359,129
0	County Buildings	0.58	50	Brownfield	£578,813
0	Land North of the Boulevard	0.70	50	Brownfield	£566,223

Appendix 4: Crawley SHLAA Sites Years 11-15

		11-15 Year Delivery Abnormal Costs																			
Boroughv	wide					Site C	onstra	aints Sec 10 &)6 Grour	nd		Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	106/Policy	Ground Stability (Ha)	Utilities Upgrade (Ha)	Insulation	Total Abnormal Costs	
Traj Ref Sit	te	Size (Ha)	Units	Land Value Benchmark	Archlo gy	Flood	Access C	Polid ontam Cost	,	it Sewer Works	Other	£12,900	£32,250	£25,800	£32,250	£4,515	£25,800	£103,200	£129,000		Viability
54 Fire	re Station, Ifield Road, West Green	0.35	32	B ro wnfield				1				£0	£0	£0	£0	£144,480	£0	£0	£0	£144,480	£613,006
58 Cer	entral Sussex College Site, Three Bridges	0.60	32	B ro wnfield				1				£0	£0	£0	£0	£144,480	£0	£0	£0	£144,480	£613,006
63 Am	nbulance Station, Ifield Avenue, West Green	0.40	16	B ro wnfield				1				£0	£0	£0	£0	£72,240	£0	£0	£0	£72,240	£384,375
297 Sta	ation Way Car Park, West of Overline House,	0.23	33	B ro wnfield				1				£0	£0	£0	£0	£148,995	£0	£0	£0	£148,995	£629,411
311 Par	arkside Car Park, Northgate	0.05	10	Brownfield				1				£0	£0	£0	£0	£45,150	£0	£0	£0	£45,150	£166,943
310 Lar	ınd Adj to St John's Church, Church Walk, Nor	0.15	20	B ro wnfield				1				£0	£0	£0	£0	£90,300	£0	£0	£0	£90,300	£400,098
52 NES	ES Residual Land (North), Pound Hill	5.44	75	Greenfield				1		1	1	£0	£0	£0	£0	£338,625	£0	£561,408	£701,760	£1,601,793	£939,403
TBC Far	ırm, Pound Hill	4.30	75	Greenfield				1		1	1	£0	£0	£0	£0	£338,625	£0	£443,760	£554,700	£1,337,085	£1,236,124
TBC Lar	ınd South of Barclays Bank, High Street, West	0.30	18	B ro wnfield				1				£0	£0	£0	£0	£81,270	£0	£0	£0	£81,270	£383,911
TBC 94-	1-98 High Street & Brittingham House	0.23	36	B ro wnfield				1				£0	£0	£0	£0	£162,540	£0	£0	£0	£162,540	£711,822

ZONE 1	Zone 1		lnn	er Urban A	rea Starte	er Housing
Affordable Housing		_				
Affordable Proportion %	50%					
Affordable Mix	24%	%Intermediate	20%	%Low Cost	56%	%Affordable Rent
Transfer Value (% OMV	Disc) 70%	Intermediate	85%	Low Cost	60%	Affordable Rent
House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
House Sizes (Sqm)	60	75	88	120	150	
Professional Fees @			8.0%	Construction Co	ost	
Legal Fees			0.5%	GDV		
Statutory Fees			1.1%	Construction Co	ost	
Sales/Marketing Costs			2.0%	Market Units Va	lue	
Contingencies			5.0%	Construction Co	ost	
Interest @	6.0%		Month Constr	uction	6	Mth Sales Void
Arrangement Fee	1.0%	Cost				
Development Profit		20.0%	of GDV			
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
	100	40	35	25	20	
BASE Zone 1		Delivery	11-15 Year	Delivery		
				•		
LAND VALUES (Plot	Values)					
·	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
Greenfield	14149	35371	40425	56594	70743	
Brownfield	17909	44771	51167	71634	89543	
Residual	28117	70293	80335	112469	140586	
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	
Sqm	3000	2800	2750	2500	2500	
CONSTRUCTION CO	STS Apt	2 Bed	3 Bed	4 Bed	5 Bed	
Sqm	1158	1007	1007	1007	1007	
COMMUNITY INFRA	STRUCTURE LEV	Υ			100	£ Per Sqm
Abnormal Costs				Co. 100 0		Halla:
A	(//la) = 1 (//			Sec 106 & Policy Costs	Ground	Utilities Noise Upgrade Insulat
Archlogy	y (Ha) Flood (Ha)	Access (Ha)	Contam (Ha)	(unit)	Stability (Ha)	(Ha) n (Ha

