



Crawley Borough Council

Individual Viability Assessments

April 2015



Nationwide CIL Service

CIL Viability Assessments


Viability Assessment of Residential Typologies To generate Potential CIL Rates

1. Mixed Housing	Apts, 2, 3, 4 & 5 Bed Houses	100 Units
2. Medium Mixed Devt	Apts, 2, 3 & 4 Bed Houses	60 Units
3. Intermediate Mixed Devt	2, 3 & 4 Bed Houses	25 Units
4. Small Housing Devt	2 & 3 Bed Houses	5 Units
5. Town Centre Apartments	Apartments	35 Units


CIL Viability Assessments

1. Mixed Residential Development


CIL Viability Assessments

		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Greenfield			
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		50% 50 Market Units		50 Afford Units	
Affordable Mix		24% Intermediate		20% Low Cost	
Development Floorspace		4540 Sqm Market Housing		3,430 Sqm Affordable Housing	
Development Value					
Market Houses					
5	Apartments	60 sqm	3400	£ per sqm	£1,020,000
15	2 bed houses	75 sqm	3200	£ per sqm	£3,600,000
18	3 Bed houses	88 sqm	3200	£ per sqm	£4,928,000
10	4 bed houses	120 sqm	3100	£ per sqm	£3,720,000
3	5 bed house	150 sqm	3100	£ per sqm	£1,162,500
Intermediate Houses					
		70% Open Market Value			
9	Apartments	60 sqm	2380	£ per sqm	£1,285,200
2	3 Bed house	88 sqm	2240	£ per sqm	£473,088
1	4 Bed House	120 sqm	2240	£ per sqm	£161,280
Low Cost Houses					
		85% Open Market Value			
8	Apartments	60 sqm	2890	£ per sqm	£1,300,500
2	3 Bed house	88 sqm	2720	£ per sqm	£478,720
1	4 Bed House	120 sqm	2720	£ per sqm	£163,200
Affordable Rent Houses					
		60% Open Market Value			
21	Apartments	60 sqm	2040	£ per sqm	£2,570,400
6	3 Bed house	88 sqm	1920	£ per sqm	£946,176
1	4 Bed House	120 sqm	1920	£ per sqm	£322,560
100	Total Units				
Development Value					£22,131,624
Development Costs					
Land					
	Apartments	5 Plots	18791.715	£ per plot	£93,959
	2 Bed House	15 Plots	46979.288	£ per plot	£704,689
	3 Bed House	18 Plots	53690.614	£ per plot	£939,586
	4 Bed House	10 Plots	75166.86	£ per plot	£751,669
	5 Bed House	3 Plots	93958.575	£ per plot	£234,896
					Total Land £2,724,799
Stamp Duty Land Tax					
			5.0%	£136,240	
Construction					
43	Apartments	60 sqm	1255	£ per sqm	£3,680,288
25	2B Houses	75 sqm	1119	£ per sqm	£2,098,125
20	3B Houses	88 sqm	1119	£ per sqm	£1,969,440
10	4B Houses	120 sqm	1119	£ per sqm	£1,342,800
3	5B Houses	150 sqm	1119	£ per sqm	£419,625
100		8143 Total sqm			
Additional Affordable Housing Land Cost					
			14094	per plot	£704,689
Professional Fees			8.0%	Build Cost	£760,822
Legal Fees			0.5%	GDV	£110,658
Statutory Fees			1.1%	Build Cost	£104,613
Sales/Marketing Costs			2.0%	Market Units Value	£288,610
Contingencies			5.0%	Build Cost	£510,748
Planning Obligations			1500	£ per Market Unit	£150,000
Interest			5.0%	12 Month Build	£694,103
Arrangement Fee			1.0%	Cost	£148,515
Development Profit			20.0%	of GDV Aff Hsg	£4,426,325
Total Cost					£20,270,399
POTENTIAL MARGIN FOR CIL					£1,861,225
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£356

CIL Viability Assessments

		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Brownfield			
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		50% 50 Market Units		50 Afford Units	
Affordable Mix		24% Intermediate 20% Low Cost		56% Afford Rent	
Development Floorspace		4540 Sqm Market Housing		3,430 Sqm Affordable Housing	
Development Value					
Market Houses					
5	Apartments	60 sqm	3400	£ per sqm	£1,020,000
15	2 bed houses	75 sqm	3200	£ per sqm	£3,600,000
18	3 Bed houses	88 sqm	3200	£ per sqm	£4,928,000
10	4 bed houses	120 sqm	3100	£ per sqm	£3,720,000
3	5 bed house	150 sqm	3100	£ per sqm	£1,162,500
Intermediate Houses					
		70% Open Market Value			
9	Apartments	60 sqm	2380	£ per sqm	£1,285,200
2	3 Bed house	88 sqm	2240	£ per sqm	£473,088
1	4 Bed House	120 sqm	2240	£ per sqm	£161,280
Low Cost Houses					
		85% Open Market Value			
8	Apartments	60 sqm	2890	£ per sqm	£1,300,500
2	3 Bed house	88 sqm	2720	£ per sqm	£478,720
1	4 Bed House	120 sqm	2720	£ per sqm	£163,200
Affordable Rent Houses					
		60% Open Market Value			
21	Apartments	60 sqm	2040	£ per sqm	£2,570,400
6	3 Bed house	88 sqm	1920	£ per sqm	£946,176
1	4 Bed House	120 sqm	1920	£ per sqm	£322,560
100	Total Units				
Development Value					£22,131,624
Development Costs					
Land					
5	Plots	22541.715	£ per plot	£112,709	
15	Plots	56354.288	£ per plot	£845,314	
18	Plots	64404.9	£ per plot	£1,127,086	
10	Plots	90166.86	£ per plot	£901,669	
3	Plots	112708.58	£ per plot	£281,771	
				Total Land	£3,268,549
Stamp Duty Land Tax					5.0%
					£163,427
Construction					
43	sqm	1255	£ per sqm	1.15 Gross/Net	£3,680,288
25	sqm	1119	£ per sqm		£2,098,125
20	sqm	1119	£ per sqm		£1,969,440
10	sqm	1119	£ per sqm		£1,342,800
3	sqm	1119	£ per sqm		£419,625
100	8143 Total sqm				
Additional Affordable Housing Land Cost					16906 per plot
					£845,314
Professional Fees					8.0% Build Cost
					£760,822
Legal Fees					0.5% GDV
					£110,658
Statutory Fees					1.1% Build Cost
					£104,613
Sales/Marketing Costs					2.0% Market Units Value
					£288,610
Contingencies					5.0% Build Cost
					£517,780
Planning Obligations					1500 £ per Market Unit
					£150,000
Interest		5.0%	12 Month Build	6 Mth Sale Void	£744,211
Arrangement Fee		1.0% Cost	£155,701		
Development Profit		20.0% of GDV	Aff Hsg	20% of GDV	£4,426,325
Total Cost					£21,046,288
POTENTIAL MARGIN FOR CIL					£1,085,336
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£208

CIL Viability Assessments


		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Greenfield			
DEVELOPMENT LOCATION (ZONE)		70% Market 10% Aff Units			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		50% 50 Market Units		50 Afford Units	
Affordable Mix		24% Intermediate 20% Low Cost		56% Afford Rent	
Development Floorspace		4540 Sqm Market Housing		3,430 Sqm Affordable Housing	
Development Value					
Market Houses					
5	Apartments	60 sqm	3400	£ per sqm	£1,020,000
15	2 bed houses	75 sqm	3200	£ per sqm	£3,600,000
18	3 Bed houses	88 sqm	3200	£ per sqm	£4,928,000
10	4 bed houses	120 sqm	3100	£ per sqm	£3,720,000
3	5 bed house	150 sqm	3100	£ per sqm	£1,162,500
Intermediate Houses					
		70% Open Market Value			
9	Apartments	60 sqm	2380	£ per sqm	£1,285,200
2	3 Bed house	88 sqm	2240	£ per sqm	£473,088
1	4 Bed House	120 sqm	2240	£ per sqm	£161,280
Low Cost Houses					
		85% Open Market Value			
8	Apartments	60 sqm	2890	£ per sqm	£1,300,500
2	3 Bed house	88 sqm	2720	£ per sqm	£478,720
1	4 Bed House	120 sqm	2720	£ per sqm	£163,200
Affordable Rent Houses					
		60% Open Market Value			
21	Apartments	60 sqm	2040	£ per sqm	£2,570,400
6	3 Bed house	88 sqm	1920	£ per sqm	£946,176
1	4 Bed House	120 sqm	1920	£ per sqm	£322,560
100	Total Units				
Development Value					£22,131,624
Development Costs					
Land					
	Apartments	5 Plots	18791.715	£ per plot	£93,959
	2 Bed House	15 Plots	46979.288	£ per plot	£704,689
	3 Bed House	18 Plots	53404.9	£ per plot	£934,586
	4 Bed House	10 Plots	74766.86	£ per plot	£747,669
	5 Bed House	3 Plots	93458.575	£ per plot	£233,646
				Total Land	£2,714,549
Stamp Duty Land Tax					
			5.0%		£135,727
Construction					
43	Apartments	60 sqm	1255	£ per sqm	£3,680,288
25	2B Houses	75 sqm	1119	£ per sqm	£2,098,125
20	3B Houses	88 sqm	1119	£ per sqm	£1,969,440
10	4B Houses	120 sqm	1119	£ per sqm	£1,342,800
3	5B Houses	150 sqm	1119	£ per sqm	£419,625
100		8143 Total sqm			
Additional Affordable Housing Land Cost					
			14094	per plot	£704,689
Professional Fees			8.0%	Build Cost	£760,822
Legal Fees			0.5%	GDV	£110,658
Statutory Fees			1.1%	Build Cost	£104,613
Sales/Marketing Costs			2.0%	Market Units Value	£288,610
Contingencies			5.0%	Build Cost	£510,748
Planning Obligations			1500	£ per Market Unit	£150,000
Interest			5.0%	12 Month Build	£693,266
Arrangement Fee			1.0%	Cost	£148,407
Development Profit			20.0%	of GDV Aff Hsg	£3,850,454
			10%	of GDV	
Total Cost					£19,682,822
POTENTIAL MARGIN FOR CIL					£2,448,802
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£469

CIL Viability Assessments


NCS		Residential Viability Appraisal				
DEVELOPMENT SCENARIO		Mixed Residential Development				
BASE LAND VALUE SCENARIO		Brownfield				
DEVELOPMENT LOCATION (ZONE)		70% Market 10% Aff Units				
DEVELOPMENT DETAILS		100 Units				
Affordable Proportion		50%		50 Market Units		
Affordable Mix		24% Intermediate		20% Low Cost		
Development Floorspace		4540 Sqm Market Housing		3,430 Sqm Affordable Housing		
Development Value						
Market Houses						
5	Apartments	60	sqm	3400	£ per sqm	£1,020,000
15	2 bed houses	75	sqm	3200	£ per sqm	£3,600,000
18	3 Bed houses	88	sqm	3200	£ per sqm	£4,928,000
10	4 bed houses	120	sqm	3100	£ per sqm	£3,720,000
3	5 bed house	150	sqm	3100	£ per sqm	£1,162,500
Intermediate Houses						
		70%	Open Market Value			
9	Apartments	60	sqm	2380	£ per sqm	£1,285,200
2	3 Bed house	88	sqm	2240	£ per sqm	£473,088
1	4 Bed House	120	sqm	2240	£ per sqm	£161,280
Low Cost Houses						
		85%	Open Market Value			
8	Apartments	60	sqm	2890	£ per sqm	£1,300,500
2	3 Bed house	88	sqm	2720	£ per sqm	£478,720
1	4 Bed House	120	sqm	2720	£ per sqm	£163,200
Affordable Rent Houses						
		60%	Open Market Value			
21	Apartments	60	sqm	2040	£ per sqm	£2,570,400
6	3 Bed house	88	sqm	1920	£ per sqm	£946,176
1	4 Bed House	120	sqm	1920	£ per sqm	£322,560
100	Total Units					
Development Value						£22,131,624
Development Costs						
Land						
5	Apartments	5	Plots	22541.715	£ per plot	£112,709
15	2 Bed House	15	Plots	56354.288	£ per plot	£845,314
18	3 Bed House	18	Plots	64404.9	£ per plot	£1,127,086
10	4 Bed House	10	Plots	90166.86	£ per plot	£901,669
3	5 Bed House	3	Plots	112708.58	£ per plot	£281,771
					Total Land	£3,268,549
Stamp Duty Land Tax						£163,427
Construction						
43	Apartments	60	sqm	1255	£ per sqm	£3,680,288
25	2B Houses	75	sqm	1119	£ per sqm	£2,098,125
20	3B Houses	88	sqm	1119	£ per sqm	£1,969,440
10	4B Houses	120	sqm	1119	£ per sqm	£1,342,800
3	5B Houses	150	sqm	1119	£ per sqm	£419,625
100		8143	Total sqm			
Additional Affordable Housing Land Cost						
				16906	per plot	£845,314
Professional Fees				8.0%	Build Cost	£760,822
Legal Fees				0.5%	GDV	£110,658
Statutory Fees				1.1%	Build Cost	£104,613
Sales/Marketing Costs				2.0%	Market Units Value	£288,610
Contingencies				5.0%	Build Cost	£517,780
Planning Obligations				1500	£ per Market Unit	£150,000
Interest		5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee		1.0%	Cost			£155,701
Development Profit		20.0%	of GDV	Aff Hsg	10%	of GDV
Total Cost						£20,470,417
POTENTIAL MARGIN FOR CIL						£1,661,207
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£318

2. Medium Size Mixed Development


CIL Viability Assessments

		Residential Viability Appraisal					
DEVELOPMENT SCENARIO		Medium Size Mixed Development		Apartments	10		
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	20		
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	20		
DEVELOPMENT DETAILS		60 Total Units		4 bed houses	10		
Affordable Proportion	50%	30 Affordable Units		5 bed house	0		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%		
Development Floorspace		2530	Sqm Market Housing	2,058	Sqm Affordable Housing		
Development Value							
Market Houses							
5	Apartments	60	sqm	3400	£ per sqm	£1,020,000	
10	2 bed houses	75	sqm	3200	£ per sqm	£2,400,000	
10	3 Bed houses	88	sqm	3200	£ per sqm	£2,816,000	
5	4 bed houses	120	sqm	3100	£ per sqm	£1,860,000	
0	5 bed house	150	sqm	3100	£ per sqm	£0	
Intermediate Houses							
		70%	Open Market Value				
5	Apartments	60	sqm	2380	£ per sqm	£771,120	
1	3 Bed house	88	sqm	2240	£ per sqm	£283,853	
0	4 Bed House	120	sqm	2240	£ per sqm	£96,768	
Low Cost Houses							
		85%	Open Market Value				
5	Apartments	60	sqm	2890	£ per sqm	£780,300	
1	3 Bed house	88	sqm	2720	£ per sqm	£287,232	
0	4 Bed House	120	sqm	2720	£ per sqm	£97,920	
Affordable Rent Houses							
		60%	Open Market Value				
13	Apartments	60	sqm	2040	£ per sqm	£1,542,240	
3	3 Bed house	88	sqm	1920	£ per sqm	£567,706	
1	4 Bed House	120	sqm	1920	£ per sqm	£193,536	
60	Total Units						
Development Value						£12,716,674	
Development Costs							
Land							
5	Apartments	5	Plots	18791.715	£ per plot	£93,959	
10	2 Bed House	10	Plots	46979.288	£ per plot	£469,793	
10	3 Bed House	10	Plots	53690.614	£ per plot	£536,906	
5	4 Bed House	5	Plots	75166.86	£ per plot	£375,834	
0	5 Bed House	0	Plots	93958.575	£ per plot	£0	
				Total Land	£1,476,492		
Stamp Duty Land Tax					5.0%	£73,825	
Construction							
28	Apartments	60	sqm	1255	£ per sqm	£2,381,363	
16	2B Houses	75	sqm	1119	£ per sqm	£1,342,800	
12	3B Houses	88	sqm	1119	£ per sqm	£1,132,428	
5	4B Houses	120	sqm	1119	£ per sqm	£671,400	
0	5B Houses	150	sqm	1119	£ per sqm	£0	
60		4710	Total sqm				
Additional Affordable Housing Land Cost				14094	per plot	£422,814	
Professional Fees				8.0%	Build Cost	£442,239	
Legal Fees				0.5%	GDV	£63,583	
Statutory Fees				1.1%	Build Cost	£60,808	
Sales/Marketing Costs				2.0%	Market Units Value	£161,920	
Contingencies				5.0%	Build Cost	£297,540	
Planning Obligations				1500	£ per Market Unit	£90,000	
Interest		5.0%	12	Month Build	6	Mth Sale Void	£395,091
Arrangement Fee		1.0%	Cost			£85,272	
Development Profit		20.0%	of GDV	Aff Hsg	20%	of GDV	£2,543,335
Total Cost						£11,640,909	
POTENTIAL MARGIN FOR CIL						£1,075,765	
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£366	


CIL Viability Assessments

		Residential Viability Appraisal					
DEVELOPMENT SCENARIO		Medium Size Mixed Development		Apartments	10		
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	20		
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	20		
DEVELOPMENT DETAILS		60 Total Units		4 bed houses	10		
Affordable Proportion	50%	30 Affordable Units		5 bed house	0		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%		
Development Floorspace		2530	Sqm Market Housing	2,058	Sqm Affordable Housing		
Development Value							
Market Houses							
5	Apartments	60	sqm	3400	£ per sqm	£1,020,000	
10	2 bed houses	75	sqm	3200	£ per sqm	£2,400,000	
10	3 Bed houses	88	sqm	3200	£ per sqm	£2,816,000	
5	4 bed houses	120	sqm	3100	£ per sqm	£1,860,000	
0	5 bed house	150	sqm	3100	£ per sqm	£0	
Intermediate Houses							
		70%	Open Market Value				
5	Apartments	60	sqm	2380	£ per sqm	£771,120	
1	3 Bed house	88	sqm	2240	£ per sqm	£283,853	
0	4 Bed House	120	sqm	2240	£ per sqm	£96,768	
Low Cost Houses							
		85%	Open Market Value				
5	Apartments	60	sqm	2890	£ per sqm	£780,300	
1	3 Bed house	88	sqm	2720	£ per sqm	£287,232	
0	4 Bed House	120	sqm	2720	£ per sqm	£97,920	
Affordable Rent Houses							
		60%	Open Market Value				
13	Apartments	60	sqm	2040	£ per sqm	£1,542,240	
3	3 Bed house	88	sqm	1920	£ per sqm	£567,706	
1	4 Bed House	120	sqm	1920	£ per sqm	£193,536	
60	Total Units						
Development Value						£12,716,674	
Development Costs							
Land							
	Apartments	5	Plots	22541.715	£ per plot	£112,709	
	2 Bed House	10	Plots	56354.288	£ per plot	£563,543	
	3 Bed House	10	Plots	64404.9	£ per plot	£644,049	
	4 Bed House	5	Plots	90166.86	£ per plot	£450,834	
	5 Bed House	0	Plots	112708.58	£ per plot	£0	
					Total Land	£1,771,135	
Stamp Duty Land Tax					5.0%	£88,557	
Construction							
28	Apartments	60	sqm	1255	£ per sqm	£2,381,363	
16	2B Houses	75	sqm	1119	£ per sqm	£1,342,800	
12	3B Houses	88	sqm	1119	£ per sqm	£1,132,428	
5	4B Houses	120	sqm	1119	£ per sqm	£671,400	
0	5B Houses	150	sqm	1119	£ per sqm	£0	
60		4710	Total sqm				
Additional Affordable Housing Land Cost							
				16906	per plot	£507,189	
Professional Fees							
				8.0%	Build Cost	£442,239	
Legal Fees							
				0.5%	GDV	£63,583	
Statutory Fees							
				1.1%	Build Cost	£60,808	
Sales/Marketing Costs							
				2.0%	Market Units Value	£161,920	
Contingencies							
				5.0%	Build Cost	£301,759	
Planning Obligations							
				1500	£ per Market Unit	£90,000	
Interest							
		5.0%	12	Month Build		£422,577	
Arrangement Fee							
		1.0%	Cost			£89,252	
Development Profit							
		20.0%	of GDV	Aff Hsg	20%	of GDV	£2,543,335
Total Cost						£12,070,344	
POTENTIAL MARGIN FOR CIL						£646,331	
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£220	

CIL Viability Assessments


		Residential Viability Appraisal					
DEVELOPMENT SCENARIO		Medium Size Mixed Development		Apartments	10		
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	20		
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	20		
DEVELOPMENT DETAILS		60 Total Units		4 bed houses	10		
Affordable Proportion	50%	30 Affordable Units		5 bed house	0		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%		
Development Floorspace		2530 Sqm Market Housing		2,058 Sqm Affordable Housing			
Development Value							
Market Houses							
5	Apartments	60	sqm	3400	£ per sqm	£1,020,000	
10	2 bed houses	75	sqm	3200	£ per sqm	£2,400,000	
10	3 Bed houses	88	sqm	3200	£ per sqm	£2,816,000	
5	4 bed houses	120	sqm	3100	£ per sqm	£1,860,000	
0	5 bed house	150	sqm	3100	£ per sqm	£0	
Intermediate Houses							
		70%	Open Market Value				
5	Apartments	60	sqm	2380	£ per sqm	£771,120	
1	3 Bed house	88	sqm	2240	£ per sqm	£283,853	
0	4 Bed House	120	sqm	2240	£ per sqm	£96,768	
Low Cost Houses							
		85%	Open Market Value				
5	Apartments	60	sqm	2890	£ per sqm	£780,300	
1	3 Bed house	88	sqm	2720	£ per sqm	£287,232	
0	4 Bed House	120	sqm	2720	£ per sqm	£97,920	
Affordable Rent Houses							
		60%	Open Market Value				
13	Apartments	60	sqm	2040	£ per sqm	£1,542,240	
3	3 Bed house	88	sqm	1920	£ per sqm	£567,706	
1	4 Bed House	120	sqm	1920	£ per sqm	£193,536	
60	Total Units						
Development Value						£12,716,674	
Development Costs							
Land							
	Apartments	5	Plots	18791.715	£ per plot	£93,959	
	2 Bed House	10	Plots	46979.288	£ per plot	£469,793	
	3 Bed House	10	Plots	53404.9	£ per plot	£534,049	
	4 Bed House	5	Plots	74766.86	£ per plot	£373,834	
	5 Bed House	0	Plots	93458.575	£ per plot	£0	
				Total Land	£1,471,635		
Stamp Duty Land Tax							
				5.0%		£73,582	
Construction							
28	Apartments	60	sqm	1255	£ per sqm	£2,381,363	
16	2B Houses	75	sqm	1119	£ per sqm	£1,342,800	
12	3B Houses	88	sqm	1119	£ per sqm	£1,132,428	
5	4B Houses	120	sqm	1119	£ per sqm	£671,400	
0	5B Houses	150	sqm	1119	£ per sqm	£0	
60	Total	4710	Total sqm				
Additional Affordable Housing Land Cost				14094	per plot	£422,814	
Professional Fees				8.0%	Build Cost	£442,239	
Legal Fees				0.5%	GDV	£63,583	
Statutory Fees				1.1%	Build Cost	£60,808	
Sales/Marketing Costs				2.0%	Market Units Value	£161,920	
Contingencies				5.0%	Build Cost	£297,540	
Planning Obligations				1500	£ per Market Unit	£90,000	
Interest		5.0%	12	Month Build	6	Mth Sale Void	£394,695
Arrangement Fee		1.0%	Cost			£85,221	
Development Profit		20.0%	of GDV		Aff Hsg	10% of GDV	£2,197,813
Total Cost						£11,289,840	
POTENTIAL MARGIN FOR CIL						£1,426,835	
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£485	

CIL Viability Assessments

		Residential Viability Appraisal				
DEVELOPMENT SCENARIO		Medium Size Mixed Development		Apartments	10	
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	20	
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	20	
DEVELOPMENT DETAILS		60 Total Units		4 bed houses	10	
Affordable Proportion	50%	30 Affordable Units		5 bed house	0	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	
Development Floorspace		2530	Sqm Market Housing	2,058	Sqm Affordable Housing	
Development Value						
Market Houses						
5	Apartments	60	sqm	3400	£ per sqm	£1,020,000
10	2 bed houses	75	sqm	3200	£ per sqm	£2,400,000
10	3 Bed houses	88	sqm	3200	£ per sqm	£2,816,000
5	4 bed houses	120	sqm	3100	£ per sqm	£1,860,000
0	5 bed house	150	sqm	3100	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
5	Apartments	60	sqm	2380	£ per sqm	£771,120
1	3 Bed house	88	sqm	2240	£ per sqm	£283,853
0	4 Bed House	120	sqm	2240	£ per sqm	£96,768
Low Cost Houses						
		85%	Open Market Value			
5	Apartments	60	sqm	2890	£ per sqm	£780,300
1	3 Bed house	88	sqm	2720	£ per sqm	£287,232
0	4 Bed House	120	sqm	2720	£ per sqm	£97,920
Affordable Rent Houses						
		60%	Open Market Value			
13	Apartments	60	sqm	2040	£ per sqm	£1,542,240
3	3 Bed house	88	sqm	1920	£ per sqm	£567,706
1	4 Bed House	120	sqm	1920	£ per sqm	£193,536
60	Total Units					
Development Value						£12,716,674
Development Costs						
Land						
	Apartments	5	Plots	22541.715	£ per plot	£112,709
	2 Bed House	10	Plots	56354.288	£ per plot	£563,543
	3 Bed House	10	Plots	64404.9	£ per plot	£644,049
	4 Bed House	5	Plots	90166.86	£ per plot	£450,834
	5 Bed House	0	Plots	112708.58	£ per plot	£0
					Total Land	£1,771,135
Stamp Duty Land Tax						£88,557
Construction						
28	Apartments	60	sqm	1255	£ per sqm	£2,381,363
16	2B Houses	75	sqm	1119	£ per sqm	£1,342,800
12	3B Houses	88	sqm	1119	£ per sqm	£1,132,428
5	4B Houses	120	sqm	1119	£ per sqm	£671,400
0	5B Houses	150	sqm	1119	£ per sqm	£0
60		4710	Total sqm			
Additional Affordable Housing Land Cost						£507,189
Professional Fees						£442,239
Legal Fees						£63,583
Statutory Fees						£60,808
Sales/Marketing Costs						£161,920
Contingencies						£301,759
Planning Obligations						£90,000
Interest					5.0%	£422,577
Arrangement Fee					1.0%	£89,252
Development Profit					20.0% of GDV	£2,197,813
Total Cost						£11,724,821
POTENTIAL MARGIN FOR CIL						£991,853
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£337

3. Intermediate Mixed Development


CIL Viability Assessments

		Residential Viability Appraisal				
DEVELOPMENT SCENARIO		Intermediate Mixed Development		Apartments	0	
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	10	
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	10	
DEVELOPMENT DETAILS		25 Total Units		4 bed houses	5	
Affordable Proportion	50%	13 Affordable Units		5 bed house	0	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	
Development Floorspace		1115	Sqm Market Housing	858	Sqm Affordable Housing	
Development Value						
Market Houses						
0	Apartments	60	sqm	3400	£ per sqm	£0
5	2 bed houses	75	sqm	3200	£ per sqm	£1,200,000
5	3 Bed houses	88	sqm	3200	£ per sqm	£1,408,000
3	4 bed houses	120	sqm	3100	£ per sqm	£930,000
0	5 bed house	150	sqm	3100	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
2	Apartments	60	sqm	2380	£ per sqm	£321,300
1	3 Bed house	88	sqm	2240	£ per sqm	£118,272
0	4 Bed House	120	sqm	2240	£ per sqm	£40,320
Low Cost Houses						
		85%	Open Market Value			
2	Apartments	60	sqm	2890	£ per sqm	£325,125
1	3 Bed house	88	sqm	2720	£ per sqm	£119,680
0	4 Bed House	120	sqm	2720	£ per sqm	£40,800
Affordable Rent Houses						
		60%	Open Market Value			
5	Apartments	60	sqm	2040	£ per sqm	£642,600
1	3 Bed house	88	sqm	1920	£ per sqm	£236,544
0	4 Bed House	120	sqm	1920	£ per sqm	£80,640
25		Total Units				
Development Value						£5,463,281
Development Costs						
Land						
0	Apartments	0	Plots	18791.715	£ per plot	£0
5	2 Bed House	5	Plots	46979.288	£ per plot	£234,896
5	3 Bed House	5	Plots	53690.614	£ per plot	£268,453
3	4 Bed House	3	Plots	75166.86	£ per plot	£187,917
0	5 Bed House	0	Plots	93958.575	£ per plot	£0
Total Land				£691,267		
Stamp Duty Land Tax						£27,651
Construction						
9	Apartments	60	sqm	1255	£ per sqm	£811,828
8	2B Houses	75	sqm	1119	£ per sqm	£629,438
6	3B Houses	88	sqm	1119	£ per sqm	£553,905
3	4B Houses	120	sqm	1119	£ per sqm	£335,700
0	5B Houses	150	sqm	1119	£ per sqm	£0
25		2004 Total sqm				
Additional Affordable Housing Land Cost						£176,172
Professional Fees						£186,470
Legal Fees						£27,316
Statutory Fees						£25,640
Sales/Marketing Costs						£70,760
Contingencies						£125,352
Planning Obligations						£37,500
Interest						£171,672
5.0%		12	Month Build	6	Mth Sale Void	
Arrangement Fee						£36,615
1.0%		Cost				
Development Profit						£1,092,656
		20.0%	of GDV	Aff Hsg	20%	of GDV
Total Cost						£4,999,941
POTENTIAL MARGIN FOR CIL						£463,340
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£360


CIL Viability Assessments

NCS		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Intermediate Mixed Development		Apartments	0
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	10
DEVELOPMENT DETAILS		25 Total Units		4 bed houses	5
Affordable Proportion	50%	13 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1115 Sqm Market Housing		858 Sqm Affordable Housing	
Development Value					
Market Houses					
0	Apartments	60 sqm	3400 £ per sqm		£0
5	2 bed houses	75 sqm	3200 £ per sqm		£1,200,000
5	3 Bed houses	88 sqm	3200 £ per sqm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
Intermediate Houses					
		70% Open Market Value			
2	Apartments	60 sqm	2380 £ per sqm		£321,300
1	3 Bed house	88 sqm	2240 £ per sqm		£118,272
0	4 Bed House	120 sqm	2240 £ per sqm		£40,320
Low Cost Houses					
		85% Open Market Value			
2	Apartments	60 sqm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sqm		£119,680
0	4 Bed House	120 sqm	2720 £ per sqm		£40,800
Affordable Rent Houses					
		60% Open Market Value			
5	Apartments	60 sqm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0	4 Bed House	120 sqm	1920 £ per sqm		£80,640
25	Total Units				
Development Value					£5,463,281
Development Costs					
Land					
0	Apartments	0 Plots	22541.715 £ per plot		£0
5	2 Bed House	5 Plots	56354.288 £ per plot		£281,771
5	3 Bed House	5 Plots	64404.9 £ per plot		£322,025
3	4 Bed House	3 Plots	90166.86 £ per plot		£225,417
0	5 Bed House	0 Plots	112708.58 £ per plot	Total Land	£829,213
			4.0%		£33,169
Stamp Duty Land Tax					
Construction					
9	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£811,828
8	2B Houses	75 sqm	1119 £ per sqm		£629,438
6	3B Houses	88 sqm	1119 £ per sqm		£553,905
3	4B Houses	120 sqm	1119 £ per sqm		£335,700
0	5B Houses	150 sqm	1119 £ per sqm		£0
25	Total	2004 Total sqm			
Additional Affordable Housing Land Cost					
			16906 per plot		£211,329
Professional Fees			8.0% Build Cost		£186,470
Legal Fees			0.5% GDV		£27,316
Statutory Fees			1.1% Build Cost		£25,640
Sales/Marketing Costs			2.0% Market Units Value		£70,760
Contingencies			5.0% Build Cost		£127,110
Planning Obligations			1500 £ per Market Unit		£37,500
Interest			5.0% Cost	12 Month Build	6 Mth Sale Void
Arrangement Fee			1.0% Cost		£38,419
Development Profit			20.0% of GDV	Aff Hsg	20% of GDV
					£1,092,656
Total Cost					£5,194,707
POTENTIAL MARGIN FOR CIL					£268,574
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£209

CIL Viability Assessments


		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Intermediate Mixed Development		Apartments	0
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	10
DEVELOPMENT DETAILS		25 Total Units		4 bed houses	5
Affordable Proportion	50%	13 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Affordable Rent	
Development Floorspace		1115 Sqm Market Housing		858 Sqm Affordable Housing	
Development Value					
Market Houses					
0	Apartments	60 sqm	3400 £ per sqm		£0
5	2 bed houses	75 sqm	3200 £ per sqm		£1,200,000
5	3 Bed houses	88 sqm	3200 £ per sqm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
Intermediate Houses					
		70% Open Market Value			
2	Apartments	60 sqm	2380 £ per sqm		£321,300
1	3 Bed house	88 sqm	2240 £ per sqm		£118,272
0	4 Bed House	120 sqm	2240 £ per sqm		£40,320
Low Cost Houses					
		85% Open Market Value			
2	Apartments	60 sqm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sqm		£119,680
0	4 Bed House	120 sqm	2720 £ per sqm		£40,800
Affordable Rent Houses					
		60% Open Market Value			
5	Apartments	60 sqm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0	4 Bed House	120 sqm	1920 £ per sqm		£80,640
25	Total Units				
Development Value					£5,463,281
Development Costs					
Land					
	Apartments	0 Plots	18791.715 £ per plot		£0
	2 Bed House	5 Plots	46979.288 £ per plot		£234,896
	3 Bed House	5 Plots	53404.9 £ per plot		£267,025
	4 Bed House	3 Plots	74766.86 £ per plot		£186,917
	5 Bed House	0 Plots	93458.575 £ per plot		£0
				Total Land	£688,838
Stamp Duty Land Tax					£27,554
Construction					
9	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£811,828
8	2B Houses	75 sqm	1119 £ per sqm		£629,438
6	3B Houses	88 sqm	1119 £ per sqm		£553,905
3	4B Houses	120 sqm	1119 £ per sqm		£335,700
0	5B Houses	150 sqm	1119 £ per sqm		£0
25	2004 Total sqm				
Additional Affordable Housing Land Cost					£176,172
Professional Fees					£186,470
Legal Fees					£27,316
Statutory Fees					£25,640
Sales/Marketing Costs					£70,760
Contingencies					£125,352
Planning Obligations					£37,500
Interest					£171,476
	5.0%	12 Month Build		6 Mth Sale Void	
Arrangement Fee					£36,590
	1.0%	Cost			
Development Profit					£948,689
		20.0% of GDV	Aff Hsg	10% of GDV	
Total Cost					£4,853,226
POTENTIAL MARGIN FOR CIL					£610,055
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£474

CIL Viability Assessments


		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Intermediate Mixed Development		Apartments	0
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	10
DEVELOPMENT DETAILS		25 Total Units		4 bed houses	5
Affordable Proportion	50%	13 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1115 Sqm Market Housing		858 Sqm Affordable Housing	
Development Value					
Market Houses					
0	Apartments	60 sqm	3400 £ per sqm		£0
5	2 bed houses	75 sqm	3200 £ per sqm		£1,200,000
5	3 Bed houses	88 sqm	3200 £ per sqm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
Intermediate Houses					
		70% Open Market Value			
2	Apartments	60 sqm	2380 £ per sqm		£321,300
1	3 Bed house	88 sqm	2240 £ per sqm		£118,272
0	4 Bed House	120 sqm	2240 £ per sqm		£40,320
Low Cost Houses					
		85% Open Market Value			
2	Apartments	60 sqm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sqm		£119,680
0	4 Bed House	120 sqm	2720 £ per sqm		£40,800
Affordable Rent Houses					
		60% Open Market Value			
5	Apartments	60 sqm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0	4 Bed House	120 sqm	1920 £ per sqm		£80,640
25	Total Units				
Development Value					£5,463,281
Development Costs					
Land					
	Apartments	0 Plots	22541.715 £ per plot		£0
	2 Bed House	5 Plots	56354.288 £ per plot		£281,771
	3 Bed House	5 Plots	64404.9 £ per plot		£322,025
	4 Bed House	3 Plots	90166.86 £ per plot		£225,417
	5 Bed House	0 Plots	112708.58 £ per plot		£0
				Total Land	£829,213
Stamp Duty Land Tax					£33,169
Construction					
9	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£811,828
8	2B Houses	75 sqm	1119 £ per sqm		£629,438
6	3B Houses	88 sqm	1119 £ per sqm		£553,905
3	4B Houses	120 sqm	1119 £ per sqm		£335,700
0	5B Houses	150 sqm	1119 £ per sqm		£0
25		2004 Total sqm			
Additional Affordable Housing Land Cost					£211,329
Professional Fees					£186,470
Legal Fees					£27,316
Statutory Fees					£25,640
Sales/Marketing Costs					£70,760
Contingencies					£127,110
Planning Obligations					£37,500
Interest					£184,256
Arrangement Fee					£38,419
Development Profit					£948,689
Total Cost					£5,050,740
POTENTIAL MARGIN FOR CIL					£412,541
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£321

4. Small Housing Development

CIL Viability Assessments

		Residential Viability Appraisal				
DEVELOPMENT SCENARIO		Small Housing Development		Apartments	0	
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	2	
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	3	
DEVELOPMENT DETAILS		5 Total Units		4 bed houses	0	
Affordable Proportion	0%	0 Affordable Units		5 bed house	0	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	
Development Floorspace		414	Sqm Market Housing	0	Sqm Affordable Housing	
Development Value						
Market Houses						
0	Apartments	60	sqm	3400	£ per sqm	£0
2	2 bed houses	75	sqm	3200	£ per sqm	£480,000
3	3 Bed houses	88	sqm	3200	£ per sqm	£844,800
0	4 bed houses	120	sqm	3100	£ per sqm	£0
0	5 bed house	150	sqm	3100	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
0	Apartments	60	sqm	2380	£ per sqm	£0
0	2 Bed house	75	sqm	2240	£ per sqm	£0
0	3 Bed House	88	sqm	2240	£ per sqm	£0
Low Cost Houses						
		85%	Open Market Value			
0	Apartments	60	sqm	2890	£ per sqm	£0
0	2 Bed house	75	sqm	2720	£ per sqm	£0
0	3 Bed House	88	sqm	2720	£ per sqm	£0
Affordable Rent Houses						
		60%	Open Market Value			
0	Apartments	60	sqm	2040	£ per sqm	£0
0	2 Bed house	75	sqm	1920	£ per sqm	£0
0	3 Bed House	88	sqm	1920	£ per sqm	£0
5	Total Units					
Development Value						£1,324,800
Development Costs						
Land						
0	Apartments	0	Plots	18791.715	£ per plot	£0
2	2 Bed House	2	Plots	46979.288	£ per plot	£93,959
3	3 Bed House	3	Plots	53690.614	£ per plot	£161,072
4	4 Bed House	0	Plots	75166.86	£ per plot	£0
5	5 Bed House	0	Plots	93958.575	£ per plot	£0
				Total Land	£255,030	
Stamp Duty Land Tax						£7,651
Construction						
0	Apartments	60	sqm	1255	£ per sqm	£0
2	2B Houses	75	sqm	1119	£ per sqm	£167,850
3	3B Houses	88	sqm	1119	£ per sqm	£295,416
0	4B Houses	120	sqm	1119	£ per sqm	£0
0	5B Houses	150	sqm	1119	£ per sqm	£0
5		414	Total sqm			
Additional Affordable Housing Land Cost						
				0	per plot	£0
Professional Fees				8.0%	Build Cost	£37,061
Legal Fees				0.5%	GDV	£6,624
Statutory Fees				1.1%	Build Cost	£5,096
Sales/Marketing Costs				2.0%	Market Units Value	£26,496
Contingencies				5.0%	Build Cost	£23,163
Planning Obligations				1500	£ per Market Unit	£7,500
Interest				5.0%	12 Month Build	£42,533
Arrangement Fee				1.0%	Cost	£8,244
Development Profit				20.0%	of GDV	£264,960
Total Cost						£1,147,625
POTENTIAL MARGIN FOR CIL						£177,175
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£428


CIL Viability Assessments

		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Small Housing Development		Apartments	0
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	2
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	3
DEVELOPMENT DETAILS		5 Total Units		4 bed houses	0
Affordable Proportion	0%	0 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		414 Sqm Market Housing		0 Sqm Affordable Housing	
Development Value					
Market Houses					
0	Apartments	60 sqm	3400	£ per sqm	£0
2	2 bed houses	75 sqm	3200	£ per sqm	£480,000
3	3 Bed houses	88 sqm	3200	£ per sqm	£844,800
0	4 bed houses	120 sqm	3100	£ per sqm	£0
0	5 bed house	150 sqm	3100	£ per sqm	£0
Intermediate Houses					
		70%	Open Market Value		
0	Apartments	60 sqm	2380	£ per sqm	£0
0	2 Bed house	75 sqm	2240	£ per sqm	£0
0	3 Bed House	88 sqm	2240	£ per sqm	£0
Low Cost Houses					
		85%	Open Market Value		
0	Apartments	60 sqm	2890	£ per sqm	£0
0	2 Bed house	75 sqm	2720	£ per sqm	£0
0	3 Bed House	88 sqm	2720	£ per sqm	£0
Affordable Rent Houses					
		60%	Open Market Value		
0	Apartments	60 sqm	2040	£ per sqm	£0
0	2 Bed house	75 sqm	1920	£ per sqm	£0
0	3 Bed House	88 sqm	1920	£ per sqm	£0
5	Total Units				
Development Value					£1,324,800
Development Costs					
Land					
0	Apartments	0 Plots	22541.715	£ per plot	£0
2	2 Bed House	2 Plots	56354.288	£ per plot	£112,709
3	3 Bed House	3 Plots	64404.9	£ per plot	£193,215
4	4 Bed House	0 Plots	90166.86	£ per plot	£0
5	5 Bed House	0 Plots	112708.58	£ per plot	£0
		Total Land		£305,923	
Stamp Duty Land Tax				3.0%	£9,178
Construction					
0	Apartments	60 sqm	1255	£ per sqm	£0
2	2B Houses	75 sqm	1119	£ per sqm	£167,850
3	3B Houses	88 sqm	1119	£ per sqm	£295,416
0	4B Houses	120 sqm	1119	£ per sqm	£0
0	5B Houses	150 sqm	1119	£ per sqm	£0
5	414 Total sqm				
Additional Affordable Housing Land Cost					
		0		per plot	£0
Professional Fees		8.0%		Build Cost	£37,061
Legal Fees		0.5%		GDV	£6,624
Statutory Fees		1.1%		Build Cost	£5,096
Sales/Marketing Costs		2.0%		Market Units Value	£26,496
Contingencies		5.0%		Build Cost	£23,163
Planning Obligations		1500		£ per Market Unit	£7,500
Interest		5.0%	12	Month Build	£46,607
Arrangement Fee		1.0%	Cost		£8,768
Development Profit		20.0%		of GDV	£264,960
		Aff Hsg		20%	of GDV
Total Cost					£1,204,642
POTENTIAL MARGIN FOR CIL					£120,158
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£290

CIL Viability Assessments


NCS		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Small Housing Development		Apartments	0
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	2
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	3
DEVELOPMENT DETAILS		5 Total Units		4 bed houses	0
Affordable Proportion	0%	0 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		414 Sqm Market Housing		0 Sqm Affordable Housing	
Development Value					
Market Houses					
0	Apartments	60 sqm	3400	£ per sqm	£0
2	2 bed houses	75 sqm	3200	£ per sqm	£480,000
3	3 Bed houses	88 sqm	3200	£ per sqm	£844,800
0	4 bed houses	120 sqm	3100	£ per sqm	£0
0	5 bed house	150 sqm	3100	£ per sqm	£0
Intermediate Houses					
		70%	Open Market Value		
0	Apartments	60 sqm	2380	£ per sqm	£0
0	2 Bed house	75 sqm	2240	£ per sqm	£0
0	3 Bed House	88 sqm	2240	£ per sqm	£0
Low Cost Houses					
		85%	Open Market Value		
0	Apartments	60 sqm	2890	£ per sqm	£0
0	2 Bed house	75 sqm	2720	£ per sqm	£0
0	3 Bed House	88 sqm	2720	£ per sqm	£0
Affordable Rent Houses					
		60%	Open Market Value		
0	Apartments	60 sqm	2040	£ per sqm	£0
0	2 Bed house	75 sqm	1920	£ per sqm	£0
0	3 Bed House	88 sqm	1920	£ per sqm	£0
5	Total Units				
Development Value					£1,324,800
Development Costs					
Land					
0	Apartments	0 Plots	18791.715	£ per plot	£0
2	2 Bed House	2 Plots	46979.288	£ per plot	£93,959
3	3 Bed House	3 Plots	53404.9	£ per plot	£160,215
4	4 Bed House	0 Plots	74766.86	£ per plot	£0
5	5 Bed House	0 Plots	93458.575	£ per plot	£0
Stamp Duty Land Tax			3.0%		£7,625
Construction					
0	Apartments	60 sqm	1255	£ per sqm	£0
2	2B Houses	75 sqm	1119	£ per sqm	£167,850
3	3B Houses	88 sqm	1119	£ per sqm	£295,416
0	4B Houses	120 sqm	1119	£ per sqm	£0
0	5B Houses	150 sqm	1119	£ per sqm	£0
5		414 Total sqm			
Additional Affordable Housing Land Cost			0	per plot	£0
Professional Fees			8.0%	Build Cost	£37,061
Legal Fees			0.5%	GDV	£6,624
Statutory Fees			1.1%	Build Cost	£5,096
Sales/Marketing Costs			2.0%	Market Units Value	£26,496
Contingencies			5.0%	Build Cost	£23,163
Planning Obligations			1500	£ per Market Unit	£7,500
Interest		5.0%	12	Month Build	£42,464
Arrangement Fee		1.0%		Cost	£8,235
Development Profit			20.0%	of GDV	£264,960
				Aff Hsg	10% of GDV
Total Cost					£1,146,664
POTENTIAL MARGIN FOR CIL					£178,136
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£430

CIL Viability Assessments


		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Small Housing Development		Apartments	0
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	2
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	3
DEVELOPMENT DETAILS		5 Total Units		4 bed houses	0
Affordable Proportion	0%	0 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		414 Sqm Market Housing		0 Sqm Affordable Housing	
Development Value					
Market Houses					
0	Apartments	60 sqm	3400	£ per sqm	£0
2	2 bed houses	75 sqm	3200	£ per sqm	£480,000
3	3 Bed houses	88 sqm	3200	£ per sqm	£844,800
0	4 bed houses	120 sqm	3100	£ per sqm	£0
0	5 bed house	150 sqm	3100	£ per sqm	£0
Intermediate Houses					
		70%	Open Market Value		
0	Apartments	60 sqm	2380	£ per sqm	£0
0	2 Bed house	75 sqm	2240	£ per sqm	£0
0	3 Bed House	88 sqm	2240	£ per sqm	£0
Low Cost Houses					
		85%	Open Market Value		
0	Apartments	60 sqm	2890	£ per sqm	£0
0	2 Bed house	75 sqm	2720	£ per sqm	£0
0	3 Bed House	88 sqm	2720	£ per sqm	£0
Affordable Rent Houses					
		60%	Open Market Value		
0	Apartments	60 sqm	2040	£ per sqm	£0
0	2 Bed house	75 sqm	1920	£ per sqm	£0
0	3 Bed House	88 sqm	1920	£ per sqm	£0
5	Total Units				
Development Value					£1,324,800
Development Costs					
Land					
	Apartments	0 Plots	22541.715	£ per plot	£0
	2 Bed House	2 Plots	56354.288	£ per plot	£112,709
	3 Bed House	3 Plots	64404.9	£ per plot	£193,215
	4 Bed House	0 Plots	90166.86	£ per plot	£0
	5 Bed House	0 Plots	112708.58	£ per plot	£0
				Total Land	£305,923
Stamp Duty Land Tax					£9,178
Construction					
0	Apartments	60 sqm	1255	£ per sqm	£0
2	2B Houses	75 sqm	1119	£ per sqm	£167,850
3	3B Houses	88 sqm	1119	£ per sqm	£295,416
0	4B Houses	120 sqm	1119	£ per sqm	£0
0	5B Houses	150 sqm	1119	£ per sqm	£0
5	Total sqm	414			
Additional Affordable Housing Land Cost					
			0	per plot	£0
Professional Fees			8.0%	Build Cost	£37,061
Legal Fees			0.5%	GDV	£6,624
Statutory Fees			1.1%	Build Cost	£5,096
Sales/Marketing Costs			2.0%	Market Units Value	£26,496
Contingencies			5.0%	Build Cost	£23,163
Planning Obligations			1500	£ per Market Unit	£7,500
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£8,768
Development Profit		20.0%	of GDV	Aff Hsg	10%
					of GDV
Total Cost					£1,204,642
POTENTIAL MARGIN FOR CIL					£120,158
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£290

5. Town Centre Apartments


CIL Viability Assessments

		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Town Centre Apartments		Apartments	35
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	0
DEVELOPMENT DETAILS		35 Total Units		4 bed houses	0
Affordable Proportion	50%	18 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1080 Sqm Market Housing		1,020 Sqm Affordable Housing	
Development Value					
Market Houses					
18	Apartments	60 sqm	3400	£ per sqm	£3,672,000
0	2 bed houses	75 sqm	3200	£ per sqm	£0
0	3 Bed houses	88 sqm	3200	£ per sqm	£0
0	4 bed houses	120 sqm	3100	£ per sqm	£0
0	5 bed house	150 sqm	3100	£ per sqm	£0
Intermediate Houses					
		70% Open Market Value			
4	Apartments	60 sqm	2380	£ per sqm	£571,200
	2 Bed house	75 sqm	2240	£ per sqm	£0
	3 Bed House	88 sqm	2240	£ per sqm	£0
Low Cost Houses					
		85% Open Market Value			
4	Apartments	60 sqm	2890	£ per sqm	£693,600
	2 Bed house	75 sqm	2720	£ per sqm	£0
	3 Bed House	88 sqm	2720	£ per sqm	£0
Affordable Rent Houses					
		60% Open Market Value			
9	Apartments	60 sqm	2040	£ per sqm	£1,101,600
	2 Bed house	75 sqm	1920	£ per sqm	£0
	3 Bed House	88 sqm	1920	£ per sqm	£0
35	Total Units				
Development Value					£6,038,400
Development Costs					
Land					
	Apartments	18 Plots	18791.715	£ per plot	£338,251
	2 Bed House	0 Plots	46979.288	£ per plot	£0
	3 Bed House	0 Plots	53690.614	£ per plot	£0
	4 Bed House	0 Plots	75166.86	£ per plot	£0
	5 Bed House	0 Plots	93958.575	£ per plot	£0
				Total Land	£338,251
Stamp Duty Land Tax					£10,148
Construction					
35	Apartments	60 sqm	1255	£ per sqm	£3,030,825
0	2B Houses	75 sqm	1119	£ per sqm	£0
0	3B Houses	88 sqm	1119	£ per sqm	£0
0	4B Houses	120 sqm	1119	£ per sqm	£0
0	5B Houses	150 sqm	1119	£ per sqm	£0
35		2415 Total sqm		1.15 Gross/Net	
Additional Affordable Housing Land Cost					£98,657
Professional Fees					£242,466
Legal Fees					£30,192
Statutory Fees					£33,339
Sales/Marketing Costs					£73,440
Contingencies					£156,474
Planning Obligations					£52,500
Interest					£171,546
Arrangement Fee					£40,138
Development Profit					£1,207,680
Total Cost					£5,485,655
POTENTIAL MARGIN FOR CIL					£552,745
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£419


CIL Viability Assessments

		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Town Centre Apartments		Apartments	35
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)		20% Profit All Units		3 Bed houses	0
DEVELOPMENT DETAILS		35 Total Units		4 bed houses	0
Affordable Proportion	50%	18 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1080 Sqm Market Housing		1,020 Sqm Affordable Housing	
Development Value					
Market Houses					
18	Apartments	60 sqm	3400	£ per sqm	£3,672,000
0	2 bed houses	75 sqm	3200	£ per sqm	£0
0	3 Bed houses	88 sqm	3200	£ per sqm	£0
0	4 bed houses	120 sqm	3100	£ per sqm	£0
0	5 bed house	150 sqm	3100	£ per sqm	£0
Intermediate Houses					
		70% Open Market Value			
4	Apartments	60 sqm	2380	£ per sqm	£571,200
	2 Bed house	75 sqm	2240	£ per sqm	£0
	3 Bed House	88 sqm	2240	£ per sqm	£0
Low Cost Houses					
		85% Open Market Value			
4	Apartments	60 sqm	2890	£ per sqm	£693,600
	2 Bed house	75 sqm	2720	£ per sqm	£0
	3 Bed House	88 sqm	2720	£ per sqm	£0
Affordable Rent Houses					
		60% Open Market Value			
9	Apartments	60 sqm	2040	£ per sqm	£1,101,600
	2 Bed house	75 sqm	1920	£ per sqm	£0
	3 Bed House	88 sqm	1920	£ per sqm	£0
35	Total Units				
Development Value					£6,038,400
Development Costs					
Land					
	Apartments	18 Plots	22541.715	£ per plot	£405,751
	2 Bed House	0 Plots	56354.288	£ per plot	£0
	3 Bed House	0 Plots	64404.9	£ per plot	£0
	4 Bed House	0 Plots	90166.86	£ per plot	£0
	5 Bed House	0 Plots	112708.58	£ per plot	£0
				Total Land	£405,751
Stamp Duty Land Tax					£12,173
Construction					
35	Apartments	60 sqm	1255	£ per sqm	£3,030,825
0	2B Houses	75 sqm	1119	£ per sqm	£0
0	3B Houses	88 sqm	1119	£ per sqm	£0
0	4B Houses	120 sqm	1119	£ per sqm	£0
0	5B Houses	150 sqm	1119	£ per sqm	£0
35		2415 Total sqm			
Additional Affordable Housing Land Cost					
			6763	per plot	£118,344
Professional Fees					
			8.0%	Build Cost	£242,466
Legal Fees					
			0.5%	GDV	£30,192
Statutory Fees					
			1.1%	Build Cost	£33,339
Sales/Marketing Costs					
			2.0%	Market Units Value	£73,440
Contingencies					
			5.0%	Build Cost	£157,458
Planning Obligations					
			1500	£ per Market Unit	£52,500
Interest					
	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee					
	1.0%	Cost			£41,040
Development Profit					
	20.0%	of GDV	Aff Hsg	20%	of GDV
Total Cost					£5,582,961
POTENTIAL MARGIN FOR CIL					£455,439
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£345