Land Value

Brownfield (Industrial) Per Ha

Residential per Ha

Existing Greenfield (agricultural) Per Ha

Uplift

50%

FACTORED		Delivery	11-15 Year	Delivery	1.46 1.29	Values Adjus Costs Adjust	
LAND VALUES (Plot Value	es)						
	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	20657	51642	59020	82628	103285		
Brownfield	26147	65366	74704	104586	130733		
Recycled	41051	102628	117289	164204	205255		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	4380	4088	4015	3650	3650		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	•	
Sqm	1494	1299	1299	1299	1299		
COMMUNITY INFRASTRU	CTURE LEVY				129	£ Per Sqm	ı
Abnormal Costs							
					Ground	Utilities Upgrade	Noise Insulatio
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)		(Ha)	n (Ha)
12900	32250	25800	32250	4515	25800	103200	129000

	Delivery	11-15 Year	Delivery	1.46	Values Adjus	tment Fact
				1.29	Costs Adjust	ment Facto
es)						
Apt	2 Bed	3 Bed	4 Bed	5 Bed		
20657	51642	59020	82628	103285		
26147	65366	74704	104586	130733		
41051	102628	117289	164204	205255		
Apt	2 Bed	3 Bed	4 Bed	5 Bed		
4380	4088	4015	3650	3650		
Apt	2 Bed	3 Bed	4 Bed	5 Bed		
1494	1299	1299	1299	1299		
					-	
CTURE LEVY	•			129	£ Per Sqm	l
					Utilities	Noise
Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)			Insulatio n (Ha)
	I	<u> </u>	· ,			129000
			10.00			
Apt	2 Bed	3 Bed	4 Bed	5 Bed		
20%	20%	40%	15%	5%		
	Apt	2 Bed	3 Bed			
- 1	Apt	2 Bed 70%	3 Bed			
	Apt 20657 26147 41051 Apt 4380 Apt 1494 CTURE LEVY Flood (Ha) 32250 Apt	Apt 2 Bed 20657 51642 26147 65366 41051 102628 Apt 2 Bed 4380 4088 Apt 2 Bed 1494 1299 CTURE LEVY Flood (Ha) Access (Ha) 32250 25800 Apt 2 Bed	Apt 2 Bed 3 Bed 20657 51642 59020 26147 65366 74704 41051 102628 117289 Apt 2 Bed 3 Bed 4380 4088 4015 Apt 2 Bed 3 Bed 1494 1299 1299 CTURE LEVY Flood (Ha) Access (Ha) Contam (Ha) 32250 25800 32250 Apt 2 Bed 3 Bed 3 Bed	Apt 2 Bed 3 Bed 4 Bed 20657 51642 59020 82628 26147 65366 74704 104586 41051 102628 117289 164204 Apt 2 Bed 3 Bed 4 Bed 4380 4088 4015 3650 Apt 2 Bed 3 Bed 4 Bed 1494 1299 1299 1299 CTURE LEVY Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) 32250 25800 32250 4515 Apt 2 Bed 3 Bed 4 Bed	Apt 2 Bed 3 Bed 4 Bed 5 Bed 20657 51642 59020 82628 103285 26147 65366 74704 104586 130733 41051 102628 117289 164204 205255 Apt 2 Bed 3 Bed 4 Bed 5 Bed 4380 4088 4015 3650 3650 Apt 2 Bed 3 Bed 4 Bed 5 Bed 1494 1299 1299 1299 1299 1299 1299 1299	Apt 2 Bed 3 Bed 4 Bed 5 Bed 20657 51642 59020 82628 103285 26147 65366 74704 104586 130733 41051 102628 117289 164204 205255 Apt 2 Bed 3 Bed 4 Bed 5 Bed 4380 4088 4015 3650 3650 Apt 2 Bed 3 Bed 4 Bed 5 Bed 1494 1299 1299 1299 1299 1299 1299 1299

Viability	Results	Zone 1		11-15 Year De	elivery
Ref	Site	Size	Units	Туре	Viability
54	Fire Station, Ifield Road, West Green	0.35	32	Brownfield	£613,006
58	Central Sussex College Site, Three Bridges	0.60	32	Brownfield	£613,006
63	Ambulance Station, Ifield Avenue, West Green	0.40	16	Brownfield	£384,375
297	Station Way Car Park, West of Overline House, Northga	0.23	33	Brownfield	£629,411
311	Parkside Car Park, Northgate	0.05	10	Brownfield	£166,943
310	Land Adj to St John's Church, Church Walk, Northgate	0.15	20	Brownfield	£400,098
52	NES Residual Land (North), Pound Hill	5.44	75	Greenfield	£939,403
TBC	NES Residual Land to the Southeast Heathy Farm, Pour	4.30	75	Greenfield	£1,236,124
TBC	Land South of Barclays Bank, High Street, West Green	0.30	18	Brownfield	£383,911
TBC	94-98 High Street & Brittingham House	0.23	36	Brownfield	£711,822