CIL Viability Assessments

		Residential Viability Appraisal				
DEVELOPMENT SCENARIO		Town Centre Apartments		Apartments	35	
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	0	
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	0	
DEVELOPMENT DETAILS		35 Total Units		4 bed houses	0	
Affordable Proportion	50%	17 Affordable Units		5 bed house	0	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	
Development Floorspace		1080	Sqm Market Housing	1,020	Sqm Affordable Housing	
Development Value						
Market Houses						
18	Apartments	60	sqm	3400	£ per sqm	£3,672,000
0	2 bed houses	75	sqm	3200	£ per sqm	£0
0	3 Bed houses	88	sqm	3200	£ per sqm	£0
0	4 bed houses	120	sqm	3100	£ per sqm	£0
0	5 bed house	150	sqm	3100	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
4	Apartments	60	sqm	2380	£ per sqm	£571,200
	2 Bed house	75	sqm	2240	£ per sqm	£0
	3 Bed House	88	sqm	2240	£ per sqm	£0
Low Cost Houses						
		85%	Open Market Value			
4	Apartments	60	sqm	2890	£ per sqm	£693,600
	2 Bed house	75	sqm	2720	£ per sqm	£0
	3 Bed House	88	sqm	2720	£ per sqm	£0
Affordable Rent Houses						
		60%	Open Market Value			
9	Apartments	60	sqm	2040	£ per sqm	£1,101,600
	2 Bed house	75	sqm	1920	£ per sqm	£0
	3 Bed House	88	sqm	1920	£ per sqm	£0
35	Total Units					
Development Value						£6,038,400
Development Costs						
Land						
	Apartments	18	Plots	18791.715	£ per plot	£338,251
	2 Bed House	0	Plots	46979.288	£ per plot	£0
	3 Bed House	0	Plots	53404.9	£ per plot	£0
	4 Bed House	0	Plots	74766.86	£ per plot	£0
	5 Bed House	0	Plots	93458.575	£ per plot	£0
					Total Land	£338,251
Stamp Duty Land Tax						
				3.0%		£10,148
Construction						
35	Apartments	60	sqm	1255	£ per sqm	£3,030,825
0	2B Houses	75	sqm	1119	£ per sqm	£0
0	3B Houses	88	sqm	1119	£ per sqm	£0
0	4B Houses	120	sqm	1119	£ per sqm	£0
0	5B Houses	150	sqm	1119	£ per sqm	£0
35		2415	Total sqm			
Additional Affordable Housing Land Cost						
				5638	per plot	£95,838
Professional Fees						
				8.0%	Build Cost	£242,466
Legal Fees						
				0.5%	GDV	£30,192
Statutory Fees						
				1.1%	Build Cost	£33,339
Sales/Marketing Costs						
				2.0%	Market Units Value	£73,440
Contingencies						
				5.0%	Build Cost	£156,333
Planning Obligations						
				1500	£ per Market Unit	£52,500
Interest						
		5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee						
		1.0%	Cost			£40,108
Development Profit						
		20.0%	of GDV	Aff Hsg	10%	of GDV
						£1,040,400
Total Cost						£5,315,271
POTENTIAL MARGIN FOR CIL						£723,129
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£548

CIL Viability Assessments

		Residential Viability Appraisal			
DEVELOPMENT SCENARIO		Town Centre Apartments		Apartments	35
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)		20% Market 10% Aff Units		3 Bed houses	0
DEVELOPMENT DETAILS		35 Total Units		4 bed houses	0
Affordable Proportion	50%	17 Affordable Units		5 bed house	0
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1080 Sqm Market Housing		1,020 Sqm Affordable Housing	
Development Value					
Market Houses					
18	Apartments	60 sqm	3400	£ per sqm	£3,672,000
0	2 bed houses	75 sqm	3200	£ per sqm	£0
0	3 Bed houses	88 sqm	3200	£ per sqm	£0
0	4 bed houses	120 sqm	3100	£ per sqm	£0
0	5 bed house	150 sqm	3100	£ per sqm	£0
Intermediate Houses					
		70%	Open Market Value		
4	Apartments	60 sqm	2380	£ per sqm	£571,200
	2 Bed house	75 sqm	2240	£ per sqm	£0
	3 Bed House	88 sqm	2240	£ per sqm	£0
Low Cost Houses					
		85%	Open Market Value		
4	Apartments	60 sqm	2890	£ per sqm	£693,600
	2 Bed house	75 sqm	2720	£ per sqm	£0
	3 Bed House	88 sqm	2720	£ per sqm	£0
Affordable Rent Houses					
		60%	Open Market Value		
9	Apartments	60 sqm	2040	£ per sqm	£1,101,600
	2 Bed house	75 sqm	1920	£ per sqm	£0
	3 Bed House	88 sqm	1920	£ per sqm	£0
35		Total Units			
Development Value					£6,038,400
Development Costs					
Land					
	18	Plots	22541.715	£ per plot	£405,751
	0	Plots	56354.288	£ per plot	£0
	0	Plots	64404.9	£ per plot	£0
	0	Plots	90166.86	£ per plot	£0
	0	Plots	112708.58	£ per plot	£0
				Total Land	£405,751
Stamp Duty Land Tax		3.0%			£12,173
Construction					
35	Apartments	60 sqm	1255	£ per sqm	£3,030,825
0	2B Houses	75 sqm	1119	£ per sqm	£0
0	3B Houses	88 sqm	1119	£ per sqm	£0
0	4B Houses	120 sqm	1119	£ per sqm	£0
0	5B Houses	150 sqm	1119	£ per sqm	£0
35		2415 Total sqm			
Additional Affordable Housing Land Cost		6763		per plot	£114,963
Professional Fees		8.0%		Build Cost	£242,466
Legal Fees		0.5%		GDV	£30,192
Statutory Fees		1.1%		Build Cost	£33,339
Sales/Marketing Costs		2.0%		Market Units Value	£73,440
Contingencies		5.0%		Build Cost	£157,289
Planning Obligations		1500		£ per Market Unit	£52,500
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£177,615
Development Profit	20.0%	of GDV	Aff Hsg	10%	of GDV
Total Cost					£5,411,957
POTENTIAL MARGIN FOR CIL					£626,443
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£475

Viability Assessment of Proposed Residential Sites Plan Period 2015 - 2030

1. 0-5 Year Delivery Sites
2. 6-10 Year Delivery Sites
3. 11-15 Year Delivery Sites

1. 0-5 Year Delivery Sites

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal				
		0-5 Year Delivery				
SITE REFERENCE		1		Apartments	28	
SITE LOCATION		Breezehurst Drive		2 bed houses	45	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	22	
DEVELOPMENT DETAILS		112 Total Units		4 bed houses	11	
Affordable Proportion %	50%	56 Affordable Units		5 bed house	6	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	
Development Floorspace	4598	Sqm Market Housing		3,926 Sqm Affordable Housing		
DEVELOPMENT VALUE						
Market Houses						
14	Apt	60	sqm	3400	£ per sqm	£2,856,000
22	2 Bed	75	sqm	3200	£ per sqm	£5,376,000
11	3 Bed	88	sqm	3200	£ per sqm	£3,153,920
6	4 Bed	120	sqm	3100	£ per sqm	£2,083,200
3	5 Bed	150	sqm	3100	£ per sqm	£1,302,000
Intermediate Units						
		70%	Open Market Value			
3	Apt	60	sqm	2380	£ per sqm	£479,808
7	2 Bed	75	sqm	2240	£ per sqm	£1,128,960
3	3 Bed	88	sqm	2240	£ per sqm	£529,859
1	4 Bed	120	sqm	2170	£ per sqm	£174,989
Low Cost Units						
		85%	Open Market Value			
3	Apt	60	sqm	2890	£ per sqm	£485,520
6	2 Bed	75	sqm	2720	£ per sqm	£1,142,400
2	3 Bed	88	sqm	2720	£ per sqm	£536,166
1	4 Bed	120	sqm	2635	£ per sqm	£177,072
Intermediate Units						
		60%	Open Market Value			
8	Apt	60	sqm	2040	£ per sqm	£959,616
16	2 Bed	75	sqm	1920	£ per sqm	£2,257,920
6	3 Bed	88	sqm	1920	£ per sqm	£1,059,717
2	4 Bed	120	sqm	1860	£ per sqm	£349,978
					112	Total Units
Development Value						£24,053,124
DEVELOPMENT COSTS						
Land						
14	Apt	14	Plots	22542	£ per plot	£315,584
22	2 Bed	22	Plots	56354	£ per plot	£1,262,336
11	3 Bed	11	Plots	64405	£ per plot	£721,335
6	4 Bed	6	Plots	90167	£ per plot	£504,934
3	5 Bed	3	Plots	112709	£ per plot	£315,584
					Total Land	£3,119,773
Stamp Duty Land Tax						
				7.0%		£218,384
Construction						
28	Apt	60	sqm	1255	£ per sqm	£2,424,660
50	2 Bed	75	sqm	1119	£ per sqm	£4,229,820
22	3 Bed	88	sqm	1119	£ per sqm	£2,205,773
8	4 Bed	120	sqm	1119	£ per sqm	£1,127,952
3	5 Bed	150	sqm	1119	£ per sqm	£469,980
		112	9111	Total sqm		
Abnormal Costs						
				168000		£168,000
Professional Fees @				8.0%	Construction Cost	£836,655
Legal Fees				0.5%	GDV	£120,266
Statutory Fees				1.1%	Construction Cost	£126,091
Sales/Marketing Costs				2.0%	Market Units Value	£295,422
Contingencies				5.0%	Construction Cost	£531,309
Affordable Housing Land Cost				16906	per Affordable Plot	£946,752
CIL				100	£ per sqm Market Housing	£459,760
Interest @		5.0%	12	Month Construction	6	Mth Sales Void
Arrangement Fee		1.0%	Cost			£153,428
Development Profit		20.0%	of GDV	Aff Hsg	20%	of GDV
Total Cost						£23,045,856
VIABILITY MARGIN						£1,007,268

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal				
		0-5 Year Delivery				
SITE REFERENCE		295	0			
SITE LOCATION		Land Adj to Langley Green Primary School, Langley			Apartments	8
DEVELOPMENT SCENARIO		Greenfield			2 bed houses	12
DEVELOPMENT DETAILS		30 Total Units			3 Bed houses	6
Affordable Proportion %	50%	15 Affordable Units		4 bed houses	3	
Affordable Mix	24%	Intermediate	20%	Low Cost	5 bed house	2
Development Floorspace		1232 Sqm Market Housing		56%	Affordable Rent	
DEVELOPMENT VALUE		1,052		Sqm Affordable Housing		
Market Houses						
4	0	60 sqm	3400	£ per sqm		£765,000
6	2 Bed	75 sqm	3200	£ per sqm		£1,440,000
3	3 Bed	88 sqm	3200	£ per sqm		£844,800
2	4 Bed	120 sqm	3100	£ per sqm		£558,000
1	5 Bed	150 sqm	3100	£ per sqm		£348,750
Intermediate Units						
1	Apt	60 sqm	2380	£ per sqm		£128,520
2	2 Bed	75 sqm	2240	£ per sqm		£302,400
1	3 Bed	88 sqm	2240	£ per sqm		£141,926
0	4 Bed	120 sqm	2170	£ per sqm		£46,872
Low Cost Units						
1	0	60 sqm	2890	£ per sqm		£130,050
2	2 Bed	75 sqm	2720	£ per sqm		£306,000
1	3 Bed	88 sqm	2720	£ per sqm		£143,616
0	4 Bed	120 sqm	2635	£ per sqm		£47,430
Intermediate Units						
2	0	60 sqm	2040	£ per sqm		£257,040
4	2 Bed	75 sqm	1920	£ per sqm		£604,800
2	3 Bed	88 sqm	1920	£ per sqm		£283,853
0	4 Bed	120 sqm	1860	£ per sqm	30 Total Units	£93,744
Development Value						£6,442,801
DEVELOPMENT COSTS						
Land						
4	0	4 Plots	18792	£ per plot		£70,469
2	2 Bed	6 Plots	46979	£ per plot		£281,876
3	3 Bed	3 Plots	53691	£ per plot		£161,072
4	4 Bed	2 Plots	75167	£ per plot		£112,750
5	5 Bed	1 Plots	93959	£ per plot	Total Land	£696,636
Stamp Duty Land Tax						4.0%
Construction						
8	0	60 sqm	1255	£ per sqm	1.15 Gross/Net	£649,463
14	2 Bed	75 sqm	1119	£ per sqm		£1,132,988
6	3 Bed	88 sqm	1119	£ per sqm		£590,832
2	4 Bed	120 sqm	1119	£ per sqm		£302,130
1	5 Bed	150 sqm	1119	£ per sqm		£125,888
30		2441 Total sqm				
Abnormal Costs						100000
Professional Fees @						8.0% Construction Cost
Legal Fees						0.5% GDV
Statutory Fees						1.1% Construction Cost
Sales/Marketing Costs						2.0% Market Units Value
Contingencies						5.0% Construction Cost
Affordable Housing Land Cost						14094 per Affordable Plot
CIL						100 £ per sqm Market Housing
Interest @						5.0% 12 Month Construction
Arrangement Fee						1.0% Cost
Development Profit						20.0% of GDV
Total Cost						£6,005,820
VIABILITY MARGIN						£436,981

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		4		Apartments	218
SITE LOCATION		Southern Counties, West Green		2 bed houses	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		218 Total Units		4 bed houses	
Affordable Proportion %	50%	109	Affordable Units	5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		6540	Sqm Market Housing	6,540	Sqm Affordable Housing
DEVELOPMENT VALUE					
Market Houses					
109	Apt	60 sqm	3400	£ per sqm	£22,236,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
26	Apt	60 sqm	2380	£ per sqm	£3,735,648
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
22	Apt	60 sqm	2890	£ per sqm	£3,780,120
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
61	Apt	60 sqm	2040	£ per sqm	£7,471,296
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					218 Total Units
Development Value					£37,223,064
DEVELOPMENT COSTS					
Land					
109	Apt	Plots	22542	£ per plot	£2,457,047
0	2 Bed	Plots	56354	£ per plot	£0
0	3 Bed	Plots	64405	£ per plot	£0
0	4 Bed	Plots	90167	£ per plot	£0
0	5 Bed	Plots	112709	£ per plot	£0
					Total Land £2,457,047
Stamp Duty Land Tax					
					7.0%
					£171,993
Construction					
218	Apt	60 sqm	1255	£ per sqm	£18,877,710
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
218	15042 Total sqm				
Abnormal Costs					
			342750		£342,750
Professional Fees @			8.0%	Construction Cost	£1,510,217
Legal Fees			0.5%	GDV	£186,115
Statutory Fees			1.1%	Construction Cost	£228,037
Sales/Marketing Costs			2.0%	Market Units Value	£444,720
Contingencies			5.0%	Construction Cost	£961,023
Affordable Housing Land Cost			6763	per Affordable Plot	£737,114
CIL			100	£ per sqm Market Housing	£654,000
Interest @			5.0%	12 Month Construction	£1,134,648
Arrangement Fee			1.0%	Cost	£242,186
Development Profit			20.0%	of GDV	£7,444,613
Total Cost					£35,392,173
VIABILITY MARGIN					£1,830,891

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE	406		Apartments	10	
SITE LOCATION	110-112 Spencer's Road, W Green		2 bed houses		
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses		
DEVELOPMENT DETAILS	10 Total Units		4 bed houses		
Affordable Proportion %	50%	5 Affordable Units	5 bed house		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace	300 Sqm Market Housing		300 Sqm Affordable Housing		Affordable Rent
DEVELOPMENT VALUE					
Market Houses					
5	Apt	60 sqm	3400	£ per sqm	£1,020,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
1	Apt	60 sqm	2380	£ per sqm	£142,800
	2 Bed	75 sqm	2240	£ per sqm	£0
	3 Bed	88 sqm	2240	£ per sqm	£0
	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
1	Apt	60 sqm	2890	£ per sqm	£173,400
	2 Bed	75 sqm	2720	£ per sqm	£0
	3 Bed	88 sqm	2720	£ per sqm	£0
	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
3	Apt	60 sqm	2040	£ per sqm	£367,200
	2 Bed	75 sqm	1920	£ per sqm	£0
	3 Bed	88 sqm	1920	£ per sqm	£0
	4 Bed	120 sqm	1860	£ per sqm	£0
					10 Total Units
Development Value					£1,703,400
DEVELOPMENT COSTS					
Land					
	Apt	5 Plots	22542	£ per plot	£112,709
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
					Total Land £112,709
Stamp Duty Land Tax					
0.0%					
Construction					
10	Apt	60 sqm	1255	£ per sqm	£865,950
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
10	690 Total sqm				
Abnormal Costs					
		15000			£15,000
Professional Fees @		8.0%	Construction Cost		£69,276
Legal Fees		0.5%	GDV		£8,517
Statutory Fees		1.1%	Construction Cost		£10,452
Sales/Marketing Costs		2.0%	Market Units Value		£20,400
Contingencies		5.0%	Construction Cost		£44,048
Affordable Housing Land Cost		6763	per Affordable Plot		£33,813
CIL		100	£ per sqm Market Housing		£30,000
Interest @		5.0%	12	Month Construction	£51,404
Arrangement Fee		1.0%	Cost		£11,023
Development Profit		20.0%	of GDV		£340,680
Total Cost					£1,613,272
VIABILITY MARGIN					£90,128

SHLAA Site Viability Assessments

Viab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		38		Apartments	25
SITE LOCATION		Land Adj to Desmond Anderson		2 bed houses	40
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	20
DEVELOPMENT DETAILS		100 Total Units		4 bed houses	10
Affordable Proportion %	50%	50 Affordable Units		5 bed house	5
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		4105 Sqm Market Housing		Affordable Rent	
DEVELOPMENT VALUE				3,505	Sqm Affordable Housing
Market Houses					
13	Apt	60	sqm	3400	£ per sqm
20	2 Bed	75	sqm	3200	£ per sqm
10	3 Bed	88	sqm	3200	£ per sqm
5	4 Bed	120	sqm	3100	£ per sqm
3	5 Bed	150	sqm	3100	£ per sqm
Intermediate Units					
		70%	Open Market Value		
3	Apt	60	sqm	2380	£ per sqm
6	2 Bed	75	sqm	2240	£ per sqm
2	3 Bed	88	sqm	2240	£ per sqm
1	4 Bed	120	sqm	2170	£ per sqm
Low Cost Units					
		85%	Open Market Value		
3	Apt	60	sqm	2890	£ per sqm
5	2 Bed	75	sqm	2720	£ per sqm
2	3 Bed	88	sqm	2720	£ per sqm
1	4 Bed	120	sqm	2635	£ per sqm
Intermediate Units					
		60%	Open Market Value		
7	Apt	60	sqm	2040	£ per sqm
14	2 Bed	75	sqm	1920	£ per sqm
6	3 Bed	88	sqm	1920	£ per sqm
1	4 Bed	120	sqm	1860	£ per sqm
					100 Total Units
Development Value					£21,476,004
DEVELOPMENT COSTS					
Land					
Apt	13	Plots	18792	£ per plot	£234,896
2 Bed	20	Plots	46979	£ per plot	£939,586
3 Bed	10	Plots	53691	£ per plot	£536,906
4 Bed	5	Plots	75167	£ per plot	£375,834
5 Bed	3	Plots	93959	£ per plot	£234,896
Total Land					£2,322,119
Stamp Duty Land Tax					
					7.0%
					£162,548
Construction					
25	Apt	60	sqm	1255	£ per sqm
45	2 Bed	75	sqm	1119	£ per sqm
20	3 Bed	88	sqm	1119	£ per sqm
8	4 Bed	120	sqm	1119	£ per sqm
3	5 Bed	150	sqm	1119	£ per sqm
100 Total sqm					1.15 Gross/Net
					£2,164,875
					£3,776,625
					£1,969,440
					£1,007,100
					£419,625
Abnormal Costs					
					450000
					£450,000
Professional Fees @					
					8.0% Construction Cost
					£747,013
Legal Fees					
					0.5% GDV
					£107,380
Statutory Fees					
					1.1% Construction Cost
					£115,881
Sales/Marketing Costs					
					2.0% Market Units Value
					£263,770
Contingencies					
					5.0% Construction Cost
					£489,383
Affordable Housing Land Cost					
					14094 per Affordable Plot
					£704,689
CIL					
					100 £ per sqm Market Housing
					£410,500
Interest @					
5.0%		12		Month Construction	
					6 Mth Sales Void
					£683,732
Arrangement Fee					
1.0%		Cost			
					£135,064
Development Profit					
20.0%		of GDV		Aff Hsg	
				20% of GDV	
					£4,295,201
Total Cost					£20,224,947
VIABILITY MARGIN					£1,251,057

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal				
		0-5 Year Delivery				
SITE REFERENCE	292		0		Apartments	59
SITE LOCATION	Zurich House, East Park, Southgate					
DEVELOPMENT SCENARIO	Brownfield					
DEVELOPMENT DETAILS	59 Total Units					
Affordable Proportion %	50%	30 Affordable Units		2 bed houses		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	3 Bed houses
Development Floorspace	1770		Sqm Market Housing		1,770	4 bed houses
						5 bed house
DEVELOPMENT VALUE	Affordable Rent					
						Sqm Affordable Housing
Market Houses						
30 Apt	60 sqm	3400	£ per sqm		£6,018,000	
0 2 Bed	75 sqm	3200	£ per sqm		£0	
0 3 Bed	88 sqm	3200	£ per sqm		£0	
0 4 Bed	120 sqm	3100	£ per sqm		£0	
0 5 Bed	150 sqm	3100	£ per sqm		£0	
Intermediate Units	70%	Open Market Value				
7 Apt	60 sqm	2380	£ per sqm		£1,011,024	
0 2 Bed	75 sqm	2240	£ per sqm		£0	
0 3 Bed	88 sqm	2240	£ per sqm		£0	
0 4 Bed	120 sqm	2170	£ per sqm		£0	
Low Cost Units	85%	Open Market Value				
6 Apt	60 sqm	2890	£ per sqm		£1,023,060	
0 2 Bed	75 sqm	2720	£ per sqm		£0	
0 3 Bed	88 sqm	2720	£ per sqm		£0	
0 4 Bed	120 sqm	2635	£ per sqm		£0	
Intermediate Units	60%	Open Market Value				
17 Apt	60 sqm	2040	£ per sqm		£2,022,048	
0 2 Bed	75 sqm	1920	£ per sqm		£0	
0 3 Bed	88 sqm	1920	£ per sqm		£0	
0 4 Bed	120 sqm	1860	£ per sqm		£0	
Development Value				59 Total Units	£10,074,132	
DEVELOPMENT COSTS						
Land						
Apt	30 Plots	22542	£ per plot		£664,981	
2 Bed	0 Plots	56354	£ per plot		£0	
3 Bed	0 Plots	64405	£ per plot		£0	
4 Bed	0 Plots	90167	£ per plot		£0	
5 Bed	0 Plots	112709	£ per plot		£0	
			Total Land	£664,981	£0	
Stamp Duty Land Tax	4.0%					
Construction						
59 Apt	60 sqm	1255	£ per sqm		£5,109,105	
0 2 Bed	75 sqm	1119	£ per sqm		£0	
0 3 Bed	88 sqm	1119	£ per sqm		£0	
0 4 Bed	120 sqm	1119	£ per sqm		£0	
0 5 Bed	150 sqm	1119	£ per sqm		£0	
59	4071 Total sqm			1.15 Gross/Net	£0	
Abnormal Costs	88500					
Professional Fees @	8.0%		Construction Cost		£408,728	
Legal Fees	0.5%		GDV		£50,371	
Statutory Fees	1.1%		Construction Cost		£61,670	
Sales/Marketing Costs	2.0%		Market Units Value		£120,360	
Contingencies	5.0%		Construction Cost		£259,880	
Affordable Housing Land Cost	6763		per Affordable Plot		£199,494	
CIL	100		£ per sqm Market Housing		£177,000	
Interest @	5.0%	12	Month Construction		£305,357	
Arrangement Fee	1.0%	Cost		6	Mth Sales Void	
Development Profit	20.0%		of GDV		£65,303	
			Aff Hsg		20%	
			of GDV		£2,014,826	
Total Cost	£9,552,175					
VIABILITY MARGIN	£521,957					

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		401		Apartment	10
SITE LOCATION		19-21 Queensway N Gate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		10 Total Units			
Affordable Proportion %	50%	5 Affordable Units			
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		300 Sqm Market Housing		300 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
5	Apt	60 sqm	3400	£ per sqm	£1,020,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
1	Apt	60 sqm	2380	£ per sqm	£142,800
	2 Bed	75 sqm	2240	£ per sqm	£0
	3 Bed	88 sqm	2240	£ per sqm	£0
	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
1	Apt	60 sqm	2890	£ per sqm	£173,400
	2 Bed	75 sqm	2720	£ per sqm	£0
	3 Bed	88 sqm	2720	£ per sqm	£0
	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
3	Apt	60 sqm	2040	£ per sqm	£367,200
	2 Bed	75 sqm	1920	£ per sqm	£0
	3 Bed	88 sqm	1920	£ per sqm	£0
	4 Bed	120 sqm	1860	£ per sqm	£0
					10 Total Units
Development Value					£1,703,400
DEVELOPMENT COSTS					
Land					
	Apt	5 Plots	22542	£ per plot	£112,709
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
					Total Land
					£112,709
Stamp Duty Land Tax					
					0.0%
Construction					
10	Apt	60 sqm	1255	£ per sqm	£865,950
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
		690 Total sqm			
Abnormal Costs					
			15000		£15,000
Professional Fees @			8.0%	Construction Cost	£69,276
Legal Fees			0.5%	GDV	£8,517
Statutory Fees			1.1%	Construction Cost	£10,452
Sales/Marketing Costs			2.0%	Market Units Value	£20,400
Contingencies			5.0%	Construction Cost	£44,048
Affordable Housing Land Cost			6763	per Affordable Plot	£33,813
CIL			100	£ per sqm Market Housing	£30,000
Interest @		5.0%	12	Month Construction	£51,404
Arrangement Fee		1.0%	Cost		£11,023
Development Profit		20.0%	of GDV	Aff Hsg	£340,680
				20%	of GDV
Total Cost					£1,613,272
VIABILITY MARGIN					£90,128

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal					
		0-5 Year Delivery					
SITE REFERENCE		298	0	Apartment	8		
SITE LOCATION		Goffs Park Depot, Old Horsham Road, Southgate			2 bed houses	12	
DEVELOPMENT SCENARIO		Brownfield			3 Bed houses	6	
DEVELOPMENT DETAILS		30 Total Units			4 bed houses	3	
Affordable Proportion %	50%	15	Affordable Units		5 bed house	2	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	Affordable Rent	
Development Floorspace		1232	Sqm Market Housing	1,052	Sqm Affordable Housing		
DEVELOPMENT VALUE							
Market Houses							
4	Apt	60	sqm	3400	£ per sqm	£765,000	
6	2 Bed	75	sqm	3200	£ per sqm	£1,440,000	
3	3 Bed	88	sqm	3200	£ per sqm	£844,800	
2	4 Bed	120	sqm	3100	£ per sqm	£558,000	
1	5 Bed	150	sqm	3100	£ per sqm	£348,750	
Intermediate Units							
		70%	Open Market Value				
1	Apt	60	sqm	2380	£ per sqm	£128,520	
2	2 Bed	75	sqm	2240	£ per sqm	£302,400	
1	3 Bed	88	sqm	2240	£ per sqm	£141,926	
0	4 Bed	120	sqm	2170	£ per sqm	£46,872	
Low Cost Units							
		85%	Open Market Value				
1	Apt	60	sqm	2890	£ per sqm	£130,050	
2	2 Bed	75	sqm	2720	£ per sqm	£306,000	
1	3 Bed	88	sqm	2720	£ per sqm	£143,616	
0	4 Bed	120	sqm	2635	£ per sqm	£47,430	
Intermediate Units							
		60%	Open Market Value				
2	Apt	60	sqm	2040	£ per sqm	£257,040	
4	2 Bed	75	sqm	1920	£ per sqm	£604,800	
2	3 Bed	88	sqm	1920	£ per sqm	£283,853	
0	4 Bed	120	sqm	1860	£ per sqm	£93,744	
Development Value						£6,442,801	
DEVELOPMENT COSTS							
Land							
Apt	4	Plots	22542	£ per plot		£84,531	
2 Bed	6	Plots	56354	£ per plot		£338,126	
3 Bed	3	Plots	64405	£ per plot		£193,215	
4 Bed	2	Plots	90167	£ per plot		£135,250	
5 Bed	1	Plots	112709	£ per plot		£84,531	
				Total Land	£835,654		
Stamp Duty Land Tax							
					4.0%	£33,426	
Construction							
8	Apt	60	sqm	1255	£ per sqm	£649,463	
14	2 Bed	75	sqm	1119	£ per sqm	£1,132,988	
6	3 Bed	88	sqm	1119	£ per sqm	£590,832	
2	4 Bed	120	sqm	1119	£ per sqm	£302,130	
1	5 Bed	150	sqm	1119	£ per sqm	£125,888	
		30	2441	Total sqm			
Abnormal Costs							
				45000		£45,000	
Professional Fees @				8.0%	Construction Cost	£224,104	
Legal Fees				0.5%	GDV	£32,214	
Statutory Fees				1.1%	Construction Cost	£33,774	
Sales/Marketing Costs				2.0%	Market Units Value	£79,131	
Contingencies				5.0%	Construction Cost	£142,315	
Affordable Housing Land Cost				16906	per Affordable Plot	£253,594	
CIL				100	£ per sqm Market Housing	£123,150	
Interest @				5.0%	12	Month Construction	£212,660
Arrangement Fee				1.0%	Cost	£40,846	
Development Profit				20.0%	of GDV	£1,288,560	
				Aff Hsg	20%	of GDV	
Total Cost						£6,145,729	
VIABILITY MARGIN						£297,073	

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal 0-5 Year Delivery			
SITE REFERENCE		286		Apartments	475
SITE LOCATION		North East Sector Neighbourhood, Pound Hill		2 bed houses	760
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	380
DEVELOPMENT DETAILS		1,900 Total Units		4 bed houses	190
Affordable Proportion %	50%	950 Affordable Units		5 bed house	95
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace	77995	Sqm Market Housing		Affordable Rent	
DEVELOPMENT VALUE				66,595	Sqm Affordable Housing
Market Houses					
238	Apt	60 sqm	3400	£ per sqm	£48,450,000
380	2 Bed	75 sqm	3200	£ per sqm	£91,200,000
190	3 Bed	88 sqm	3200	£ per sqm	£53,504,000
95	4 Bed	120 sqm	3100	£ per sqm	£35,340,000
48	5 Bed	150 sqm	3100	£ per sqm	£22,087,500
Intermediate Units					
		70% Open Market Value			
57	Apt	60 sqm	2380	£ per sqm	£8,139,600
114	2 Bed	75 sqm	2240	£ per sqm	£19,152,000
46	3 Bed	88 sqm	2240	£ per sqm	£8,988,672
11	4 Bed	120 sqm	2170	£ per sqm	£2,968,560
Low Cost Units					
		85% Open Market Value			
48	Apt	60 sqm	2890	£ per sqm	£8,236,500
95	2 Bed	75 sqm	2720	£ per sqm	£19,380,000
38	3 Bed	88 sqm	2720	£ per sqm	£9,095,680
10	4 Bed	120 sqm	2635	£ per sqm	£3,003,900
Intermediate Units					
		60% Open Market Value			
133	Apt	60 sqm	2040	£ per sqm	£16,279,200
266	2 Bed	75 sqm	1920	£ per sqm	£38,304,000
106	3 Bed	88 sqm	1920	£ per sqm	£17,977,344
27	4 Bed	120 sqm	1860	£ per sqm	£5,937,120
			1900	Total Units	
Development Value					£408,044,076
DEVELOPMENT COSTS					
Land					
Apt	238 Plots	18792	£ per plot		£4,463,032
2 Bed	380 Plots	46979	£ per plot		£17,852,129
3 Bed	190 Plots	53691	£ per plot		£10,201,217
4 Bed	95 Plots	75167	£ per plot		£7,140,852
5 Bed	48 Plots	93959	£ per plot		£4,463,032
				Total Land	£44,120,262
Stamp Duty Land Tax					
		7.0%			£3,088,418
Construction					
475	Apt	60 sqm	1255	£ per sqm	£41,132,625
855	2 Bed	75 sqm	1119	£ per sqm	£71,755,875
380	3 Bed	88 sqm	1119	£ per sqm	£37,419,360
143	4 Bed	120 sqm	1119	£ per sqm	£19,134,900
48	5 Bed	150 sqm	1119	£ per sqm	£7,972,875
1900		154565 Total sqm			
Abnormal Costs					
		14888000			£14,888,000
Professional Fees @					
		8.0%	Construction Cost		£14,193,251
Legal Fees					
		0.5%	GDV		£2,040,220
Statutory Fees					
		1.1%	Construction Cost		£2,271,466
Sales/Marketing Costs					
		2.0%	Market Units Value		£5,011,630
Contingencies					
		5.0%	Construction Cost		£9,615,182
Affordable Housing Land Cost					
		14094	per Affordable Plot		£13,389,097
CIL					
		100	£ per sqm Market Housing		£7,799,500
Interest @					
	5.0%	12	Month Construction	6	Mth Sales Void
Arrangement Fee					
	1.0%	Cost			£2,630,289
Development Profit					
	20.0%	of GDV	Aff Hsg	20%	of GDV
Total Cost					£391,323,986
VIABILITY MARGIN					£16,720,090

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal 0-5 Year Delivery			
SITE REFERENCE		400		Apartments	10
SITE LOCATION		Kingsland Court, Three Bridges			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		10 Total Units			
Affordable Proportion %	50%	5 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		300 Sqm Market Housing		300 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
5	Apt	60 sqm	3400	£ per sqm	£1,020,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
1	Apt	60 sqm	2380	£ per sqm	£171,360
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
1	Apt	60 sqm	2890	£ per sqm	£173,400
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
3	Apt	60 sqm	2040	£ per sqm	£342,720
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					10 Total Units
Development Value					£1,707,480
DEVELOPMENT COSTS					
Land					
Apt	5 Plots	22542	£ per plot		£112,709
2 Bed	0 Plots	56354	£ per plot		£0
3 Bed	0 Plots	64405	£ per plot		£0
4 Bed	0 Plots	90167	£ per plot		£0
5 Bed	0 Plots	112709	£ per plot	Total Land	£112,709
					£0
Stamp Duty Land Tax					
					0.0%
Construction					
10	Apt	60 sqm	1255	£ per sqm	1.15 Gross/Net
0	2 Bed	75 sqm	1119	£ per sqm	£865,950
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
10		690 Total sqm			
Abnormal Costs					
		15000			£15,000
Professional Fees @		8.0%	Construction Cost		£69,276
Legal Fees		0.5%	GDV		£8,537
Statutory Fees		1.1%	Construction Cost		£10,452
Sales/Marketing Costs		2.0%	Market Units Value		£20,400
Contingencies		5.0%	Construction Cost		£44,048
Affordable Housing Land Cost		6763	per Affordable Plot		£33,813
CIL		100	£ per sqm Market Housing		£30,000
Interest @		5.0%	12	Month Construction	6
Arrangement Fee		1.0%	Cost		£51,405
Development Profit		20.0%	of GDV		£11,023
			Aff Hsg	20%	of GDV
Total Cost					£1,614,109
VIABILITY MARGIN					£93,371

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE	45	0	Apartments	35	
SITE LOCATION	Tinsley Lane Playing Fields, Three Bridges			2 bed houses	55
DEVELOPMENT SCENARIO	Greenfield			3 Bed houses	28
DEVELOPMENT DETAILS	138 Total Units			4 bed houses	14
Affordable Proportion %	50%	69 Affordable Units	5 bed house	7	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace	5665 Sqm Market Housing		4,837 Sqm Affordable Housing		
DEVELOPMENT VALUE					
Market Houses					
17 Apt	60 sqm	3400	£ per sqm		£3,519,000
28 2 Bed	75 sqm	3200	£ per sqm		£6,624,000
14 3 Bed	88 sqm	3200	£ per sqm		£3,886,080
7 4 Bed	120 sqm	3100	£ per sqm		£2,566,800
3 5 Bed	150 sqm	3100	£ per sqm		£1,604,250
Intermediate Units					
		70%	Open Market Value		
4 Apt	60 sqm	2380	£ per sqm		£591,192
8 2 Bed	75 sqm	2240	£ per sqm		£1,391,040
3 3 Bed	88 sqm	2240	£ per sqm		£652,861
1 4 Bed	120 sqm	2170	£ per sqm		£215,611
Low Cost Units					
		85%	Open Market Value		
3 Apt	60 sqm	2890	£ per sqm		£598,230
7 2 Bed	75 sqm	2720	£ per sqm		£1,407,600
3 3 Bed	88 sqm	2720	£ per sqm		£660,634
1 4 Bed	120 sqm	2635	£ per sqm		£218,178
Intermediate Units					
		60%	Open Market Value		
10 Apt	60 sqm	2040	£ per sqm		£1,182,384
19 2 Bed	75 sqm	1920	£ per sqm		£2,782,080
8 3 Bed	88 sqm	1920	£ per sqm		£1,305,723
2 4 Bed	120 sqm	1860	£ per sqm	138 Total Units	£431,222
Development Value					£29,636,886
DEVELOPMENT COSTS					
Land					
Apt	17 Plots	18792	£ per plot		£324,157
2 Bed	28 Plots	46979	£ per plot		£1,296,628
3 Bed	14 Plots	53691	£ per plot		£740,930
4 Bed	7 Plots	75167	£ per plot		£518,651
5 Bed	3 Plots	93959	£ per plot	Total Land	£3,204,524
Stamp Duty Land Tax					7.0%
Construction					
35 Apt	60 sqm	1255	£ per sqm	1.15 Gross/Net	£2,987,528
62 2 Bed	75 sqm	1119	£ per sqm		£5,211,743
28 3 Bed	88 sqm	1119	£ per sqm		£2,717,827
10 4 Bed	120 sqm	1119	£ per sqm		£1,389,798
3 5 Bed	150 sqm	1119	£ per sqm		£579,083
138	11226	Total sqm			
Abnormal Costs					
		927000			£927,000
Professional Fees @		8.0%	Construction Cost		£1,030,878
Legal Fees		0.5%	GDV		£148,184
Statutory Fees		1.1%	Construction Cost		£163,282
Sales/Marketing Costs		2.0%	Market Units Value		£364,003
Contingencies		5.0%	Construction Cost		£690,649
Affordable Housing Land Cost		14094	per Affordable Plot		£972,471
CIL		100	£ per sqm Market Housing		£566,490
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£956,167
Arrangement Fee		1.0%	Cost		£189,482
Development Profit		20.0%	of GDV	Aff Hsg	20% of GDV
					£5,927,377
Total Cost					£28,250,802
VIABILITY MARGIN					£1,386,084

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		197		Apartments	93
SITE LOCATION		Fairfield House, West Green Drive, West Green			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		93 Total Units			
Affordable Proportion %	50%	47 Affordable Units			
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		2,790 Sqm Market Housing		2,790 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
47	Apt	60 sqm	3400	£ per sqm	£9,486,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value:		
11	Apt	60 sqm	2380	£ per sqm	£1,593,648
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value:		
9	Apt	60 sqm	2890	£ per sqm	£1,612,620
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value:		
26	Apt	60 sqm	2040	£ per sqm	£3,187,296
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					93 Total Units
Development Value					£15,879,564
DEVELOPMENT COSTS					
Land					
Apt	47	Plots	22542	£ per plot	£1,048,190
2 Bed	0	Plots	56354	£ per plot	£0
3 Bed	0	Plots	64405	£ per plot	£0
4 Bed	0	Plots	90167	£ per plot	£0
5 Bed	0	Plots	112709	£ per plot	£0
					Total Land £1,048,190
Stamp Duty Land Tax					
					5.0%
					£52,409
Construction					
93	Apt	60 sqm	1255	£ per sqm	£8,053,335
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
93		6417 Total sqm		1.15 Gross/Net	
Abnormal Costs					
			139500		£139,500
Professional Fees @			8.0%	Construction Cost	£644,267
Legal Fees			0.5%	GDV	£79,398
Statutory Fees			1.1%	Construction Cost	£97,208
Sales/Marketing Costs			2.0%	Market Units Value	£189,720
Contingencies			5.0%	Construction Cost	£409,642
Affordable Housing Land Cost			6763	per Affordable Plot	£314,457
CIL			100	£ per sqm Market Housing	£279,000
Interest @			5.0%	12 Month Construction	6 Mth Sales Void
Arrangement Fee			1.0%	Cost	£482,141
Development Profit			20.0%	of GDV	Aff Hsg 20% of GDV
					£3,175,913
Total Cost					£15,068,219
VIABILITY MARGIN					£811,345

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal				
		0-5 Year Delivery				
SITE REFERENCE	69	0	Apartment	99		
SITE LOCATION	Telford Place/Southgate Drive, Southgate					
DEVELOPMENT SCENARIO	Brownfield					
DEVELOPMENT DETAILS	99 Total Units					
Affordable Proportion %	50%	50	Affordable Units			
Affordable Mix	24%	Intermediate	20%	Low Cost		
Development Floorspace	2970	Sqm Market Housing	2,970	Sqm Affordable Housing		
DEVELOPMENT VALUE						
Market Houses						
50	Apt	60	sqm	3400	£ per sqm	£10,098,000
0	2 Bed	75	sqm	3200	£ per sqm	£0
0	3 Bed	88	sqm	3200	£ per sqm	£0
0	4 Bed	120	sqm	3100	£ per sqm	£0
0	5 Bed	150	sqm	3100	£ per sqm	£0
Intermediate Units						
		70%	Open Market Value			
12	Apt	60	sqm	2380	£ per sqm	£1,696,464
0	2 Bed	75	sqm	2240	£ per sqm	£0
0	3 Bed	88	sqm	2240	£ per sqm	£0
0	4 Bed	120	sqm	2170	£ per sqm	£0
Low Cost Units						
		85%	Open Market Value			
10	Apt	60	sqm	2890	£ per sqm	£1,716,660
0	2 Bed	75	sqm	2720	£ per sqm	£0
0	3 Bed	88	sqm	2720	£ per sqm	£0
0	4 Bed	120	sqm	2635	£ per sqm	£0
Intermediate Units						
		60%	Open Market Value			
28	Apt	60	sqm	2040	£ per sqm	£3,392,928
0	2 Bed	75	sqm	1920	£ per sqm	£0
0	3 Bed	88	sqm	1920	£ per sqm	£0
0	4 Bed	120	sqm	1860	£ per sqm	£0
				99	Total Units	£0
Development Value					£16,904,052	
DEVELOPMENT COSTS						
Land	Apt	50	Plots	22542	£ per plot	£1,115,815
	2 Bed	0	Plots	56354	£ per plot	£0
	3 Bed	0	Plots	64405	£ per plot	£0
	4 Bed	0	Plots	90167	£ per plot	£0
	5 Bed	0	Plots	112709	£ per plot	£0
					Total Land	£1,115,815
Stamp Duty Land Tax					5.0%	£55,791
Construction						
99	Apt	60	sqm	1255	£ per sqm	£8,572,905
0	2 Bed	75	sqm	1119	£ per sqm	£0
0	3 Bed	88	sqm	1119	£ per sqm	£0
0	4 Bed	120	sqm	1119	£ per sqm	£0
0	5 Bed	150	sqm	1119	£ per sqm	£0
99		6831	Total sqm			
Abnormal Costs					148500	£148,500
Professional Fees @					8.0%	Construction Cost
Legal Fees					0.5%	GDV
Statutory Fees					1.1%	Construction Cost
Sales/Marketing Costs					2.0%	Market Units Value
Contingencies					5.0%	Construction Cost
Affordable Housing Land Cost					6763	per Affordable Plot
CIL					100	£ per sqm Market Housing
Interest @	5.0%	12	Month	Construction	6	Mth Sales Void
Arrangement Fee	1.0%	Cost				£109,688
Development Profit	20.0%		of GDV	Aff Hsg	20%	
						£3,380,810
Total Cost						£16,040,363
VIABILITY MARGIN						£863,689

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		166		Apartment	6
SITE LOCATION		Alpine Works, Oak Road, Southgate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		6 Total Units			
Affordable Proportion %	0%	0 Affordable Units		2 bed houses	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		360 Sqm Market Housing		5 bed house	
DEVELOPMENT VALUE				Affordable Rent	
				0 Sqm Affordable Housing	
Market Houses					
6	Apt	60 sqm	3400	£ per sqm	£1,224,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
0	Apt	60 sqm	2380	£ per sqm	£0
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
0	Apt	60 sqm	2890	£ per sqm	£0
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
0	Apt	60 sqm	2040	£ per sqm	£0
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
			6	Total Units	£0
Development Value					£1,224,000
DEVELOPMENT COSTS					
Land					
	Apt	6 Plots	22542	£ per plot	£135,250
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
				Total Land	£135,250
Stamp Duty Land Tax					£1,353
Construction					
6	Apt	60 sqm	1255	£ per sqm	£519,570
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
6		414 Total sqm			
Abnormal Costs					
			9000		£9,000
Professional Fees @					
			8.0%	Construction Cost	£41,566
Legal Fees					
			0.5%	GDV	£6,120
Statutory Fees					
			1.1%	Construction Cost	£6,271
Sales/Marketing Costs					
			2.0%	Market Units Value	£24,480
Contingencies					
			5.0%	Construction Cost	£26,429
Affordable Housing Land Cost					
			6763	per Affordable Plot	£0
CIL					
			100	£ per sqm Market Housing	£36,000
Interest @					
		5.0%	12	Month Construction	£36,629
Arrangement Fee					
		1.0%	Cost		£7,436
Development Profit					
		20.0%	of GDV	Aff Hsg	£244,800
				20%	of GDV
Total Cost					£1,094,904
VIABILITY MARGIN					£129,096

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		57		Apartments	22
SITE LOCATION		Brunel Place, West of Southgate Avenue, Southgate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		22 Total Units		4 bed houses	
Affordable Proportion %	50%	11 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		660 Sqm Market Housing		660 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
11	Apt	60 sqm	3400	£ per sqm	£2,244,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
3	Apt	60 sqm	2380	£ per sqm	£376,992
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
2	Apt	60 sqm	2890	£ per sqm	£381,480
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
6	Apt	60 sqm	2040	£ per sqm	£753,984
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					22 Total Units
Development Value					£3,756,456
DEVELOPMENT COSTS					
Land					
Apt	11 Plots	22542	£ per plot		£247,959
2 Bed	0 Plots	56354	£ per plot		£0
3 Bed	0 Plots	64405	£ per plot		£0
4 Bed	0 Plots	90167	£ per plot		£0
5 Bed	0 Plots	112709	£ per plot		£0
					Total Land £247,959
Stamp Duty Land Tax					
					1.0%
					£2,480
Construction					
22	Apt	60 sqm	1255	£ per sqm	1.15 Gross/Net
0	2 Bed	75 sqm	1119	£ per sqm	£1,905,090
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
22		1518 Total sqm			
Abnormal Costs					
		33000			£33,000
Professional Fees @		8.0%	Construction Cost		£152,407
Legal Fees		0.5%	GDV		£18,782
Statutory Fees		1.1%	Construction Cost		£22,995
Sales/Marketing Costs		2.0%	Market Units Value		£44,880
Contingencies		5.0%	Construction Cost		£96,905
Affordable Housing Land Cost		6763	per Affordable Plot		£74,388
CIL		100	£ per sqm Market Housing		£66,000
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£113,284
Arrangement Fee		1.0%	Cost		£24,276
Development Profit		20.0%	of GDV	Aff Hsg 20% of GDV	£751,291
Total Cost					£3,553,737
VIABILITY MARGIN					£202,719

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal 0-5 Year Delivery					
SITE REFERENCE		312		0	Apartments	10	
SITE LOCATION		Kilnmead Car Park, Northgate				2 bed houses	16
DEVELOPMENT SCENARIO		Brownfield				3 Bed houses	8
DEVELOPMENT DETAILS		40 Total Units			4 bed houses	4	
Affordable Proportion %	50%	20 Affordable Units			5 bed house	2	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%	Affordable Rent	
Development Floorspace		1642	Sqm Market Housing		1,402	Sqm Affordable Housing	
DEVELOPMENT VALUE							
Market Houses							
5	Apt	60	sqm	3400	£ per sqm	£1,020,000	
8	2 Bed	75	sqm	3200	£ per sqm	£1,920,000	
4	3 Bed	88	sqm	3200	£ per sqm	£1,126,400	
2	4 Bed	120	sqm	3100	£ per sqm	£744,000	
1	5 Bed	150	sqm	3100	£ per sqm	£465,000	
Intermediate Units							
		70%	Open Market Value				
1	Apt	60	sqm	2380	£ per sqm	£171,360	
2	2 Bed	75	sqm	2240	£ per sqm	£403,200	
1	3 Bed	88	sqm	2240	£ per sqm	£189,235	
0	4 Bed	120	sqm	2170	£ per sqm	£62,496	
Low Cost Units							
		85%	Open Market Value				
1	Apt	60	sqm	2890	£ per sqm	£173,400	
2	2 Bed	75	sqm	2720	£ per sqm	£408,000	
1	3 Bed	88	sqm	2720	£ per sqm	£191,488	
0	4 Bed	120	sqm	2635	£ per sqm	£63,240	
Intermediate Units							
		60%	Open Market Value				
3	Apt	60	sqm	2040	£ per sqm	£342,720	
6	2 Bed	75	sqm	1920	£ per sqm	£806,400	
2	3 Bed	88	sqm	1920	£ per sqm	£378,470	
1	4 Bed	120	sqm	1860	£ per sqm	£124,992	
				40	Total Units		
Development Value						£8,590,402	
DEVELOPMENT COSTS							
Land							
	Apt	5	Plots	22542	£ per plot	£112,709	
	2 Bed	8	Plots	56354	£ per plot	£450,834	
	3 Bed	4	Plots	64405	£ per plot	£257,620	
	4 Bed	2	Plots	90167	£ per plot	£180,334	
	5 Bed	1	Plots	112709	£ per plot	£112,709	
					Total Land	£1,114,205	
Stamp Duty Land Tax						5.0%	
Construction							
10	Apt	60	sqm	1255	£ per sqm	£865,950	
18	2 Bed	75	sqm	1119	£ per sqm	£1,510,650	
8	3 Bed	88	sqm	1119	£ per sqm	£787,776	
3	4 Bed	120	sqm	1119	£ per sqm	£402,840	
1	5 Bed	150	sqm	1119	£ per sqm	£167,850	
40		3254	Total sqm				
Abnormal Costs						60000	
Professional Fees @						8.0%	
Legal Fees						0.5%	
Statutory Fees						1.1%	
Sales/Marketing Costs						2.0%	
Contingencies						5.0%	
Affordable Housing Land Cost						16906	
CIL						100	
Interest @						5.0%	
Arrangement Fee						1.0%	
Development Profit						20.0%	
Total Cost						£8,206,424	
VIABILITY MARGIN						£383,978	

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		177		Apartments	7
SITE LOCATION		Crossways, Balcombe Road, Pound Hill			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		7 Total Units			
Affordable Proportion %	0%	0 Affordable Units		4 bed houses	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		420 Sqm Market Housing		0 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
7	Apt	60	sqm	3400	£ per sqm
0	2 Bed	75	sqm	3200	£ per sqm
0	3 Bed	88	sqm	3200	£ per sqm
0	4 Bed	120	sqm	3100	£ per sqm
0	5 Bed	150	sqm	3100	£ per sqm
£1,428,000					
Intermediate Units					
		70%	Open Market Value		
0	Apt	60	sqm	2380	£ per sqm
0	2 Bed	75	sqm	2240	£ per sqm
0	3 Bed	88	sqm	2240	£ per sqm
0	4 Bed	120	sqm	2170	£ per sqm
Low Cost Units					
		85%	Open Market Value		
0	Apt	60	sqm	2890	£ per sqm
0	2 Bed	75	sqm	2720	£ per sqm
0	3 Bed	88	sqm	2720	£ per sqm
0	4 Bed	120	sqm	2635	£ per sqm
Intermediate Units					
		60%	Open Market Value		
0	Apt	60	sqm	2040	£ per sqm
0	2 Bed	75	sqm	1920	£ per sqm
0	3 Bed	88	sqm	1920	£ per sqm
0	4 Bed	120	sqm	1860	£ per sqm
					7 Total Units
Development Value					
					£1,428,000
DEVELOPMENT COSTS					
Land					
	Apt	7 Plots		22542	£ per plot
	2 Bed	0 Plots		56354	£ per plot
	3 Bed	0 Plots		64405	£ per plot
	4 Bed	0 Plots		90167	£ per plot
	5 Bed	0 Plots		112709	£ per plot
					Total Land £157,792
Stamp Duty Land Tax					
					1.0%
Construction					
7	Apt	60	sqm	1255	£ per sqm
0	2 Bed	75	sqm	1119	£ per sqm
0	3 Bed	88	sqm	1119	£ per sqm
0	4 Bed	120	sqm	1119	£ per sqm
0	5 Bed	150	sqm	1119	£ per sqm
7	483 Total sqm				
					1.15 Gross/Net
Abnormal Costs					
					10500
Professional Fees @					
					8.0%
Legal Fees					
					0.5%
Statutory Fees					
					1.1%
Sales/Marketing Costs					
					2.0%
Contingencies					
					5.0%
Affordable Housing Land Cost					
					6763
CIL					
					100
Interest @					
					5.0%
Arrangement Fee					
					1.0%
Development Profit					
					20.0%
Total Cost					
					£1,277,388
VIABILITY MARGIN					
					£150,612

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		53	0	Apartments	6
SITE LOCATION		Traders Market, High Street, West Green			2 bed houses
DEVELOPMENT SCENARIO		Brownfield			3 Bed houses
DEVELOPMENT DETAILS		6 Total Units			4 bed houses
Affordable Proportion %	0%	0 Affordable Units			5 bed house
Affordable Mix	24%	Intermediate	20%	Low Cost	56% Affordable Rent
Development Floorspace		360 Sqm Market Housing		0 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
6	Apt	60 sqm	3400	£ per sqm	£1,224,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70% Open Market Value			
0	Apt	60 sqm	2380	£ per sqm	£0
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85% Open Market Value			
0	Apt	60 sqm	2890	£ per sqm	£0
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60% Open Market Value			
0	Apt	60 sqm	2040	£ per sqm	£0
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
			6	Total Units	£0
Development Value					£1,224,000
DEVELOPMENT COSTS					
Land					
	Apt	6 Plots	22542	£ per plot	£135,250
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
Total Land					£135,250
Stamp Duty Land Tax					
					1.0%
					£1,353
Construction					
6	Apt	60 sqm	1255	£ per sqm	£519,570
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
6		414 Total sqm			
Abnormal Costs					
					9000
					£9,000
Professional Fees @					
					8.0% Construction Cost
					£41,566
Legal Fees					
					0.5% GDV
					£6,120
Statutory Fees					
					1.1% Construction Cost
					£6,271
Sales/Marketing Costs					
					2.0% Market Units Value
					£24,480
Contingencies					
					5.0% Construction Cost
					£26,429
Affordable Housing Land Cost					
					6763 per Affordable Plot
					£0
CIL					
					100
					£ per sqm Market Housing
					£36,000
Interest @					
					5.0%
					12 Month Construction
					6 Mth Sales Void
					£36,629
Arrangement Fee					
					1.0% Cost
					£7,436
Development Profit					
					20.0% of GDV
					Aff Hsg
					20% of GDV
					£244,800
Total Cost					£1,094,904
VIABILITY MARGIN					£129,096

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		191		Apartments	17
SITE LOCATION		Oak Tree Filling Station, 114 London Road, Northg			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		17 Total Units			
Affordable Proportion %	50%	9 Affordable Units		4 bed houses	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		510 Sqm Market Housing		510 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
9	Apt	60 sqm	3400	£ per sqm	£1,734,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
2	Apt	60 sqm	2380	£ per sqm	£291,312
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
2	Apt	60 sqm	2890	£ per sqm	£294,780
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
5	Apt	60 sqm	2040	£ per sqm	£582,624
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					17 Total Units
Development Value					£2,902,716
DEVELOPMENT COSTS					
Land					
Apt	9 Plots	22542	£ per plot		£191,605
2 Bed	0 Plots	56354	£ per plot		£0
3 Bed	0 Plots	64405	£ per plot		£0
4 Bed	0 Plots	90167	£ per plot		£0
5 Bed	0 Plots	112709	£ per plot	Total Land	£191,605
					£0
Stamp Duty Land Tax					£1,916
Construction					
17	Apt	60 sqm	1255	£ per sqm	£1,472,115
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
17		1173 Total sqm		1.15	Gross/Net
Abnormal Costs					
		48000			£48,000
Professional Fees @		8.0%	Construction Cost		£117,769
Legal Fees		0.5%	GDV		£14,514
Statutory Fees		1.1%	Construction Cost		£18,017
Sales/Marketing Costs		2.0%	Market Units Value		£34,680
Contingencies		5.0%	Construction Cost		£76,006
Affordable Housing Land Cost		6763	per Affordable Plot		£57,481
CIL		100	£ per sqm Market Housing		£51,000
Interest @		5.0%	12 Month Construction	6	Mth Sales Void
Arrangement Fee		1.0%	Cost		£18,986
Development Profit		20.0%	of GDV	Aff Hsg	20%
					of GDV
Total Cost					£2,771,097
VIABILITY MARGIN					£131,619

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		328		Apartments	14
SITE LOCATION		Former Oak, Maple & Beech House, Waterside Clo			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		14 Total Units		4 bed houses	
Affordable Proportion %	50%	7 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		420 Sqm Market Housing		420 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
7	Apt	60	sqm	3400	£ per sqm
0	2 Bed	75	sqm	3200	£ per sqm
0	3 Bed	88	sqm	3200	£ per sqm
0	4 Bed	120	sqm	3100	£ per sqm
0	5 Bed	150	sqm	3100	£ per sqm
Intermediate Units					
		70%	Open Market Value		
2	Apt	60	sqm	2380	£ per sqm
0	2 Bed	75	sqm	2240	£ per sqm
0	3 Bed	88	sqm	2240	£ per sqm
0	4 Bed	120	sqm	2170	£ per sqm
Low Cost Units					
		85%	Open Market Value		
1	Apt	60	sqm	2890	£ per sqm
0	2 Bed	75	sqm	2720	£ per sqm
0	3 Bed	88	sqm	2720	£ per sqm
0	4 Bed	120	sqm	2635	£ per sqm
Intermediate Units					
		60%	Open Market Value		
4	Apt	60	sqm	2040	£ per sqm
0	2 Bed	75	sqm	1920	£ per sqm
0	3 Bed	88	sqm	1920	£ per sqm
0	4 Bed	120	sqm	1860	£ per sqm
					14 Total Units
Development Value					£2,390,472
DEVELOPMENT COSTS					
Land					
Apt	7	Plots	22542	£ per plot	£157,792
2 Bed	0	Plots	56354	£ per plot	£0
3 Bed	0	Plots	64405	£ per plot	£0
4 Bed	0	Plots	90167	£ per plot	£0
5 Bed	0	Plots	112709	£ per plot	£0
					Total Land £157,792
Stamp Duty Land Tax					
					1.0%
					£1,578
Construction					
14	Apt	60	sqm	1255	£ per sqm
0	2 Bed	75	sqm	1119	£ per sqm
0	3 Bed	88	sqm	1119	£ per sqm
0	4 Bed	120	sqm	1119	£ per sqm
0	5 Bed	150	sqm	1119	£ per sqm
14	966		Total sqm		
					1.15 Gross/Net
					£1,212,330
Abnormal Costs					
					21000
					£21,000
Professional Fees @					8.0% Construction Cost
					£96,986
Legal Fees					0.5% GDV
					£11,952
Statutory Fees					1.1% Construction Cost
					£14,633
Sales/Marketing Costs					2.0% Market Units Value
					£28,560
Contingencies					5.0% Construction Cost
					£61,667
Affordable Housing Land Cost					6763 per Affordable Plot.
					£47,338
CIL					100 £ per sqm Market Housing
					£42,000
Interest @	5.0%	12	Month Construction	6	Mth Sales Void
					£72,090
Arrangement Fee					1.0% Cost
					£15,448
Development Profit					20.0% of GDV Aff Hsg
					20% of GDV
					£478,094
Total Cost					£2,261,469
VIABILITY MARGIN					£129,003

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		405	0	Apartments	2
SITE LOCATION		Land off Clitherow Gdns & Malthouse Rd			2
DEVELOPMENT SCENARIO		Brownfield			1
DEVELOPMENT DETAILS		6 Total Units			1
Affordable Proportion %		50%	3 Affordable Units		0
Affordable Mix		24%	%Intermediate 20%	%Social Rent 56%	%Affordable Rent
Development Floorspace		246	Sqm Market Housing	210	Sqm Affordable Housing
DEVELOPMENT VALUE					
Market Houses					
1	Apt	60	sqm	3400	£ per sqm
1	2 Bed	75	sqm	3200	£ per sqm
1	3 Bed	88	sqm	3200	£ per sqm
0	4 Bed	120	sqm	3100	£ per sqm
0	5 Bed	150	sqm	3100	£ per sqm
Intermediate Units					
		70%	Open Market Value		
0	Apt	60	sqm	2380	£ per sqm
0	2 Bed	75	sqm	2240	£ per sqm
0	3 Bed	88	sqm	2240	£ per sqm
0	4 Bed	120	sqm	2170	£ per sqm
Low Cost Units					
		85%	Open Market Value		
0	Apt	60	sqm	2890	£ per sqm
0	2 Bed	75	sqm	2720	£ per sqm
0	3 Bed	88	sqm	2720	£ per sqm
0	4 Bed	120	sqm	2635	£ per sqm
Intermediate Units					
		60%	Open Market Value		
0	Apt	60	sqm	2040	£ per sqm
1	2 Bed	75	sqm	1920	£ per sqm
0	3 Bed	88	sqm	1920	£ per sqm
0	4 Bed	120	sqm	1860	£ per sqm
					6 Total Units
Development Value					£1,288,560
DEVELOPMENT COSTS					
Land					
Apt	1	Plots	22542	£ per plot	£16,906
2 Bed	1	Plots	56354	£ per plot	£67,625
3 Bed	1	Plots	64405	£ per plot	£38,643
4 Bed	0	Plots	90167	£ per plot	£27,050
5 Bed	0	Plots	112709	£ per plot	£16,906
					Total Land £167,131
Stamp Duty Land Tax					
					1.0%
Construction					
2	Apt	60	sqm	1255	£ per sqm
3	2 Bed	75	sqm	1119	£ per sqm
1	3 Bed	88	sqm	1119	£ per sqm
0	4 Bed	120	sqm	1119	£ per sqm
0	5 Bed	150	sqm	1119	£ per sqm
		6	470 Total sqm		
					1.15 Gross/Net
Abnormal Costs					£129,893
Professional Fees @					£226,598
Legal Fees					£118,166
Statutory Fees					£40,284
Sales/Marketing Costs					£25,178
Contingencies					£9,000
Affordable Housing Land Cost					£43,209
CIL					£6,443
Interest @					£6,516
Arrangement Fee					£15,826
Development Profit					£27,456
					£50,719
					£24,630
					£41,249
					£7,899
					£257,712
Total Cost					£1,199,579
VIABILITY MARGIN					£88,982

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		216		Apartments	40
SITE LOCATION		Former TSB Site, Russell Way, Three Bridges		2 bed houses	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		40 Total Units		4 bed houses	
Affordable Proportion %	50%	20 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1200 Sqm Market Housing		1,200 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
20	Apt	60	sqm	3400	£ per sqm
0	2 Bed	75	sqm	3200	£ per sqm
0	3 Bed	88	sqm	3200	£ per sqm
0	4 Bed	120	sqm	3100	£ per sqm
0	5 Bed	150	sqm	3100	£ per sqm
Intermediate Units					
		70%	Open Market Value		
5	Apt	60	sqm	2380	£ per sqm
2	2 Bed	75	sqm	2240	£ per sqm
3	3 Bed	88	sqm	2240	£ per sqm
4	4 Bed	120	sqm	2170	£ per sqm
Low Cost Units					
		85%	Open Market Value		
4	Apt	60	sqm	2890	£ per sqm
	2 Bed	75	sqm	2720	£ per sqm
	3 Bed	88	sqm	2720	£ per sqm
	4 Bed	120	sqm	2635	£ per sqm
Intermediate Units					
		60%	Open Market Value		
11	Apt	60	sqm	2040	£ per sqm
	2 Bed	75	sqm	1920	£ per sqm
	3 Bed	88	sqm	1920	£ per sqm
	4 Bed	120	sqm	1860	£ per sqm
					40 Total Units
Development Value					£6,834,000
DEVELOPMENT COSTS					
Land					
	Apt	20	Plots	22542	£ per plot
	2 Bed	0	Plots	56354	£ per plot
	3 Bed	0	Plots	64405	£ per plot
	4 Bed	0	Plots	90167	£ per plot
	5 Bed	0	Plots	112709	£ per plot
					Total Land £450,834
Stamp Duty Land Tax					3.0%
					£13,525
Construction					
40	Apt	60	sqm	1255	£ per sqm
0	2 Bed	75	sqm	1119	£ per sqm
0	3 Bed	88	sqm	1119	£ per sqm
0	4 Bed	120	sqm	1119	£ per sqm
0	5 Bed	150	sqm	1119	£ per sqm
40	2760		Total sqm		1.15 Gross/Net
Abnormal Costs					
Professional Fees @				60000	Construction Cost
Legal Fees				8.0%	£277,104
Statutory Fees				0.5%	GDV
Sales/Marketing Costs				1.1%	Construction Cost
Contingencies				2.0%	Market Units Value
Affordable Housing Land Cost				5.0%	Construction Cost
CIL				6763	per Affordable Plot
Interest @				100	£ per sqm Market Housing
Arrangement Fee				5.0%	12 Month Construction
Development Profit				1.0%	6 Mth Sales Void
				20.0%	Cost
				20.0%	Aff Hsg of GDV
				20%	of GDV
Total Cost					£6,471,984
VIABILITY MARGIN					£362,016

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE	43		Apartments	31	
SITE LOCATION	Ifield Community College, Ifield		2 bed houses	50	
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	25	
DEVELOPMENT DETAILS	125 Total Units		4 bed houses	13	
Affordable Proportion %	50%	63 Affordable Units	5 bed house	6	
Affordable Mix	24%	Intermediate: 20% Low Cost	Affordable Rent	56%	
Development Floorspace	5131 Sqm Market Housing		4,381 Sqm Affordable Housing		
DEVELOPMENT VALUE					
Market Houses					
16	Apt	60 sqm	3400	£ per sqm	£3,187,500
25	2 Bed	75 sqm	3200	£ per sqm	£6,000,000
13	3 Bed	88 sqm	3200	£ per sqm	£3,520,000
6	4 Bed	120 sqm	3100	£ per sqm	£2,325,000
3	5 Bed	150 sqm	3100	£ per sqm	£1,453,125
Intermediate Units					
		70%	Open Market Value		
4	Apt	60 sqm	2380	£ per sqm	£535,500
8	2 Bed	75 sqm	2240	£ per sqm	£1,260,000
3	3 Bed	88 sqm	2240	£ per sqm	£591,360
1	4 Bed	120 sqm	2170	£ per sqm	£195,300
Low Cost Units					
		85%	Open Market Value		
3	Apt	60 sqm	2890	£ per sqm	£541,875
6	2 Bed	75 sqm	2720	£ per sqm	£1,275,000
3	3 Bed	88 sqm	2720	£ per sqm	£598,400
1	4 Bed	120 sqm	2635	£ per sqm	£197,625
Intermediate Units					
		60%	Open Market Value		
9	Apt	60 sqm	2040	£ per sqm	£1,071,000
18	2 Bed	75 sqm	1920	£ per sqm	£2,520,000
7	3 Bed	88 sqm	1920	£ per sqm	£1,182,720
2	4 Bed	120 sqm	1860	£ per sqm	£390,600
					125 Total Units
Development Value					£26,845,005
DEVELOPMENT COSTS					
Land					
	Apt	16 Plots	22542	£ per plot	£352,214
	2 Bed	25 Plots	56354	£ per plot	£1,408,857
	3 Bed	13 Plots	64405	£ per plot	£805,061
	4 Bed	6 Plots	90167	£ per plot	£563,543
	5 Bed	3 Plots	112709	£ per plot	£352,214
					Total Land £3,481,890
Stamp Duty Land Tax					
					7.0%
					£243,732
Construction					
31	Apt	60 sqm	1255	£ per sqm	£2,706,094
56	2 Bed	75 sqm	1119	£ per sqm	£4,720,781
25	3 Bed	88 sqm	1119	£ per sqm	£2,461,800
9	4 Bed	120 sqm	1119	£ per sqm	£1,258,875
3	5 Bed	150 sqm	1119	£ per sqm	£524,531
125		10169 Total sqm			
Abnormal Costs			187500		£187,500
Professional Fees @			8.0%	Construction Cost	£933,767
Legal Fees			0.5%	GDV	£134,225
Statutory Fees			1.1%	Construction Cost	£140,727
Sales/Marketing Costs			2.0%	Market Units Value	£329,713
Contingencies			5.0%	Construction Cost	£592,979
Affordable Housing Land Cost			16906	per Affordable Plot	£1,056,643
CIL			100	£ per sqm Market Housing	£513,125
Interest @			5.0%	12 Month Construction	£894,203
Arrangement Fee			1.0%	Cost	£171,236
Development Profit			20.0%	of GDV Aff Hsg	£5,369,001
Total Cost					£25,720,821
VIABILITY MARGIN					£1,124,184

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal 0-5 Year Delivery			
SITE REFERENCE		188		0	
SITE LOCATION		WSSC Prof Centre, Furnace Green			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		76 Total Units			
Affordable Proportion %	50%	38 Affordable Units			
Affordable Mix	24%	%Intermediate	20%	%Social Rent	56%
Development Floorspace		3120 Sqm Market Housing		2,664 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
10	Apt	60	sqm	3400	£ per sqm
15	2 Bed	75	sqm	3200	£ per sqm
8	3 Bed	88	sqm	3200	£ per sqm
4	4 Bed	120	sqm	3100	£ per sqm
2	5 Bed	150	sqm	3100	£ per sqm
£1,938,000					
£3,648,000					
£2,140,160					
£1,413,600					
£883,500					
Intermediate Units					
		70%	Open Market Value		
2	Apt	60	sqm	2380	£ per sqm
5	2 Bed	75	sqm	2240	£ per sqm
2	3 Bed	88	sqm	2240	£ per sqm
0	4 Bed	120	sqm	2170	£ per sqm
£325,584					
£766,080					
£359,547					
£118,742					
Low Cost Units					
		85%	Open Market Value		
2	Apt	60	sqm	2890	£ per sqm
4	2 Bed	75	sqm	2720	£ per sqm
2	3 Bed	88	sqm	2720	£ per sqm
0	4 Bed	120	sqm	2635	£ per sqm
£329,460					
£775,200					
£363,827					
£120,156					
Intermediate Units					
		60%	Open Market Value		
5	Apt	60	sqm	2040	£ per sqm
11	2 Bed	75	sqm	1920	£ per sqm
4	3 Bed	88	sqm	1920	£ per sqm
1	4 Bed	120	sqm	1860	£ per sqm
£651,168					
£1,532,160					
£719,094					
£237,485					
Development Value					
£16,321,763					
DEVELOPMENT COSTS					
Land					
Apt	10	Plots	22542	£ per plot	£214,146
2 Bed	15	Plots	56354	£ per plot	£856,585
3 Bed	8	Plots	64405	£ per plot	£489,477
4 Bed	4	Plots	90167	£ per plot	£342,634
5 Bed	2	Plots	112709	£ per plot	£214,146
					Total Land £2,116,989
Stamp Duty Land Tax					
7.0%					
£148,189					
Construction					
19	Apt	60	sqm	1255	£ per sqm
34	2 Bed	75	sqm	1119	£ per sqm
15	3 Bed	88	sqm	1119	£ per sqm
4	4 Bed	120	sqm	1119	£ per sqm
2	5 Bed	150	sqm	1119	£ per sqm
74	5955		Total sqm		
£1,645,305					
£2,870,235					
£1,496,774					
£510,264					
£318,915					
Abnormal Costs					
		114000		£114,000	
Professional Fees @		8.0%		Construction Cost	
				£547,319	
Legal Fees		0.5%		GDV	
				£81,609	
Statutory Fees		1.1%		Construction Cost	
				£82,531	
Sales/Marketing Costs		2.0%		Market Units Value	
				£200,465	
Contingencies		5.0%		Construction Cost	
				£347,775	
Affordable Housing Land Cost		16906		per Affordable Plot	
				£642,439	
CIL		100		£ per sqm Market Housing	
				£311,980	
Interest @		5.0%	12	Month Construction	6
				Mth Sales Void	
Arrangement Fee		1.0%		Cost	
				£101,326	
Development Profit		20.0%		of GDV	
				Aff Hsg 20% of GDV	
				£3,264,353	
Total Cost					
£15,332,823					
VIABILITY MARGIN					
£988,940					

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		254		Apartments	9
SITE LOCATION		Langley Green Youth Centre, Lark Rise, Langley Green			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		9 Total Units			
Affordable Proportion %	0%	0 Affordable Units		2 bed houses	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		540 Sqm Market Housing		0 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
9	Apt	60 sqm	3400	£ per sqm	£1,836,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
	Apt	60 sqm	2380	£ per sqm	£0
	2 Bed	75 sqm	2240	£ per sqm	£0
	3 Bed	88 sqm	2240	£ per sqm	£0
	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
	Apt	60 sqm	2890	£ per sqm	£0
	2 Bed	75 sqm	2720	£ per sqm	£0
	3 Bed	88 sqm	2720	£ per sqm	£0
	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
	Apt	60 sqm	2040	£ per sqm	£0
	2 Bed	75 sqm	1920	£ per sqm	£0
	3 Bed	88 sqm	1920	£ per sqm	£0
	4 Bed	120 sqm	1860	£ per sqm	£0
Development Value					9 Total Units
					£1,836,000
DEVELOPMENT COSTS					
Land					
	Apt	9 Plots	22542	£ per plot	£202,875
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
					Total Land £202,875
Stamp Duty Land Tax					
1.0%					
Construction					
9	Apt	60 sqm	1255	£ per sqm	£779,355
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
9	621 Total sqm				
Abnormal Costs					
			13500		£13,500
Professional Fees @			8.0%	Construction Cost	£62,348
Legal Fees			0.5%	GDV	£9,180
Statutory Fees			1.1%	Construction Cost	£9,407
Sales/Marketing Costs			2.0%	Market Units Value	£36,720
Contingencies			5.0%	Construction Cost	£39,643
Affordable Housing Land Cost			6763	per Affordable Plot	£0
CIL			100	£ per sqm Market Housing	£54,000
Interest @		5.0%	12	Month Construction	6
Arrangement Fee		1.0%	Cost		
Development Profit		20.0%	of GDV	Aff Hsg	20%
					of GDV
Total Cost					£1,642,356
VIABILITY MARGIN					£193,644

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE	326	0	Apartments	8	
SITE LOCATION	Crawley Community Church, 40 Springfield, South			2 bed houses	
DEVELOPMENT SCENARIO	Brownfield			3 Bed houses	
DEVELOPMENT DETAILS	8 Total Units			4 bed houses	
Affordable Proportion %	0%	0 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56% Affordable Rent
Development Floorspace	480 Sqm Market Housing		0 Sqm Affordable Housing		
DEVELOPMENT VALUE					
Market Houses					
8	Apt	60 sqm	3400	£ per sqm	£1,632,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
0	Apt	60 sqm	2380	£ per sqm	£0
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
0	Apt	60 sqm	2890	£ per sqm	£0
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
0	Apt	60 sqm	2040	£ per sqm	£0
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					8 Total Units
Development Value					£1,632,000
DEVELOPMENT COSTS					
Land	Apt	8 Plots	22542	£ per plot	£180,334
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
					Total Land £180,334
Stamp Duty Land Tax					1.0%
Construction					
8	Apt	60 sqm	1255	£ per sqm	1.15 Gross/Net
0	2 Bed	75 sqm	1119	£ per sqm	
0	3 Bed	88 sqm	1119	£ per sqm	
0	4 Bed	120 sqm	1119	£ per sqm	
0	5 Bed	150 sqm	1119	£ per sqm	
8	552 Total sqm				
Abnormal Costs					12000
Professional Fees @					8.0% Construction Cost
Legal Fees					0.5% GDV
Statutory Fees					1.1% Construction Cost
Sales/Marketing Costs					2.0% Market Units Value
Contingencies					5.0% Construction Cost
Affordable Housing Land Cost					6763 per Affordable Plot
CIL					100 £ per sqm Market Housing
Interest @					5.0% 12 Month Construction
Arrangement Fee					1.0% Cost
Development Profit					20.0% of GDV
Aff Hsg					20% of GDV
Total Cost					£1,459,872
VIABILITY MARGIN					£172,128

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		25		Apartments	48
SITE LOCATION		5 - 7 Brighton Road, Southgate		2 bed houses	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		48 Total Units		4 bed houses	
Affordable Proportion %	50%	24 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1440 Sqm Market Housing		1,440 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
24	Apt	60 sqm	3400	£ per sqm	£4,896,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70% Open Market Value			
6	Apt	60 sqm	2380	£ per sqm	£822,528
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85% Open Market Value			
5	Apt	60 sqm	2890	£ per sqm	£832,320
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60% Open Market Value			
13	Apt	60 sqm	2040	£ per sqm	£1,645,056
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
			48	Total Units	£0
Development Value					£8,195,904
DEVELOPMENT COSTS					
Land					
	Apt	24 Plots	22542	£ per plot	£541,001
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
				Total Land	£541,001
Stamp Duty Land Tax					
			4.0%		£21,640
Construction					
48	Apt	60 sqm	1255	£ per sqm	£4,156,560
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
48		3312 Total sqm		1.15 Gross/Net	
Abnormal Costs					
			83000		£83,000
			8.0%	Construction Cost	£332,525
			0.5%	GDV	£40,980
			1.1%	Construction Cost	£50,293
			2.0%	Market Units Value	£97,920
			5.0%	Construction Cost	£211,978
			6763	per Affordable Plot	£162,300
			100	£ per sqm Market Housing	£144,000
			5.0%	12 Month Construction	£248,880
			1.0%	Cost	£53,239
			20.0%	of GDV	£1,639,181
				Aff Hsg	20% of GDV
Total Cost					£7,783,497
VIABILITY MARGIN					£412,407

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		203		0	
SITE LOCATION		Gales Place, Three Bridges		Apartments	
DEVELOPMENT SCENARIO		Brownfield		2 bed houses	
DEVELOPMENT DETAILS		9 Total Units		3 Bed houses	
Affordable Proportion %		50%		4 bed houses	
Affordable Mix		24%		5 bed house	
Development Floorspace		369 Sqm Market Housing		315 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
1	Apt	60 sqm	3400	£ per sqm	£229,500
2	2 Bed	75 sqm	3200	£ per sqm	£432,000
1	3 Bed	88 sqm	3200	£ per sqm	£253,440
0	4 Bed	120 sqm	3100	£ per sqm	£167,400
0	5 Bed	150 sqm	3100	£ per sqm	£104,625
Intermediate Units					
		70%	Open Market Value		
0	Apt	60 sqm	2380	£ per sqm	£38,556
1	2 Bed	75 sqm	2240	£ per sqm	£90,720
0	3 Bed	88 sqm	2240	£ per sqm	£42,578
0	4 Bed	120 sqm	2170	£ per sqm	£14,062
Low Cost Units					
		85%	Open Market Value		
0	Apt	60 sqm	2890	£ per sqm	£39,015
0	2 Bed	75 sqm	2720	£ per sqm	£91,800
0	3 Bed	88 sqm	2720	£ per sqm	£43,085
0	4 Bed	120 sqm	2635	£ per sqm	£14,229
Intermediate Units					
		60%	Open Market Value		
1	Apt	60 sqm	2040	£ per sqm	£77,112
1	2 Bed	75 sqm	1920	£ per sqm	£181,440
1	3 Bed	88 sqm	1920	£ per sqm	£85,156
0	4 Bed	120 sqm	1860	£ per sqm	£28,123
Development Value					£1,932,840
DEVELOPMENT COSTS					
Land					
	Apt	1 Plots	22542	£ per plot	£25,359
	2 Bed	2 Plots	56354	£ per plot	£101,438
	3 Bed	1 Plots	64405	£ per plot	£57,964
	4 Bed	0 Plots	90167	£ per plot	£40,575
	5 Bed	0 Plots	112709	£ per plot	£25,359
Stamp Duty Land Tax					£7,521
		3.0%			
Construction					
2	Apt	60 sqm	1255	£ per sqm	£194,839
4	2 Bed	75 sqm	1119	£ per sqm	£339,896
2	3 Bed	88 sqm	1119	£ per sqm	£177,250
0	4 Bed	120 sqm	1119	£ per sqm	£60,426
0	5 Bed	150 sqm	1119	£ per sqm	£37,766
9	705 Total sqm				
Abnormal Costs					
		13500		£13,500	
Professional Fees @		8.0%		Construction Cost	
Legal Fees		0.5%		GDV	
Statutory Fees		1.1%		Construction Cost	
Sales/Marketing Costs		2.0%		Market Units Value	
Contingencies		5.0%		Construction Cost	
Affordable Housing Land Cost		16906		per Affordable Plot	
CIL		100		£ per sqm Market Housing	
Interest @		5.0%		12 Month Construction	
Arrangement Fee		1.0%		Cost	
Development Profit		20.0%		of GDV	
				Aff Hsg	
				20% of GDV	
Total Cost					£1,804,822
VIABILITY MARGIN					£128,019

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		264		Apartments	14
SITE LOCATION		6 - 10 Ifield Road, West Green		2 bed houses	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		14 Total Units		4 bed houses	
Affordable Proportion %	50%	7 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		420	Sqm Market Housing	420	Sqm Affordable Housing
DEVELOPMENT VALUE					
Market Houses					
7	Apt	60	sqm	3400	£ per sqm
0	2 Bed	75	sqm	3200	£ per sqm
0	3 Bed	88	sqm	3200	£ per sqm
0	4 Bed	120	sqm	3100	£ per sqm
0	5 Bed	150	sqm	3100	£ per sqm
Intermediate Units					
		70%	Open Market Value		
2	Apt	60	sqm	2380	£ per sqm
	2 Bed	75	sqm	2240	£ per sqm
	3 Bed	88	sqm	2240	£ per sqm
	4 Bed	120	sqm	2170	£ per sqm
Low Cost Units					
		85%	Open Market Value		
1	Apt	60	sqm	2890	£ per sqm
	2 Bed	75	sqm	2720	£ per sqm
	3 Bed	88	sqm	2720	£ per sqm
	4 Bed	120	sqm	2635	£ per sqm
Intermediate Units					
		60%	Open Market Value		
4	Apt	60	sqm	2040	£ per sqm
	2 Bed	75	sqm	1920	£ per sqm
	3 Bed	88	sqm	1920	£ per sqm
	4 Bed	120	sqm	1860	£ per sqm
					14 Total Units
Development Value					£2,376,600
DEVELOPMENT COSTS					
Land					
Apt	7 Plots	22542	£ per plot		£157,792
2 Bed	0 Plots	56354	£ per plot		£0
3 Bed	0 Plots	64405	£ per plot		£0
4 Bed	0 Plots	90167	£ per plot		£0
5 Bed	0 Plots	112709	£ per plot		£0
					Total Land £157,792
Stamp Duty Land Tax					
					1.0%
					£1,578
Construction					
14	Apt	60	sqm	1255	£ per sqm
0	2 Bed	75	sqm	1119	£ per sqm
0	3 Bed	88	sqm	1119	£ per sqm
0	4 Bed	120	sqm	1119	£ per sqm
0	5 Bed	150	sqm	1119	£ per sqm
14	966 Total sqm				
					1.15 Gross/Net
					£1,212,330
Abnormal Costs					
					21000
					£21,000
Professional Fees @					
					8.0% Construction Cost
					£96,986
Legal Fees					
					0.5% GDV
					£11,883
Statutory Fees					
					1.1% Construction Cost
					£14,633
Sales/Marketing Costs					
					2.0% Market Units Value
					£28,560
Contingencies					
					5.0% Construction Cost
					£61,667
Affordable Housing Land Cost					
					6763 per Affordable Plot
					£47,338
CIL					
					100 £ per sqm Market Housing
					£42,000
Interest @					
		5.0%	12	Month Construction	6
				Mth Sales Void	
				£72,087	
Arrangement Fee					
		1.0%	Cost		
				£15,448	
Development Profit					
		20.0%	of GDV	Aff Hsg	20%
				of GDV	
				£475,320	
Total Cost					£2,258,622
VIABILITY MARGIN					£117,978

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal 0-5 Year Delivery			
SITE REFERENCE		294		Apartments	57
SITE LOCATION		15 - 29 Broadway, Northgate		2 bed houses	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		57 Total Units		4 bed houses	
Affordable Proportion %	50%	29 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1710 Sqm Market Housing		1,710 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
29	Apt	60 sqm	3400	£ per sqm	£5,814,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
7	Apt	60 sqm	2380	£ per sqm	£976,752
0	2 Bed	75 sqm	2240	£ per sqm	£0
0	3 Bed	88 sqm	2240	£ per sqm	£0
0	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
6	Apt	60 sqm	2890	£ per sqm	£988,380
0	2 Bed	75 sqm	2720	£ per sqm	£0
0	3 Bed	88 sqm	2720	£ per sqm	£0
0	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
16	Apt	60 sqm	2040	£ per sqm	£1,953,504
0	2 Bed	75 sqm	1920	£ per sqm	£0
0	3 Bed	88 sqm	1920	£ per sqm	£0
0	4 Bed	120 sqm	1860	£ per sqm	£0
					57 Total Units
Development Value					£9,732,636
DEVELOPMENT COSTS					
Land					
Apt	29	Plots	22542	£ per plot	£642,439
2 Bed	0	Plots	56354	£ per plot	£0
3 Bed	0	Plots	64405	£ per plot	£0
4 Bed	0	Plots	90167	£ per plot	£0
5 Bed	0	Plots	112709	£ per plot	£0
					Total Land £642,439
Stamp Duty Land Tax					
					4.0%
Construction					
57	Apt	60 sqm	1255	£ per sqm	£4,935,915
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
					1.15 Gross/Net
57	3933 Total sqm				
Abnormal Costs					
			85500		£85,500
Professional Fees @			8.0%	Construction Cost	£394,873
Legal Fees			0.5%	GDV	£48,663
Statutory Fees			1.1%	Construction Cost	£59,579
Sales/Marketing Costs			2.0%	Market Units Value	£116,280
Contingencies			5.0%	Construction Cost	£251,071
Affordable Housing Land Cost			6763	per Affordable Plot	£192,732
CIL			100	£ per sqm Market Housing	£171,000
Interest @			5.0%	12 Month Construction	£295,006
Arrangement Fee			1.0%	Cost	£63,089
Development Profit			20.0%	of GDV	£1,946,527
			Aff Hsg	20%	of GDV
Total Cost					£9,228,372
VIABILITY MARGIN					£504,264

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE	297		Apartments	300	
SITE LOCATION	Crawley Station		2 bed houses		
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses		
DEVELOPMENT DETAILS	300 Total Units		4 bed houses		
Affordable Proportion %	50%	150 Affordable Units	5 bed house		
Affordable Mix	24%	Intermediate	20%	Low Cost	56% Affordable Rent
Development Floorspace	9000 Sqm Market Housing		9,000 Sqm Affordable Housing		
DEVELOPMENT VALUE					
Market Houses					
150	Apt	60 sqm	3400	£ per sqm	£30,600,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
36	Apt	60 sqm	2380	£ per sqm	£5,140,800
	2 Bed	75 sqm	2240	£ per sqm	£0
	3 Bed	88 sqm	2240	£ per sqm	£0
	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
30	Apt	60 sqm	2890	£ per sqm	£5,202,000
	2 Bed	75 sqm	2720	£ per sqm	£0
	3 Bed	88 sqm	2720	£ per sqm	£0
	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
84	Apt	60 sqm	2040	£ per sqm	£10,281,600
	2 Bed	75 sqm	1920	£ per sqm	£0
	3 Bed	88 sqm	1920	£ per sqm	£0
	4 Bed	120 sqm	1860	£ per sqm	£0
Development Value					£51,224,400
DEVELOPMENT COSTS					
Land					
	Apt	150 Plots	22542	£ per plot	£3,381,257
	2 Bed	0 Plots	56354	£ per plot	£0
	3 Bed	0 Plots	64405	£ per plot	£0
	4 Bed	0 Plots	90167	£ per plot	£0
	5 Bed	0 Plots	112709	£ per plot	£0
					Total Land £3,381,257
Stamp Duty Land Tax					
					7.0%
					£236,688
Construction					
300	Apt	60 sqm	1255	£ per sqm	£25,978,500
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
300	20700 Total sqm				
Abnormal Costs					
			521200		£521,200
Professional Fees @			8.0%	Construction Cost	£2,078,280
Legal Fees			0.5%	GDV	£256,122
Statutory Fees			1.1%	Construction Cost	£314,358
Sales/Marketing Costs			2.0%	Market Units Value	£612,000
Contingencies			5.0%	Construction Cost	£1,324,985
Affordable Housing Land Cost			6763	per Affordable Plot	£1,014,377
CIL			100	£ per sqm Market Housing	£900,000
Interest @			5.0%	12 Month Construction	£1,563,484
Arrangement Fee			1.0%	Cost	£333,784
Development Profit			20.0%	of GDV	£10,244,880
Total Cost					£48,759,915
VIABILITY MARGIN					£2,464,485

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE		402		Apartments	50
SITE LOCATION		County Buildings		2 bed houses	
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		50 Total Units		4 bed houses	
Affordable Proportion %	50%	25 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		1500 Sqm Market Housing		1,500 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
25	Apt	60 sqm	3400	E per sqm	£5,100,000
0	2 Bed	75 sqm	3200	E per sqm	£0
0	3 Bed	88 sqm	3200	E per sqm	£0
0	4 Bed	120 sqm	3100	E per sqm	£0
0	5 Bed	150 sqm	3100	E per sqm	£0
Intermediate Units					
		70%	Open Market Value:		
6	Apt	60 sqm	2380	E per sqm	£856,800
0	2 Bed	75 sqm	2240	E per sqm	£0
0	3 Bed	88 sqm	2240	E per sqm	£0
0	4 Bed	120 sqm	2170	E per sqm	£0
Low Cost Units					
		85%	Open Market Value:		
5	Apt	60 sqm	2890	E per sqm	£867,000
0	2 Bed	75 sqm	2720	E per sqm	£0
0	3 Bed	88 sqm	2720	E per sqm	£0
0	4 Bed	120 sqm	2635	E per sqm	£0
Intermediate Units					
		60%	Open Market Value:		
14	Apt	60 sqm	2040	E per sqm	£1,713,600
0	2 Bed	75 sqm	1920	E per sqm	£0
0	3 Bed	88 sqm	1920	E per sqm	£0
0	4 Bed	120 sqm	1860	E per sqm	£0
					50 Total Units
Development Value					£8,537,400
DEVELOPMENT COSTS					
Land					
Apt	25 Plots	22542	E per plot		£563,543
2 Bed	0 Plots	56354	E per plot		£0
3 Bed	0 Plots	64405	E per plot		£0
4 Bed	0 Plots	90167	E per plot		£0
5 Bed	0 Plots	112709	E per plot		£0
					Total Land £563,543
Stamp Duty Land Tax					
Construction					
50	Apt	60 sqm	1255	E per sqm	£4,329,750
0	2 Bed	75 sqm	1119	E per sqm	£0
0	3 Bed	88 sqm	1119	E per sqm	£0
0	4 Bed	120 sqm	1119	E per sqm	£0
0	5 Bed	150 sqm	1119	E per sqm	£0
50	3450 Total sqm			1.15	Gross/Net
Abnormal Costs					
		121400			£121,400
Professional Fees @		8.0%	Construction Cost		£346,380
Legal Fees		0.5%	GDV		£42,687
Statutory Fees		1.1%	Construction Cost		£52,773
Sales/Marketing Costs		2.0%	Market Units Value		£102,000
Contingencies		5.0%	Construction Cost		£222,558
Affordable Housing Land Cost		6763	per Affordable Plot		£169,063
CIL		100	E per sqm Market Housing		£150,000
Interest @	5.0%	12	Month Construction	6	Mth Sales Void
Arrangement Fee	1.0%	Cost			£55,811
Development Profit		20.0%	of GDV	Aff Hsg	20%
					£1,707,480
Total Cost					£8,146,676
VIABILITY MARGIN					£390,724

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		0-5 Year Delivery			
SITE REFERENCE	403		Apartments	50	
SITE LOCATION	Land North of the Boulevard		2 bed houses		
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses		
DEVELOPMENT DETAILS	50 Total Units		4 bed houses		
Affordable Proportion %	50%	25 Affordable Units	5 bed house		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace	1500 Sqm Market Housing		1,500 Sqm Affordable Housing		
DEVELOPMENT VALUE					
Market Houses					
25	Apt	60 sqm	3400	£ per sqm	£5,100,000
0	2 Bed	75 sqm	3200	£ per sqm	£0
0	3 Bed	88 sqm	3200	£ per sqm	£0
0	4 Bed	120 sqm	3100	£ per sqm	£0
0	5 Bed	150 sqm	3100	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
6	Apt	60 sqm	2380	£ per sqm	£856,800
	2 Bed	75 sqm	2240	£ per sqm	£0
	3 Bed	88 sqm	2240	£ per sqm	£0
	4 Bed	120 sqm	2170	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
5	Apt	60 sqm	2890	£ per sqm	£867,000
	2 Bed	75 sqm	2720	£ per sqm	£0
	3 Bed	88 sqm	2720	£ per sqm	£0
	4 Bed	120 sqm	2635	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
14	Apt	60 sqm	2040	£ per sqm	£1,713,600
	2 Bed	75 sqm	1920	£ per sqm	£0
	3 Bed	88 sqm	1920	£ per sqm	£0
	4 Bed	120 sqm	1860	£ per sqm	£0
					50 Total Units
Development Value					£8,537,400
DEVELOPMENT COSTS					
Land					
Apt	25 Plots	22542	£ per plot	£563,543	
2 Bed	0 Plots	56354	£ per plot	£0	
3 Bed	0 Plots	64405	£ per plot	£0	
4 Bed	0 Plots	90167	£ per plot	£0	
5 Bed	0 Plots	112709	£ per plot	£0	
				Total Land	£563,543
Stamp Duty Land Tax					£22,542
Construction					
50	Apt	60 sqm	1255	£ per sqm	£4,329,750
0	2 Bed	75 sqm	1119	£ per sqm	£0
0	3 Bed	88 sqm	1119	£ per sqm	£0
0	4 Bed	120 sqm	1119	£ per sqm	£0
0	5 Bed	150 sqm	1119	£ per sqm	£0
50		3450 Total sqm		1.15	Gross/Net
Abnormal Costs					
		131000	£131,000		
Professional Fees @		8.0%	Construction Cost		£346,380
Legal Fees		0.5%	GDV		£42,687
Statutory Fees		1.1%	Construction Cost		£52,878
Sales/Marketing Costs		2.0%	Market Units Value		£102,000
Contingencies		5.0%	Construction Cost		£223,038
Affordable Housing Land Cost		16906	per Affordable Plot		£422,657
CIL		100	£ per sqm Market Housing		£150,000
Interest @		5.0%	12	Month Construction	£270,940
Arrangement Fee		1.0%	Cost		£55,908
Development Profit		20.0%	of GDV	Aff Hsg	20%
					£1,707,480
Total Cost					£8,420,803
VIABILITY MARGIN					£116,597

SHLAA Site Viability Assessments

Crawley		0-5 Year Delivery										Abnormal Costs											
Boroughwide		Site Constraints										Abnormal Costs											
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archology	Flood	Access	Contam	Sec 106 & Policy Costs	Ground Stability	Sewer Works	Other	Archology (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (Unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	Viability	
													£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000			
1	Breezhurst Drive	4.40	112	Brownfield					1				£0	£0	£0	£0	£168,000	£0	£0	£0	£0	£168,000	£1,007,268
4	Southern Counties, West Green	0.63	218	Brownfield				1	1				£0	£0	£0	£15,750	£327,000	£0	£0	£0	£0	£342,750	£1,830,891
38	Land Adj to Desmond Anderson	2.40	100	Greenfield		1	1		1		1		£0	£60,000	£48,000	£0	£150,000	£0	£192,000	£0	£0	£450,000	£1,251,057
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	£2,850,000	£0	£3,704,000	£4,630,000	£0	£14,888,000	£16,770,090
197	Fairfield House, West Green Drive, West Green	0.65	93	Brownfield					1				£0	£0	£0	£0	£139,500	£0	£0	£0	£0	£139,500	£811,345
57	Brune Place, West of Southgate Avenue, Southgate	0.14	22	Brownfield					1				£0	£0	£0	£0	£33,000	£0	£0	£0	£0	£33,000	£202,713
177	Crossways, Balcombe Road, Pound Hill	0.26	7	Brownfield					1				£0	£0	£0	£0	£10,500	£0	£0	£0	£0	£10,500	£150,512
191	Oak Tree Filling Station, 114 London Road, Northgate	0.18	17	Brownfield				1	1			1	£0	£0	£0	£4,500	£25,500	£0	£0	£0	£18,000	£48,000	£131,519
216	Former TSB Site, Russell Way, Three Bridges	0.30	40	Brownfield					1				£0	£0	£0	£0	£60,000	£0	£0	£0	£0	£60,000	£362,015
254	Langley Green Youth Centre, Lark Rise, Langley Green	0.17	9	Brownfield					1				£0	£0	£0	£0	£13,500	£0	£0	£0	£0	£13,500	£193,544

Crawley		0-5 Year Delivery										Abnormal Costs											
Boroughwide		Site Constraints										Abnormal Costs											
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archology	Flood	Access	Contam	Sec 106 & Policy Costs	Ground Stability	Sewer Works	Other	Archology (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (Unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	Viability	
													£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000			
264	6 - 10 Ifield Road, West Green	0.09	14	Brownfield					1				£0	£0	£0	£0	£21,000	£0	£0	£0	£0	£21,000	£117,978
406	110-112 Spencer's Road, W Green	0.07	10	Brownfield					1				£0	£0	£0	£0	£15,000	£0	£0	£0	£0	£15,000	£90,128
401	19-21 Queensway N Gate	0.04	10	Brownfield					1				£0	£0	£0	£0	£15,000	£0	£0	£0	£0	£15,000	£90,128
400	Kings and Court, Three Bridges	0.19	10	Brownfield					1				£0	£0	£0	£0	£15,000	£0	£0	£0	£0	£15,000	£93,371
25	5 - 7 Brighton Road, Southgate	0.44	48	Brownfield				1	1				£0	£0	£0	£11,000	£72,000	£0	£0	£0	£0	£83,000	£412,407
166	Alpine Works, Oak Road, Southgate	0.13	6	Brownfield					1				£0	£0	£0	£0	£9,000	£0	£0	£0	£0	£9,000	£129,095
326	Crawley Community Church, 40 Springfield, Southgate	0.06	8	Brownfield					1				£0	£0	£0	£0	£12,000	£0	£0	£0	£0	£12,000	£172,128
328	Former Oak, Maple & Beech House, Waterside Close	0.30	14	Brownfield					1				£0	£0	£0	£0	£21,000	£0	£0	£0	£0	£21,000	£129,003
43	Ifield Community College, Ifield	3.90	125	Brownfield					1				£0	£0	£0	£0	£187,500	£0	£0	£0	£0	£187,500	£1,174,184
294	15 - 29 Broadway, Northgate	0.12	57	Brownfield					1				£0	£0	£0	£0	£85,500	£0	£0	£0	£0	£85,500	£504,254

Crawley		0-5 Year Delivery										Abnormal Costs											
Boroughwide		Site Constraints										Abnormal Costs											
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archology	Flood	Access	Contam	Sec 106 & Policy Costs	Ground Stability	Sewer Works	Other	Archology (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (Unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	Viability	
													£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000			
295	Land Adj to Langley Green Primary School, Langley Green	0.55	30	Greenfield					1			1	£0	£0	£0	£0	£45,000	£0	£0	£0	£55,000	£100,000	£436,981
292	Zurich House, East Park, Southgate	0.30	59	Brownfield					1				£0	£0	£0	£0	£88,500	£0	£0	£0	£0	£88,500	£521,957
298	Goffs Park Depot, Old Horsham Road, Southgate	0.90	30	Brownfield					1				£0	£0	£0	£0	£45,000	£0	£0	£0	£0	£45,000	£297,073
45	Tinsley Lane Playing Fields, Three Bridges	6.00	138	Greenfield			1		1		1		£0	£0	£120,000	£0	£207,000	£0	£0	£600,000	£0	£927,000	£1,386,084
69	Telford Place/Southgate Drive, Southgate	0.75	99	Brownfield					1				£0	£0	£0	£0	£148,500	£0	£0	£0	£0	£148,500	£865,689
312	Kilnmead Car Park, Northgate	0.52	40	Brownfield					1				£0	£0	£0	£0	£60,000	£0	£0	£0	£0	£60,000	£383,978
53	Traders Market, High Street, West Green	0.04	6	Brownfield					1				£0	£0	£0	£0	£9,000	£0	£0	£0	£0	£9,000	£129,095
405	Land off Clitherow Gdns & Malthouse Rd	0.11	6	Brownfield					1				£0	£0	£0	£0	£9,000	£0	£0	£0	£0	£9,000	£88,982
188	WSCC Prof Centre, Furnace Green	2.30	76	Brownfield					1				£0	£0	£0	£0	£114,000	£0	£0	£0	£0	£114,000	£888,940
203	Gales Place, Three Bridges	0.32	9	Brownfield					1				£0	£0	£0	£0	£13,500	£0	£0	£0	£0	£13,500	£128,013

SHLAA Site Viability Assessments

Crawley 0-5 Year Delivery					Abnormal Costs																	
Boroughwide					Site Constraints				Abnormal Costs								Viability					
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archology	Flood	Access	Contam	Sec 106 Policy	Ground Stability	Sewer Works	Other	Archology (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)		Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs
													£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000		
297	Crawley Station	0.89	300	Brownfield					1		1		£0	£0	£0	£0	£450,000	£0	£71,200	£0	£521,200	£2,164,489
402	County Buildings	0.58	50	Brownfield					1		1		£0	£0	£0	£0	£75,000	£0	£46,400	£0	£121,400	£390,724
403	Land North of the Boulevard	0.70	50	Brownfield					1		1		£0	£0	£0	£0	£75,000	£0	£56,000	£0	£131,000	£116,597
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Crawley 0-5 Year Delivery					Abnormal Costs																	
Boroughwide					Site Constraints				Abnormal Costs								Viability					
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archology	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archology (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)		Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs
													£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000		
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Crawley 0-5 Year Delivery					Abnormal Costs																	
Boroughwide					Site Constraints				Abnormal Costs								Viability					
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archology	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archology (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)		Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs
													£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000		
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

2. 6-10 Year Delivery Sites

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		370		Apartments	6
SITE LOCATION		Henty Close		2 bed houses	10
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	5
DEVELOPMENT DETAILS		24 Total Units		4 bed houses	2
Affordable Proportion %	50%	12 Affordable Units		5 bed house	1
Affordable Mix	24%	Intermediate	20% Low Cost	56% Affordable Rent	
Development Floorspace		985 Sqm Market Housing		841 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
3	Apt	60 sqm	4318 £ per sqm		£777,240
5	2 Bed	75 sqm	4064 £ per sqm		£1,463,040
2	3 Bed	88 sqm	4064 £ per sqm		£858,317
1	4 Bed	120 sqm	3937 £ per sqm		£566,928
1	5 Bed	150 sqm	3937 £ per sqm		£354,330
Intermediate Units					
		70% Open Market Value			
1	Apt	60 sqm	3023 £ per sqm		£130,576
1	2 Bed	75 sqm	2845 £ per sqm		£307,238
1	3 Bed	88 sqm	2845 £ per sqm		£144,197
0	4 Bed	120 sqm	2755.9 £ per sqm		£47,622
Low Cost Units					
		85% Open Market Value			
1	Apt	60 sqm	3670 £ per sqm		£132,131
1	2 Bed	75 sqm	3454 £ per sqm		£310,896
0	3 Bed	88 sqm	3454 £ per sqm		£145,914
0	4 Bed	120 sqm	3346.45 £ per sqm		£48,189
Intermediate Units					
		60% Open Market Value			
2	Apt	60 sqm	2591 £ per sqm		£261,153
3	2 Bed	75 sqm	2438 £ per sqm		£614,477
1	3 Bed	88 sqm	2438 £ per sqm		£288,394
0	4 Bed	120 sqm	2362.2 £ per sqm	24 Total Units	£95,244
Development Value					£6,545,886
DEVELOPMENT COSTS					
Land					
Apt	3 Plots	23865 £ per plot			£71,596
2 Bed	5 Plots	59664 £ per plot			£286,386
3 Bed	2 Plots	68187 £ per plot			£163,649
4 Bed	1 Plots	95462 £ per plot			£114,554
5 Bed	1 Plots	119327 £ per plot		Total Land	£707,782
Stamp Duty Land Tax					4.0%
Construction					
6	Apt	60 sqm	1468 £ per sqm	1.15 Gross/Net	£607,897
11	2 Bed	75 sqm	1309 £ per sqm		£1,060,476
5	3 Bed	88 sqm	1309 £ per sqm		£553,019
2	4 Bed	120 sqm	1309 £ per sqm		£282,794
1	5 Bed	150 sqm	1309 £ per sqm		£117,831
24	1952 Total sqm				
Abnormal Costs					42120
Professional Fees @					8.0% Construction Cost
Legal Fees					0.5% GDV
Statutory Fees					1.1% Construction Cost
Sales/Marketing Costs					2.0% Market Units Value
Contingencies					5.0% Construction Cost
Affordable Housing Land Cost					17899 per Affordable Plot
CIL					100 £ per sqm Market Housing
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£191,856
Arrangement Fee		1.0% Cost			£37,547
Development Profit		20.0% of GDV	Aff Hsg	20% of GDV	£1,309,177
Total Cost					£5,739,826
VIABILITY MARGIN					£806,060

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		155		Apartments	5
SITE LOCATION		Dingle Close/Itfield Road, Rear Gardens, West Greenfield		2 bed houses	7
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	4
DEVELOPMENT DETAILS		18 Total Units		4 bed houses	2
Affordable Proportion %	50%	9 Affordable Units		5 bed house	1
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		739 Sqm Market Housing		631 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
2	Apt	60 sqm	4318	£ per sqm	£582,930
4	2 Bed	75 sqm	4064	£ per sqm	£1,097,280
2	3 Bed	88 sqm	4064	£ per sqm	£643,738
1	4 Bed	120 sqm	3937	£ per sqm	£425,196
0	5 Bed	150 sqm	3937	£ per sqm	£265,748
Intermediate Units					
		70%	Open Market Value		
1	Apt	60 sqm	3023	£ per sqm	£97,932
1	2 Bed	75 sqm	2845	£ per sqm	£230,429
0	3 Bed	88 sqm	2845	£ per sqm	£108,148
0	4 Bed	120 sqm	2755.9	£ per sqm	£35,716
Low Cost Units					
		85%	Open Market Value		
0	Apt	60 sqm	3670	£ per sqm	£99,098
1	2 Bed	75 sqm	3454	£ per sqm	£233,172
0	3 Bed	88 sqm	3454	£ per sqm	£109,435
0	4 Bed	120 sqm	3346.45	£ per sqm	£36,142
Intermediate Units					
		60%	Open Market Value		
1	Apt	60 sqm	2591	£ per sqm	£195,864
3	2 Bed	75 sqm	2438	£ per sqm	£460,858
1	3 Bed	88 sqm	2438	£ per sqm	£216,296
0	4 Bed	120 sqm	2362.2	£ per sqm	£71,433
					18 Total Units
Development Value					£4,909,415
DEVELOPMENT COSTS					
Land					
Apt	2 Plots	23865	£ per plot		£53,697
2 Bed	4 Plots	59664	£ per plot		£214,789
3 Bed	2 Plots	68187	£ per plot		£122,737
4 Bed	1 Plots	95462	£ per plot		£85,916
5 Bed	0 Plots	119327	£ per plot	Total Land	£530,836
Stamp Duty Land Tax					
		4.0%			£21,233
Construction					
5	Apt	60 sqm	1468	£ per sqm	£455,923
8	2 Bed	75 sqm	1309	£ per sqm	£795,357
4	3 Bed	88 sqm	1309	£ per sqm	£414,764
1	4 Bed	120 sqm	1309	£ per sqm	£212,095
0	5 Bed	150 sqm	1309	£ per sqm	£88,373
18		1464 Total sqm		1.15 Gross/Net	
Abnormal Costs					
		31590			£31,590
Professional Fees @		8.0%	Construction Cost		£157,321
Legal Fees		0.5%	GDV		£24,547
Statutory Fees		1.1%	Construction Cost		£23,710
Sales/Marketing Costs		2.0%	Market Units Value		£60,298
Contingencies		5.0%	Construction Cost		£99,905
Affordable Housing Land Cost		17899	per Affordable Plot		£161,092
CIL		100	£ per sqm Market Housing		£73,890
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£143,892
Arrangement Fee		1.0%	Cost		£28,160
Development Profit		20.0%	of GDV	Aff Hsg	20% of GDV
					£981,883
Total Cost					£4,304,870
VIABILITY MARGIN					£604,545

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		204		Apartments	63
SITE LOCATION		21, 25, 27 & 29 Tushmore Lane, Northgate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		63 Total Units			
Affordable Proportion %	50%	32 Affordable Units		4 bed houses	
Affordable Mix	24%	Intermediate	20%	5 bed house	
Development Floorspace		1890 Sqm Market Housing		Affordable Rent	56%
DEVELOPMENT VALUE				1,890 Sqm Affordable Housing	
Market Houses					
32	Apt	60 sqm	4318	£ per sqm	£8,161,020
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
8	Apt	60 sqm	3023	£ per sqm	£1,371,051
0	2 Bed	75 sqm	2845	£ per sqm	£0
0	3 Bed	88 sqm	2845	£ per sqm	£0
0	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
6	Apt	60 sqm	3670	£ per sqm	£1,387,373
0	2 Bed	75 sqm	3454	£ per sqm	£0
0	3 Bed	88 sqm	3454	£ per sqm	£0
0	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
18	Apt	60 sqm	2591	£ per sqm	£2,742,103
0	2 Bed	75 sqm	2438	£ per sqm	£0
0	3 Bed	88 sqm	2438	£ per sqm	£0
0	4 Bed	120 sqm	2362.2	£ per sqm	£0
					63 Total Units
Development Value					£13,661,547
DEVELOPMENT COSTS					
Land					
	Apt	32 Plots	28628	£ per plot	£901,781
	2 Bed	0 Plots	71570	£ per plot	£0
	3 Bed	0 Plots	81794	£ per plot	£0
	4 Bed	0 Plots	114512	£ per plot	£0
	5 Bed	0 Plots	143140	£ per plot	£0
				Total Land	£901,781
Stamp Duty Land Tax					£36,071
Construction					
63	Apt	60 sqm	1468	£ per sqm	£6,382,917
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
63		4347 Total sqm			
Abnormal Costs					
			236925		£236,925
Professional Fees @			8.0%	Construction Cost	£510,633
Legal Fees			0.5%	GDV	£68,308
Statutory Fees			1.1%	Construction Cost	£78,435
Sales/Marketing Costs			2.0%	Market Units Value	£163,220
Contingencies			5.0%	Construction Cost	£330,992
Affordable Housing Land Cost			8588	per Affordable Plot	£270,534
CIL			100	£ per sqm Market Housing	£189,000
Interest @			5.0%	12 Month Construction	£392,726
Arrangement Fee			1.0%	Cost	£83,783
Development Profit			20.0%	of GDV	£2,732,309
				Aff Hsg	20%
				of GDV	
Total Cost					£12,377,637
VIABILITY MARGIN					£1,283,911

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		156		Apartments	4
SITE LOCATION		Snell Hatch/Theld Road, Rear Gardens, West Green		2 bed houses	6
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	3
DEVELOPMENT DETAILS		15 Total Units		4 bed houses	2
Affordable Proportion %	50%	8 Affordable Units		5 bed house	1
Affordable Mix	24%	Intermediate:	20%	Low Cost:	56%
Development Floorspace		616 Sqm Market Housing		526 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
2	Apt	60 sqm	4318	£ per sqm	£485,775
3	2 Bed	75 sqm	4064	£ per sqm	£914,400
2	3 Bed	88 sqm	4064	£ per sqm	£536,448
1	4 Bed	120 sqm	3937	£ per sqm	£354,330
0	5 Bed	150 sqm	3937	£ per sqm	£221,456
Intermediate Units					
		70%	Open Market Value:		
0	Apt	60 sqm	3023	£ per sqm	£81,610
1	2 Bed	75 sqm	2845	£ per sqm	£192,024
0	3 Bed	88 sqm	2845	£ per sqm	£90,123
0	4 Bed	120 sqm	2755.9	£ per sqm	£29,764
Low Cost Units					
		85%	Open Market Value:		
0	Apt	60 sqm	3670	£ per sqm	£82,582
1	2 Bed	75 sqm	3454	£ per sqm	£194,310
0	3 Bed	88 sqm	3454	£ per sqm	£91,196
0	4 Bed	120 sqm	3346.45	£ per sqm	£30,118
Intermediate Units					
		60%	Open Market Value:		
1	Apt	60 sqm	2591	£ per sqm	£163,220
2	2 Bed	75 sqm	2438	£ per sqm	£384,048
1	3 Bed	88 sqm	2438	£ per sqm	£180,247
0	4 Bed	120 sqm	2362.2	£ per sqm	£59,527
Development Value					15 Total Units
					£4,091,179
DEVELOPMENT COSTS					
Land					
Apt	2 Plots	23865	£ per plot		£44,748
2 Bed	3 Plots	59664	£ per plot		£178,991
3 Bed	2 Plots	68187	£ per plot		£102,281
4 Bed	1 Plots	95462	£ per plot		£71,596
5 Bed	0 Plots	119327	£ per plot	Total Land	£442,364
Stamp Duty Land Tax					3.0%
					£13,271
Construction					
4	Apt	60 sqm	1468	£ per sqm	£379,936
7	2 Bed	75 sqm	1309	£ per sqm	£662,798
3	3 Bed	88 sqm	1309	£ per sqm	£345,637
1	4 Bed	120 sqm	1309	£ per sqm	£176,746
0	5 Bed	150 sqm	1309	£ per sqm	£73,644
15		1220 Total sqm		1.15	Gross/Net
Abnormal Costs					
		26325			£26,325
Professional Fees @		8.0%	Construction Cost		£131,101
Legal Fees		0.5%	GDV		£20,456
Statutory Fees		1.1%	Construction Cost		£19,758
Sales/Marketing Costs		2.0%	Market Units Value		£50,248
Contingencies		5.0%	Construction Cost		£83,254
Affordable Housing Land Cost		17899	per Affordable Plot		£134,243
CIL		100	£ per sqm Market Housing		£61,575
Interest @		5.0%	12 Month Construction	6	Mth Sales Void
Arrangement Fee		1.0%	Cost		£119,566
Development Profit		20.0%	of GDV	Aff Hsg	20% of GDV
					£23,423
					£818,236
Total Cost					£3,582,580
VIABILITY MARGIN					£508,599

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		195		Apartments	5
SITE LOCATION		2-12 Friston Walk, Ifield		2 bed houses	8
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	4
DEVELOPMENT DETAILS		21 Total Units		4 bed houses	2
Affordable Proportion %	50%	11 Affordable Units		5 bed house	1
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		862 Sqm Market Housing		736 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
3	Apt	60 sqm	4318	£ per sqm	£680,085
4	2 Bed	75 sqm	4064	£ per sqm	£1,280,160
2	3 Bed	88 sqm	4064	£ per sqm	£751,027
1	4 Bed	120 sqm	3937	£ per sqm	£496,062
1	5 Bed	150 sqm	3937	£ per sqm	£310,039
Intermediate Units					
		70%	Open Market Value		
1	Apt	60 sqm	3023	£ per sqm	£114,254
1	2 Bed	75 sqm	2845	£ per sqm	£268,834
1	3 Bed	88 sqm	2845	£ per sqm	£126,173
0	4 Bed	120 sqm	2755.9	£ per sqm	£41,669
Low Cost Units					
		85%	Open Market Value		
1	Apt	60 sqm	3670	£ per sqm	£115,614
1	2 Bed	75 sqm	3454	£ per sqm	£272,034
0	3 Bed	88 sqm	3454	£ per sqm	£127,675
0	4 Bed	120 sqm	3346.45	£ per sqm	£42,165
Intermediate Units					
		60%	Open Market Value		
1	Apt	60 sqm	2591	£ per sqm	£228,509
3	2 Bed	75 sqm	2438	£ per sqm	£537,667
1	3 Bed	88 sqm	2438	£ per sqm	£252,345
0	4 Bed	120 sqm	2362.2	£ per sqm	£83,338
Development Value					£5,727,650
DEVELOPMENT COSTS					
Land					
Apt	3 Plots	23865	£ per plot		£62,647
2 Bed	4 Plots	59664	£ per plot		£250,588
3 Bed	2 Plots	68187	£ per plot		£143,193
4 Bed	1 Plots	95462	£ per plot		£100,235
5 Bed	1 Plots	119327	£ per plot		£62,647
				Total Land	£619,309
Stamp Duty Land Tax		4.0%		£24,772	
Construction					
5	Apt	60 sqm	1468	£ per sqm	£531,910
9	2 Bed	75 sqm	1309	£ per sqm	£927,917
4	3 Bed	88 sqm	1309	£ per sqm	£483,891
2	4 Bed	120 sqm	1309	£ per sqm	£247,444
1	5 Bed	150 sqm	1309	£ per sqm	£103,102
21		1708 Total sqm			
Abnormal Costs					
		36855		£36,855	
Professional Fees @		8.0%		Construction Cost	
Legal Fees		0.5%		GDV	
Statutory Fees		1.1%		Construction Cost	
Sales/Marketing Costs		2.0%		Market Units Value	
Contingencies		5.0%		Construction Cost	
Affordable Housing Land Cost		17899		per Affordable Plot	
CIL		100		£ per sqm Market Housing	
Interest @		5.0%		12 Month Construction	
Arrangement Fee		1.0%		Cost	
Development Profit		20.0%		of GDV	
		Aff Hsg		20% of GDV	
Total Cost					£5,022,348
VIABILITY MARGIN					£705,302

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal 6-10 Year Delivery			
SITE REFERENCE		291		Apartments	48
SITE LOCATION		Longley Building, East Park, Southgate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		48 Total Units		2 bed houses	
Affordable Proportion %	50%	24 Affordable Units		3 Bed houses	
Affordable Mix	24%	Intermediate	20%	4 bed houses	
Development Floorspace		1440 Sqm Market Housing		5 bed house	
					1,440 Sqm Affordable Housing
DEVELOPMENT VALUE					
Market Houses					
24	Apt	60 sqm	4318	£ per sqm	£6,217,920
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
6	Apt	60 sqm	3023	£ per sqm	£1,044,611
0	2 Bed	75 sqm	2845	£ per sqm	£0
0	3 Bed	88 sqm	2845	£ per sqm	£0
0	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
5	Apt	60 sqm	3670	£ per sqm	£1,057,046
0	2 Bed	75 sqm	3454	£ per sqm	£0
0	3 Bed	88 sqm	3454	£ per sqm	£0
0	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
13	Apt	60 sqm	2591	£ per sqm	£2,089,221
0	2 Bed	75 sqm	2438	£ per sqm	£0
0	3 Bed	88 sqm	2438	£ per sqm	£0
0	4 Bed	120 sqm	2362.2	£ per sqm	£0
					48 Total Units
Development Value					£10,408,798
DEVELOPMENT COSTS					
Land					
Apt	24 Plots		28628	£ per plot	£687,071
2 Bed	0 Plots		71570	£ per plot	£0
3 Bed	0 Plots		81794	£ per plot	£0
4 Bed	0 Plots		114512	£ per plot	£0
5 Bed	0 Plots		143140	£ per plot	£0
					Total Land £687,071
Stamp Duty Land Tax					
					4.0%
					£27,483
Construction					
48	Apt	60 sqm	1468	£ per sqm	£4,863,175
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
					1.15 Gross/Net
					£4,863,175
Abnormal Costs					
			84240		£84,240
Professional Fees @			8.0%	Construction Cost	£389,054
Legal Fees			0.5%	GDV	£52,044
Statutory Fees			1.1%	Construction Cost	£58,701
Sales/Marketing Costs			2.0%	Market Units Value	£124,358
Contingencies			5.0%	Construction Cost	£247,371
Affordable Housing Land Cost			8588	per Affordable Plot	£206,121
CIL			100	£ per sqm Market Housing	£144,000
Interest @		5.0%	12	Month Construction	£295,251
Arrangement Fee		1.0%	Cost		£62,861
Development Profit		20.0%	of GDV	Aff Hsg	£2,081,760
				20%	of GDV
Total Cost					£9,323,491
VIABILITY MARGIN					£1,085,307

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		63		Apartments	4
SITE LOCATION		Ambulance Station I field		2 bed houses	6
DEVELOPMENT SCENARIO		Brownfield		3 Bed houses	3
DEVELOPMENT DETAILS		16 Total Units		4 bed houses	2
Affordable Proportion %	50%	8 Affordable Units		5 bed house	1
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		657 Sqm Market Housing		480 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
2	Apt	60 sqm	4318	£ per sqm	£518,160
3	2 Bed	75 sqm	4064	£ per sqm	£975,360
2	3 Bed	88 sqm	4064	£ per sqm	£572,211
1	4 Bed	120 sqm	3937	£ per sqm	£377,952
0	5 Bed	150 sqm	3937	£ per sqm	£236,220
Intermediate Units					
		70%	Open Market Value		
2	Apt	60 sqm	3023	£ per sqm	£348,204
0	2 Bed	75 sqm	2845	£ per sqm	£0
0	3 Bed	88 sqm	2845	£ per sqm	£0
0	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
2	Apt	60 sqm	3670	£ per sqm	£352,349
0	2 Bed	75 sqm	3454	£ per sqm	£0
0	3 Bed	88 sqm	3454	£ per sqm	£0
0	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
4	Apt	60 sqm	2591	£ per sqm	£696,407
0	2 Bed	75 sqm	2438	£ per sqm	£0
0	3 Bed	88 sqm	2438	£ per sqm	£0
0	4 Bed	120 sqm	2362.2	£ per sqm	£0
Development Value					16 Total Units
					£4,076,863
DEVELOPMENT COSTS					
Land					
Apt	2 Plots	28628	£ per plot		£57,256
2 Bed	3 Plots	71570	£ per plot		£229,024
3 Bed	2 Plots	81794	£ per plot		£130,871
4 Bed	1 Plots	114512	£ per plot		£91,610
5 Bed	0 Plots	143140	£ per plot	Total Land	£566,016
Stamp Duty Land Tax					4.0%
					£22,641
Construction					
10	Apt	60 sqm	1468	£ per sqm	1.15 Gross/Net
3	2 Bed	75 sqm	1309	£ per sqm	£1,013,162
2	3 Bed	88 sqm	1309	£ per sqm	£314,215
1	4 Bed	120 sqm	1309	£ per sqm	£184,340
0	5 Bed	150 sqm	1309	£ per sqm	£125,686
					£78,554
		16	1227	Total sqm	
Abnormal Costs					
		28080			£28,080
Professional Fees @		8.0%	Construction Cost		£137,276
Legal Fees		0.5%	GDV		£20,384
Statutory Fees		1.1%	Construction Cost		£20,694
Sales/Marketing Costs		2.0%	Market Units Value		£53,598
Contingencies		5.0%	Construction Cost		£87,202
Affordable Housing Land Cost		21471	per Affordable Plot		£171,768
CIL		100	£ per sqm Market Housing		£65,680
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£135,147
Arrangement Fee		1.0%	Cost		£25,646
Development Profit		20.0%	of GDV	Aff Hsg	20% of GDV
					£815,373
Total Cost					£3,865,461
VIABILITY MARGIN					£211,401

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		289		Apartments	7
SITE LOCATION		116-136 London Road, Northgate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		64 Total Units		2 bed houses	
Affordable Proportion %	50%	32 Affordable Units		3 Bed houses	
Affordable Mix	24%	Intermediate	20%	4 bed houses	
Development Floorspace		210 Sqm Market Housing		5 bed house	
				Affordable Rent	56%
				Sqm Affordable Housing	1,920
DEVELOPMENT VALUE					
Market Houses					
4	Apt	60 sqm	4318	£ per sqm	£906,780
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
8	Apt	60 sqm	3023	£ per sqm	£1,392,814
0	2 Bed	75 sqm	2845	£ per sqm	£0
0	3 Bed	88 sqm	2845	£ per sqm	£0
0	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
6	Apt	60 sqm	3670	£ per sqm	£1,409,395
0	2 Bed	75 sqm	3454	£ per sqm	£0
0	3 Bed	88 sqm	3454	£ per sqm	£0
0	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
18	Apt	60 sqm	2591	£ per sqm	£2,785,628
0	2 Bed	75 sqm	2438	£ per sqm	£0
0	3 Bed	88 sqm	2438	£ per sqm	£0
0	4 Bed	120 sqm	2362.2	£ per sqm	£0
					36 Total Units
Development Value					£6,494,617
DEVELOPMENT COSTS					
Land					
4	Apt	4 Plots	28628	£ per plot	£100,198
0	2 Bed	0 Plots	71570	£ per plot	£0
0	3 Bed	0 Plots	81794	£ per plot	£0
0	4 Bed	0 Plots	114512	£ per plot	£0
0	5 Bed	0 Plots	143140	£ per plot	£0
					Total Land £100,198
Stamp Duty Land Tax					
0.0%					
Construction					
36	Apt	60 sqm	1468	£ per sqm	£3,596,723
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
36	2450 Total sqm			1.15 Gross/Net	
Abnormal Costs					
			230256		£230,256
Professional Fees @			8.0%	Construction Cost	£287,738
Legal Fees			0.5%	GDV	£32,473
Statutory Fees			1.1%	Construction Cost	£45,262
Sales/Marketing Costs			2.0%	Market Units Value	£18,136
Contingencies			5.0%	Construction Cost	£191,349
Affordable Housing Land Cost			8588	per Affordable Plot	£274,829
CIL			100	£ per sqm Market Housing	£21,000
Interest @			5.0%	12 Month Construction	£190,333
Arrangement Fee			1.0%	Cost	£43,108
Development Profit			20.0%	of GDV Aff Hsg	£1,298,923
Total Cost					£6,330,328
VIABILITY MARGIN					£164,290

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		310	0	Apartments	18
SITE LOCATION		The Old Vicarage Church Walk			2 bed houses
DEVELOPMENT SCENARIO		Brownfield			3 Bed houses
DEVELOPMENT DETAILS		18 Total Units			4 bed houses
Affordable Proportion %	50%	9 Affordable Units			5 bed house
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		540 Sqm Market Housing			540 Sqm Affordable Housing
DEVELOPMENT VALUE					
Market Houses					
9	Apt	60 sqm	4318	£ per sqm	£2,331,720
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
2	Apt	60 sqm	3023	£ per sqm	£391,729
0	2 Bed	75 sqm	2845	£ per sqm	£0
0	3 Bed	88 sqm	2845	£ per sqm	£0
0	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
2	Apt	60 sqm	3670	£ per sqm	£396,392
0	2 Bed	75 sqm	3454	£ per sqm	£0
0	3 Bed	88 sqm	3454	£ per sqm	£0
0	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
5	Apt	60 sqm	2591	£ per sqm	£783,458
0	2 Bed	75 sqm	2438	£ per sqm	£0
0	3 Bed	88 sqm	2438	£ per sqm	£0
0	4 Bed	120 sqm	2362.2	£ per sqm	£0
					18 Total Units
Development Value					£3,903,299
DEVELOPMENT COSTS					
Land					
	Apt	9 Plots	28628	£ per plot	£257,652
	2 Bed	0 Plots	71570	£ per plot	£0
	3 Bed	0 Plots	81794	£ per plot	£0
	4 Bed	0 Plots	114512	£ per plot	£0
	5 Bed	0 Plots	143140	£ per plot	£0
					Total Land
					£257,652
Stamp Duty Land Tax					
					3.0%
Construction					
18	Apt	60 sqm	1468	£ per sqm	£1,823,691
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
18	1242 Total sqm				
Abnormal Costs					
			31590		£31,590
Professional Fees @			8.0%	Construction Cost	£145,895
Legal Fees			0.5%	GDV	£19,516
Statutory Fees			1.1%	Construction Cost	£22,013
Sales/Marketing Costs			2.0%	Market Units Value	£46,634
Contingencies			5.0%	Construction Cost	£92,764
Affordable Housing Land Cost			8588	per Affordable Plot	£77,296
CIL			100	£ per sqm Market Housing	£54,000
Interest @		5.0%	12	Month Construction	£110,519
Arrangement Fee		1.0%	Cost		£23,547
Development Profit		20.0%	of GDV	Aff Hsg	£780,660
				20%	of GDV
Total Cost					£3,493,507
VIABILITY MARGIN					£409,793

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal 6-10 Year Delivery				
SITE REFERENCE		372		Apartments	24	
SITE LOCATION		Bittingham House, Orchard House				
DEVELOPMENT SCENARIO		Brownfield				
DEVELOPMENT DETAILS		24 Total Units		2 bed houses		
Affordable Proportion %	50%	12 Affordable Units		3 Bed houses		
Affordable Mix	24%	Intermediate	20%	4 bed houses		
Development Floorspace		720 Sqm Market Housing		5 bed house		
				Affordable Rent	56%	
				Sqm Affordable Housing	720	
DEVELOPMENT VALUE						
Market Houses						
12	Apt	60 sqm	4318	£ per sqm	£3,108,960	
0	2 Bed	75 sqm	4064	£ per sqm	£0	
0	3 Bed	88 sqm	4064	£ per sqm	£0	
0	4 Bed	120 sqm	3937	£ per sqm	£0	
0	5 Bed	150 sqm	3937	£ per sqm	£0	
Intermediate Units						
		70% Open Market Value:				
3	Apt	60 sqm	3023	£ per sqm	£522,305	
0	2 Bed	75 sqm	2845	£ per sqm	£0	
0	3 Bed	88 sqm	2845	£ per sqm	£0	
0	4 Bed	120 sqm	2755.9	£ per sqm	£0	
Low Cost Units						
		85% Open Market Value:				
2	Apt	60 sqm	3670	£ per sqm	£528,523	
0	2 Bed	75 sqm	3454	£ per sqm	£0	
0	3 Bed	88 sqm	3454	£ per sqm	£0	
0	4 Bed	120 sqm	3346.45	£ per sqm	£0	
Intermediate Units						
		60% Open Market Value:				
7	Apt	60 sqm	2591	£ per sqm	£1,044,611	
0	2 Bed	75 sqm	2438	£ per sqm	£0	
0	3 Bed	88 sqm	2438	£ per sqm	£0	
0	4 Bed	120 sqm	2362.2	£ per sqm	£0	
					24 Total Units	
Development Value					£5,204,399	
DEVELOPMENT COSTS						
Land						
Apt	12 Plots	28628	£ per plot		£343,536	
2 Bed	0 Plots	71570	£ per plot		£0	
3 Bed	0 Plots	81794	£ per plot		£0	
4 Bed	0 Plots	114512	£ per plot		£0	
5 Bed	0 Plots	143140	£ per plot		£0	
					Total Land £343,536	
Stamp Duty Land Tax						
					3.0%	
					£10,306	
Construction						
24	Apt	60 sqm	1468	£ per sqm	£2,431,588	
0	2 Bed	75 sqm	1309	£ per sqm	£0	
0	3 Bed	88 sqm	1309	£ per sqm	£0	
0	4 Bed	120 sqm	1309	£ per sqm	£0	
0	5 Bed	150 sqm	1309	£ per sqm	£0	
24	1656 Total sqm			1.15 Gross/Net		
Abnormal Costs						
		42120				£42,120
Professional Fees @		8.0%	Construction Cost			£194,527
Legal Fees		0.5%	GDV			£26,022
Statutory Fees		1.1%	Construction Cost			£29,351
Sales/Marketing Costs		2.0%	Market Units Value			£62,179
Contingencies		5.0%	Construction Cost			£123,685
Affordable Housing Land Cost		8588	per Affordable Plot			£103,061
CIL		100	£ per sqm Market Housing			£72,000
Interest @		5.0%	12 Month Construction	6	Mth Sales Void	£147,358
Arrangement Fee		1.0%	Cost			£31,396
Development Profit		20.0%	of GDV	Aff Hsg	20%	of GDV
					£1,040,880	
Total Cost					£4,658,009	
VIABILITY MARGIN					£546,390	

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE	371	Apartments	20		
SITE LOCATION	1-7 Pegler Way	2 bed houses			
DEVELOPMENT SCENARIO	Brownfield	3 Bed houses			
DEVELOPMENT DETAILS	20 Total Units	4 bed houses			
Affordable Proportion %	50%	5 bed house			
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace	600	Sqm Market Housing	600	Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
10	Apt	60 sqm	4318	£ per sqm	£2,590,800
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
2	Apt	60 sqm	3023	£ per sqm	£362,712
	2 Bed	75 sqm	2845	£ per sqm	£0
	3 Bed	88 sqm	2845	£ per sqm	£0
	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
2	Apt	60 sqm	3670	£ per sqm	£440,436
	2 Bed	75 sqm	3454	£ per sqm	£0
	3 Bed	88 sqm	3454	£ per sqm	£0
	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
6	Apt	60 sqm	2591	£ per sqm	£932,688
	2 Bed	75 sqm	2438	£ per sqm	£0
	3 Bed	88 sqm	2438	£ per sqm	£0
	4 Bed	120 sqm	2362.2	£ per sqm	£0
					20 Total Units
Development Value:					£4,326,636
DEVELOPMENT COSTS					
Land					
	Apt	10 Plots	28628	£ per plot	£286,280
	2 Bed	0 Plots	71570	£ per plot	£0
	3 Bed	0 Plots	81794	£ per plot	£0
	4 Bed	0 Plots	114512	£ per plot	£0
	5 Bed	0 Plots	143140	£ per plot	£0
					Total Land £286,280
Stamp Duty Land Tax					
					3.0%
					£8,588
Construction					
20	Apt	60 sqm	1468	£ per sqm	£2,026,323
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
20	1380 Total sqm				
Abnormal Costs					
					35100
					£35,100
Professional Fees @					
					8.0% Construction Cost
					£162,106
Legal Fees					
					0.5% GDV
					£21,633
Statutory Fees					
					1.1% Construction Cost
					£24,459
Sales/Marketing Costs					
					2.0% Market Units Value
					£51,816
Contingencies					
					5.0% Construction Cost
					£103,071
Affordable Housing Land Cost					
					8588 per Affordable Plot
					£85,884
CIL					
					100 £ per sqm Market Housing
					£60,000
Interest @					
					5.0% 12 Month Construction
					£122,797
Arrangement Fee					
					1.0% Cost
					£26,163
Development Profit					
					20.0% of GDV
					Aff Hsg 20% of GDV
					£865,327
Total Cost					£3,879,547
VIABILITY MARGIN					£447,089

SHLAA Site Viability Assessments

Vi-ab²

Residential Viability Appraisal 6-10 Year Delivery

SITE REFERENCE	311	Apartments	10
SITE LOCATION	Parkside Car Park	2 bed houses	
DEVELOPMENT SCENARIO	Brownfield	3 Bed houses	
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	
Affordable Proportion %	50%	5 Affordable Units	5 bed house
Affordable Mix	24%	Intermediate	20%
Development Floorspace	300	Sqm Market Housing	300
		Low Cost	56%
		Affordable Rent	
		Sqm Affordable Housing	

DEVELOPMENT VALUE

Market Houses						
5	Apt	60	sqm	4318	£ per sqm	£1,295,400
0	2 Bed	75	sqm	4064	£ per sqm	£0
0	3 Bed	88	sqm	4064	£ per sqm	£0
0	4 Bed	120	sqm	3937	£ per sqm	£0
0	5 Bed	150	sqm	3937	£ per sqm	£0

Intermediate Units						
		70%	Open Market Value			
1	Apt	60	sqm	3023	£ per sqm	£217,627
0	2 Bed	75	sqm	2845	£ per sqm	£0
0	3 Bed	88	sqm	2845	£ per sqm	£0
0	4 Bed	120	sqm	2755.9	£ per sqm	£0

Low Cost Units						
		85%	Open Market Value			
1	Apt	60	sqm	3670	£ per sqm	£220,218
0	2 Bed	75	sqm	3454	£ per sqm	£0
0	3 Bed	88	sqm	3454	£ per sqm	£0
0	4 Bed	120	sqm	3346.45	£ per sqm	£0

Intermediate Units						
		60%	Open Market Value			
3	Apt	60	sqm	2591	£ per sqm	£435,254
0	2 Bed	75	sqm	2438	£ per sqm	£0
0	3 Bed	88	sqm	2438	£ per sqm	£0
0	4 Bed	120	sqm	2362.2	£ per sqm	£0
						10 Total Units

Development Value £2,168,500

DEVELOPMENT COSTS

Land						
		5	Plots	28628	£ per plot	£143,140
		0	Plots	71570	£ per plot	£0
		0	Plots	81794	£ per plot	£0
		0	Plots	114512	£ per plot	£0
		0	Plots	143140	£ per plot	£0
					Total Land	£143,140

Stamp Duty Land Tax 1.0% £1,431

Construction						
10	Apt	60	sqm	1468	£ per sqm	£1,013,162
0	2 Bed	75	sqm	1309	£ per sqm	£0
0	3 Bed	88	sqm	1309	£ per sqm	£0
0	4 Bed	120	sqm	1309	£ per sqm	£0
0	5 Bed	150	sqm	1309	£ per sqm	£0
10		690	Total sqm			

Abnormal Costs 17550 £17,550

Professional Fees @ 8.0% Construction Cost £81,053

Legal Fees 0.5% GDV £10,842

Statutory Fees 1.1% Construction Cost £12,229

Sales/Marketing Costs 2.0% Market Units Value £25,908

Contingencies 5.0% Construction Cost £51,536

Affordable Housing Land Cost 8588 per Affordable Plot £42,942

CIL 100 £ per sqm Market Housing £30,000

Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £61,177

Arrangement Fee 1.0% Cost £13,053

Development Profit 20.0% of GDV Aff Hsg 20% of GDV £433,700

Total Cost £1,937,723

VIABILITY MARGIN

£230,777

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE		341		Apartments	16
SITE LOCATION		Breezehurst Drive Playing Fields , Bewbush		2 bed houses	26
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	13
DEVELOPMENT DETAILS		65 Total Units		4 bed houses	7
Affordable Proportion %	50%	33 Affordable Units		5 bed house	3
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace	2668	Sqm Market Housing		2,278 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
8	Apt	60	sqm	4318	£ per sqm
13	2 Bed	75	sqm	4064	£ per sqm
7	3 Bed	88	sqm	4064	£ per sqm
3	4 Bed	120	sqm	3937	£ per sqm
2	5 Bed	150	sqm	3937	£ per sqm
Intermediate Units					
		70%	Open Market Value		
2	Apt	60	sqm	3023	£ per sqm
4	2 Bed	75	sqm	2845	£ per sqm
2	3 Bed	88	sqm	2845	£ per sqm
0	4 Bed	120	sqm	2755.9	£ per sqm
Low Cost Units					
		85%	Open Market Value		
2	Apt	60	sqm	3670	£ per sqm
3	2 Bed	75	sqm	3454	£ per sqm
1	3 Bed	88	sqm	3454	£ per sqm
0	4 Bed	120	sqm	3346.45	£ per sqm
Intermediate Units					
		60%	Open Market Value		
5	Apt	60	sqm	2591	£ per sqm
9	2 Bed	75	sqm	2438	£ per sqm
4	3 Bed	88	sqm	2438	£ per sqm
1	4 Bed	120	sqm	2362.2	£ per sqm
					65
					Total Units
Development Value					£17,728,441
DEVELOPMENT COSTS					
Land					
8	Plots	23865	£ per plot		£193,907
13	Plots	59664	£ per plot		£775,628
7	Plots	68187	£ per plot		£443,216
3	Plots	95462	£ per plot		£310,251
2	Plots	119327	£ per plot		£193,907
					Total Land £1,916,909
Stamp Duty Land Tax					
					5.0%
					£95,845
Construction					
16	Apt	60	sqm	1468	£ per sqm
29	2 Bed	75	sqm	1309	£ per sqm
13	3 Bed	88	sqm	1309	£ per sqm
5	4 Bed	120	sqm	1309	£ per sqm
2	5 Bed	150	sqm	1309	£ per sqm
		65	5288	Total sqm	
Abnormal Costs					
					114075
Professional Fees @					£114,075
Legal Fees					8.0% Construction Cost
Statutory Fees					0.5% GDV
Sales/Marketing Costs					£88,642
Contingencies					1.1% Construction Cost
Affordable Housing Land Cost					£85,618
CIL					2.0% Market Units Value
Interest @					£217,742
Arrangement Fee					5.0% Construction Cost
Development Profit					£360,768
CIL					£581,721
Interest @					17899 per Affordable Plot
Arrangement Fee					£266,825
Development Profit					100 £ per sqm Market Housing
Interest @					5.0% 12 Month Construction
Arrangement Fee					1.0% Cost
Development Profit					20.0% of GDV
Interest @					6 Mth Sales Void
Arrangement Fee					£521,099
Development Profit					20% of GDV
Interest @					£101,882
Arrangement Fee					£3,545,688
Development Profit					20% of GDV
Total Cost					£15,566,214
VIABILITY MARGIN					£2,162,227

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal 6-10 Year Delivery			
SITE REFERENCE		58		Apartments	36
SITE LOCATION		Central Sussex College			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		36 Total Units		2 bed houses	
Affordable Proportion %	50%	18 Affordable Units		3 Bed houses	
Affordable Mix	24%	Intermediate	20%	4 bed houses	
Development Floorspace		1080 Sqm Market Housing		5 bed house	
				Affordable Rent	56%
DEVELOPMENT VALUE				1,080 Sqm Affordable Housing	
Market Houses					
18	Apt	60 sqm	4318	£ per sqm	£4,663,440
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value:		
4	Apt	60 sqm	3023	£ per sqm	£725,424
	2 Bed	75 sqm	2845	£ per sqm	£0
	3 Bed	88 sqm	2845	£ per sqm	£0
	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value:		
3	Apt	60 sqm	3670	£ per sqm	£660,654
	2 Bed	75 sqm	3454	£ per sqm	£0
	3 Bed	88 sqm	3454	£ per sqm	£0
	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value:		
11	Apt	60 sqm	2591	£ per sqm	£1,709,928
	2 Bed	75 sqm	2438	£ per sqm	£0
	3 Bed	88 sqm	2438	£ per sqm	£0
	4 Bed	120 sqm	2362.2	£ per sqm	£0
					36 Total Units
Development Value					£7,759,446
DEVELOPMENT COSTS					
Land					
	Apt	18 Plots	28628	£ per plot	£515,304
	2 Bed	0 Plots	71570	£ per plot	£0
	3 Bed	0 Plots	81794	£ per plot	£0
	4 Bed	0 Plots	114512	£ per plot	£0
	5 Bed	0 Plots	143140	£ per plot	£0
					Total Land £515,304
Stamp Duty Land Tax					
					4.0%
					£20,612
Construction					
36	Apt	60 sqm	1468	£ per sqm	£3,647,381
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
36	2484 Total sqm				
					1.15 Gross/Net
Abnormal Costs					
					63180
Professional Fees @					£63,180
Legal Fees					8.0% Construction Cost £291,791
Statutory Fees					0.5% GDV £38,797
Sales/Marketing Costs					1.1% Construction Cost £44,026
Contingencies					2.0% Market Units Value £93,269
Affordable Housing Land Cost					5.0% Construction Cost £185,528
CIL					8588 per Affordable Plot £154,591
Interest @					100 £ per sqm Market Housing £108,000
5.0%	12	Month Construction	6	Mth Sales Void	£221,429
1.0%	Cost				£47,144
Development Profit					£1,551,889
20.0% of GDV Aff Hsg 20% of GDV					
Total Cost					£6,982,940
VIABILITY MARGIN					£776,506

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		6-10 Year Delivery			
SITE REFERENCE	288			Apartments	15
SITE LOCATION	102-112 London Road & 2-4 Tushmore Lane, North			2 bed houses	
DEVELOPMENT SCENARIO	Brownfield			3 bed houses	
DEVELOPMENT DETAILS	44 Total Units			4 bed houses	
Affordable Proportion %	50%	22 Affordable Units		5 bed house	
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		450 Sqm Market Housing		1,320 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
8	Apt	60 sqm	4318	£ per sqm	£1,943,100
0	2 Bed	75 sqm	4064	£ per sqm	£0
0	3 Bed	88 sqm	4064	£ per sqm	£0
0	4 Bed	120 sqm	3937	£ per sqm	£0
0	5 Bed	150 sqm	3937	£ per sqm	£0
Intermediate Units					
		70% Open Market Value			
5	Apt	60 sqm	3023	£ per sqm	£957,560
0	2 Bed	75 sqm	2845	£ per sqm	£0
0	3 Bed	88 sqm	2845	£ per sqm	£0
0	4 Bed	120 sqm	2755.9	£ per sqm	£0
Low Cost Units					
		85% Open Market Value			
4	Apt	60 sqm	3670	£ per sqm	£968,959
0	2 Bed	75 sqm	3454	£ per sqm	£0
0	3 Bed	88 sqm	3454	£ per sqm	£0
0	4 Bed	120 sqm	3346.45	£ per sqm	£0
Intermediate Units					
		60% Open Market Value			
12	Apt	60 sqm	2591	£ per sqm	£1,915,119
0	2 Bed	75 sqm	2438	£ per sqm	£0
0	3 Bed	88 sqm	2438	£ per sqm	£0
0	4 Bed	120 sqm	2362.2	£ per sqm	£0
				30 Total Units	£0
Development Value					£5,784,738
DEVELOPMENT COSTS					
Land					
	Apt	8 Plots	22744	£ per plot	£170,580
	2 Bed	0 Plots	FALSE	£ per plot	£0
	3 Bed	0 Plots	FALSE	£ per plot	£0
	4 Bed	0 Plots	FALSE	£ per plot	£0
	5 Bed	0 Plots	FALSE	£ per plot	£0
				Total Land	£170,580
Stamp Duty Land Tax					
			1.0%		£1,706
Construction					
30	Apt	60 sqm	1468	£ per sqm	£2,988,826
0	2 Bed	75 sqm	1309	£ per sqm	£0
0	3 Bed	88 sqm	1309	£ per sqm	£0
0	4 Bed	120 sqm	1309	£ per sqm	£0
0	5 Bed	150 sqm	1309	£ per sqm	£0
30		2036 Total sqm		1.15 Gross/Net	
Abnormal Costs					
			159354		£159,354
			8.0%	Construction Cost	£239,106
			0.5%	GDV	£28,924
			1.1%	Construction Cost	£37,260
			2.0%	Market Units Value	£38,862
			5.0%	Construction Cost	£157,409
			6823	per Affordable Plot	£150,110
			100	£ per sqm Market Housing	£45,000
	Interest @	5.0%	12 Month Construction	6 Mth Sales Void	£162,793
	Arrangement Fee	1.0%	Cost		£36,646
	Development Profit	20.0%	of GDV	Aff Hsg	20% of GDV
					£1,156,948
Total Cost					£5,373,524
VIABILITY MARGIN					£411,214

SHLAA Site Viability Assessments

Crawley 6-10 Year Delivery					Abnormal Costs																		
Boroughwide					Site Constraints				Abnormal Costs								Viability						
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archway (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (Units)	Ground Stability (Ha)	Sewer Works (Ha)	Other	Archway (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)		Sec 106/Policy (Units)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	
370	Henty Close	0.33	24	Greenfield					1					£11,700	£29,230	£23,400	£29,250	£1,755	£23,400	£93,600	£117,000	£42,120	£806,060
204	21, 25, 27 & 29 Tushmore Lane, Northgate	0.60	63	Brownfield					1		1	1		£0	£0	£0	£0	£110,565	£0	£56,160	£70,200	£236,925	£1,283,911
58	Central Sussex College	0.04	36	Brownfield					1					£0	£0	£0	£0	£63,180	£0	£0	£0	£63,180	£776,506
291	Longley Building, East Park, Southgate	0.27	48	Brownfield					1					£0	£0	£0	£0	£84,240	£0	£0	£0	£84,240	£1,085,307
63	Ambulance Station (field)	0.40	16	Brownfield					1					£0	£0	£0	£0	£28,080	£0	£0	£0	£28,080	£211,401
288	102-112 London Road & 2-4 Tushmore Lane, Northgate	0.39	44	Brownfield					1		1	1		£0	£0	£0	£0	£77,220	£0	£36,504	£45,630	£159,354	£411,214
289	116-136 London Road, Northgate	0.56	64	Brownfield					1		1	1		£0	£0	£0	£0	£112,320	£0	£52,416	£65,520	£230,256	£164,280
311	Parkside Car Park	0.05	10	Brownfield					1					£0	£0	£0	£0	£17,550	£0	£0	£0	£17,550	£230,777
341	Breezehurst Drive Playing Fields, Bewbush	4.80	65	Greenfield					1					£0	£0	£0	£0	£114,075	£0	£0	£0	£114,075	£2,152,227
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Crawley 6-10 Year Delivery					Abnormal Costs																		
Boroughwide					Site Constraints				Abnormal Costs								Viability						
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archway (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (Units)	Ground Stability (Ha)	Sewer Works (Ha)	Other	Archway (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)		Sec 106/Policy (Units)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	
155	Dingle Close/Field Road, Rear Gardens, West Green	0.70	18	Greenfield					1					£0	£0	£0	£0	£31,590	£0	£0	£0	£31,590	£604,545
156	Snel Hatch/Field Road, Rear Gardens, West Green	0.50	15	Greenfield					1					£0	£0	£0	£0	£26,325	£0	£0	£0	£26,325	£508,599
195	2-12 Friston Walk, (field)	0.53	21	Greenfield					1					£0	£0	£0	£0	£36,855	£0	£0	£0	£36,855	£705,302
														£0	£0	£0	£0	£0	£0	£0	£0	£0	
														£0	£0	£0	£0	£0	£0	£0	£0	£0	
310	The Old Vicarage Church Walk	0.08	18	Brownfield					1					£0	£0	£0	£0	£31,590	£0	£0	£0	£31,590	£409,793
372	Bittingham House, Orchard House	0.13	24	Brownfield					1					£0	£0	£0	£0	£42,120	£0	£0	£0	£42,120	£546,390
371	1-7 Pegler Way	0.12	20	Brownfield					1					£0	£0	£0	£0	£35,100	£0	£0	£0	£35,100	£447,089
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Crawley 6-10 Year Delivery					Abnormal Costs																		
Boroughwide					Site Constraints				Abnormal Costs								Viability						
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archway (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (Units)	Ground Stability (Ha)	Sewer Works (Ha)	Other	Archway (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)		Sec 106/Policy (Units)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)	Total Abnormal Costs	
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

3. 11-15 Year Delivery Sites

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal			
		11-15 Year Delivery			
SITE REFERENCE		54		Apartments	48
SITE LOCATION		Fire Station, Ifield Road, West Green			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		48 Total Units		2 bed houses	
Affordable Proportion %	50%	24 Affordable Units		3 Bed houses	
Affordable Mix	24%	Intermediate: 20%	Low Cost: 56%	4 bed houses	
Development Floorspace		1440 Sqm Market Housing		5 bed house	
DEVELOPMENT VALUE				1,440 Sqm Affordable Housing	
Market Houses					
24	Apt	60 sqm	4964	£ per sqm	£7,148,160
0	2 Bed	75 sqm	4672	£ per sqm	£0
0	3 Bed	88 sqm	4672	£ per sqm	£0
0	4 Bed	120 sqm	4526	£ per sqm	£0
0	5 Bed	150 sqm	4526	£ per sqm	£0
Intermediate Units					
		70%	Open Market Value		
6	Apt	60 sqm	3475	£ per sqm	£1,200,891
0	2 Bed	75 sqm	3270	£ per sqm	£0
0	3 Bed	88 sqm	3270	£ per sqm	£0
0	4 Bed	120 sqm	3168.2	£ per sqm	£0
Low Cost Units					
		85%	Open Market Value		
5	Apt	60 sqm	4219	£ per sqm	£1,215,187
0	2 Bed	75 sqm	3971	£ per sqm	£0
0	3 Bed	88 sqm	3971	£ per sqm	£0
0	4 Bed	120 sqm	3847.1	£ per sqm	£0
Intermediate Units					
		60%	Open Market Value		
13	Apt	60 sqm	2978	£ per sqm	£2,401,782
0	2 Bed	75 sqm	2803	£ per sqm	£0
0	3 Bed	88 sqm	2803	£ per sqm	£0
0	4 Bed	120 sqm	2715.6	£ per sqm	£0
Development Value				48 Total Units	£11,966,020
DEVELOPMENT COSTS					
Land					
Apt	24 Plots		32911	£ per plot	£789,862
2 Bed	0 Plots		82277	£ per plot	£0
3 Bed	0 Plots		94031	£ per plot	£0
4 Bed	0 Plots		131644	£ per plot	£0
5 Bed	0 Plots		164555	£ per plot	£0
				Total Land	£789,862
Stamp Duty Land Tax				4.0%	£31,594
Construction					
48	Apt	60 sqm	1619	£ per sqm	£5,361,962
0	2 Bed	75 sqm	1444	£ per sqm	£0
0	3 Bed	88 sqm	1444	£ per sqm	£0
0	4 Bed	120 sqm	1444	£ per sqm	£0
0	5 Bed	150 sqm	1444	£ per sqm	£0
48	3312 Total sqm			1.15 Gross/Net	
Abnormal Costs					
			92880		£92,880
Professional Fees @				8.0%	Construction Cost
Legal Fees				0.5%	GDV
Statutory Fees				1.1%	Construction Cost
Sales/Marketing Costs				2.0%	Market Units Value
Contingencies				5.0%	Construction Cost
Affordable Housing Land Cost				9873	per Affordable Plot
CIL				100	£ per sqm Market Housing
Interest @		5.0%	12	Month Construction	6 Mtn Sales Void
Arrangement Fee		1.0%	Cost		
Development Profit		20.0%	of GDV	Aff Hsg	20% of GDV
Total Cost					£10,417,673
VIABILITY MARGIN					£1,548,346

SHLAA Site Viability Assessments

Vi-ab²		Residential Viability Appraisal 11-15 Year Delivery			
SITE REFERENCE		290		Apartments	27
SITE LOCATION		138-144 London Road Northgate			
DEVELOPMENT SCENARIO		Brownfield			
DEVELOPMENT DETAILS		27 Total Units			
Affordable Proportion %	50%	14	Affordable Units		
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		810	Sqm Market Housing		900
DEVELOPMENT VALUE					
Market Houses					
14	Apt	60	sqm	4964	£ per sqm
0	2 Bed	75	sqm	4672	£ per sqm
0	3 Bed	88	sqm	4672	£ per sqm
0	4 Bed	120	sqm	4526	£ per sqm
0	5 Bed	150	sqm	4526	£ per sqm
Intermediate Units					
4	Apt	60	sqm	3475	£ per sqm
	2 Bed	75	sqm	3270	£ per sqm
	3 Bed	88	sqm	3270	£ per sqm
	4 Bed	120	sqm	3168.2	£ per sqm
Low Cost Units					
3	Apt	60	sqm	4219	£ per sqm
	2 Bed	75	sqm	3971	£ per sqm
	3 Bed	88	sqm	3971	£ per sqm
	4 Bed	120	sqm	3847.1	£ per sqm
Intermediate Units					
8	Apt	60	sqm	2978	£ per sqm
	2 Bed	75	sqm	2803	£ per sqm
	3 Bed	88	sqm	2803	£ per sqm
	4 Bed	120	sqm	2715.6	£ per sqm
					29
Development Value					£7,043,916
DEVELOPMENT COSTS					
Land					
Apt	14	Plots	32911	£ per plot	£444,297
2 Bed	0	Plots	82277	£ per plot	£0
3 Bed	0	Plots	94031	£ per plot	£0
4 Bed	0	Plots	131644	£ per plot	£0
5 Bed	0	Plots	164555	£ per plot	£0
					Total Land
					£444,297
Stamp Duty Land Tax					
3.0%					
Construction					
29	Apt	60	sqm	1619	£ per sqm
0	2 Bed	75	sqm	1444	£ per sqm
0	3 Bed	88	sqm	1444	£ per sqm
0	4 Bed	120	sqm	1444	£ per sqm
0	5 Bed	150	sqm	1444	£ per sqm
29	1967		Total sqm		
Abnormal Costs					
52245					
£52,245					
Professional Fees @					
8.0% Construction Cost					
£254,693					
Legal Fees					
0.5% GDV					
£35,220					
Statutory Fees					
1.1% Construction Cost					
£38,397					
Sales/Marketing Costs					
2.0% Market Units Value					
£80,417					
Contingencies					
5.0% Construction Cost					
£161,796					
Affordable Housing Land Cost					
24683 per Affordable Plot					
£333,223					
CIL					
100 £ per sqm Market Housing					
£81,000					
Interest @					
5.0% 12 Month Construction					
£199,572					
Arrangement Fee					
1.0% Cost					
£41,023					
Development Profit					
20.0% of GDV Aff Hsg					
20% of GDV					
£1,408,783					
Total Cost					£6,327,658
VIABILITY MARGIN					£716,258

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal 11-15 Year Delivery			
SITE REFERENCE		52		Apartments	19
SITE LOCATION		NES Residual Land (North), Pound Hill		2 bed houses	30
DEVELOPMENT SCENARIO		Greenfield		3 Bed houses	15
DEVELOPMENT DETAILS		75 Total Units		4 bed houses	8
Affordable Proportion %	50%	38 Affordable Units		5 bed house	4
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		3079 Sqm Market Housing		2,629 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
9	Apt	60	sqm	4964	£ per sqm
15	2 Bed	75	sqm	4672	£ per sqm
8	3 Bed	88	sqm	4672	£ per sqm
4	4 Bed	120	sqm	4526	£ per sqm
2	5 Bed	150	sqm	4526	£ per sqm
Intermediate Units					
		70%	Open Market Value		
2	Apt	60	sqm	3475	£ per sqm
5	2 Bed	75	sqm	3270	£ per sqm
2	3 Bed	88	sqm	3270	£ per sqm
0	4 Bed	120	sqm	3168.2	£ per sqm
Low Cost Units					
		85%	Open Market Value		
2	Apt	60	sqm	4219	£ per sqm
4	2 Bed	75	sqm	3971	£ per sqm
2	3 Bed	88	sqm	3971	£ per sqm
0	4 Bed	120	sqm	3847.1	£ per sqm
Intermediate Units					
		60%	Open Market Value		
5	Apt	60	sqm	2978	£ per sqm
11	2 Bed	75	sqm	2803	£ per sqm
4	3 Bed	88	sqm	2803	£ per sqm
1	4 Bed	120	sqm	2715.6	£ per sqm
					75 Total Units
Development Value					£23,516,224
DEVELOPMENT COSTS					
Land					
Apt	9	Plots	27421	£ per plot	£257,075
2 Bed	15	Plots	68553	£ per plot	£1,028,299
3 Bed	8	Plots	78347	£ per plot	£587,599
4 Bed	4	Plots	109685	£ per plot	£411,320
5 Bed	2	Plots	137107	£ per plot	£257,075
					Total Land £2,541,367
Stamp Duty Land Tax					
					7.0%
Construction					
19	Apt	60	sqm	1619	£ per sqm
34	2 Bed	75	sqm	1444	£ per sqm
15	3 Bed	88	sqm	1444	£ per sqm
6	4 Bed	120	sqm	1444	£ per sqm
2	5 Bed	150	sqm	1444	£ per sqm
		75	6101 Total sqm		
Abnormal Costs					1408293
Professional Fees @					8.0%
Legal Fees					0.5%
Statutory Fees					1.1%
Sales/Marketing Costs					2.0%
Contingencies					5.0%
Affordable Housing Land Cost					8226
CIL					100
Interest @					5.0%
Arrangement Fee					1.0%
Development Profit					20.0%
Total Cost					£21,109,574
VIABILITY MARGIN					£2,406,650

SHLAA Site Viability Assessments

Vi.ab²		Residential Viability Appraisal			
		11-15 Year Delivery			
SITE REFERENCE		373		Apartments	19
SITE LOCATION		NES Residual Land to the Southeast Heathy Farm, Greenfield		2 bed houses	30
DEVELOPMENT SCENARIO				3 Bed houses	15
DEVELOPMENT DETAILS		75 Total Units		4 bed houses	8
Affordable Proportion %	50%	38 Affordable Units		5 bed house	4
Affordable Mix	24%	Intermediate	20%	Low Cost	56%
Development Floorspace		3079 Sqm Market Housing		2,629 Sqm Affordable Housing	
DEVELOPMENT VALUE					
Market Houses					
9	Apt	60 sqm	4964	£ per sqm	£2,792,250
15	2 Bed	75 sqm	4672	£ per sqm	£5,256,000
8	3 Bed	88 sqm	4672	£ per sqm	£3,083,520
4	4 Bed	120 sqm	4526	£ per sqm	£2,036,700
2	5 Bed	150 sqm	4526	£ per sqm	£1,272,938
Intermediate Units					
		70%	Open Market Value		
2	Apt	60 sqm	3475	£ per sqm	£469,098
5	2 Bed	75 sqm	3270	£ per sqm	£1,103,760
2	3 Bed	88 sqm	3270	£ per sqm	£518,031
0	4 Bed	120 sqm	3168.2	£ per sqm	£171,083
Low Cost Units					
		85%	Open Market Value		
2	Apt	60 sqm	4219	£ per sqm	£474,683
4	2 Bed	75 sqm	3971	£ per sqm	£1,116,900
2	3 Bed	88 sqm	3971	£ per sqm	£524,198
0	4 Bed	120 sqm	3847.1	£ per sqm	£173,120
Intermediate Units					
		60%	Open Market Value		
5	Apt	60 sqm	2978	£ per sqm	£938,196
11	2 Bed	75 sqm	2803	£ per sqm	£2,207,520
4	3 Bed	88 sqm	2803	£ per sqm	£1,036,063
1	4 Bed	120 sqm	2715.6	£ per sqm	£342,166
Development Value				75	Total Units
				£23,516,224	
DEVELOPMENT COSTS					
Land					
Apt	9 Plots	27421	£ per plot	£257,075	
2 Bed	15 Plots	68553	£ per plot	£1,028,299	
3 Bed	8 Plots	78347	£ per plot	£587,599	
4 Bed	4 Plots	109685	£ per plot	£411,320	
5 Bed	2 Plots	137107	£ per plot	Total Land	£2,541,367
Stamp Duty Land Tax		7.0%		£177,896	
Construction					
19	Apt	60 sqm	1619	£ per sqm	£2,094,517
34	2 Bed	75 sqm	1444	£ per sqm	£3,653,885
15	3 Bed	88 sqm	1444	£ per sqm	£1,905,433
6	4 Bed	120 sqm	1444	£ per sqm	£974,369
2	5 Bed	150 sqm	1444	£ per sqm	£405,987
75	6101 Total sqm				
Abnormal Costs		1143585		£1,143,585	
Professional Fees @		8.0%		Construction Cost	
Legal Fees		0.5%		GDV	
Statutory Fees		1.1%		Construction Cost	
Sales/Marketing Costs		2.0%		Market Units Value	
Contingencies		5.0%		Construction Cost	
Affordable Housing Land Cost		20566		per Affordable Plot	
CIL		100		£ per sqm Market Housing	
Interest @		5.0%	12	Month Construction	6
Arrangement Fee		1.0%		Cost	
Development Profit		20.0%		of GDV	
				Aff Hsg	
				20%	
Total Cost				£21,295,845	
VIABILITY MARGIN				£2,220,380	

SHLAA Site Viability Assessments

Crawley 11-15 Year Delivery					Abnormal Costs																		
Boroughwide					Site Constraints								Abnormal Costs								Viability		
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106 Policy Costs	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)		Total Abnormal Costs	
290	138-144 London Road Northgate	0.27	27	Brownfield					1					£12,900	£32,250	£25,800	£32,250	£1,935	£25,800	£103,200	£129,000	£52,245	£716,258
54	Fire Station, Ifield Road, West Green	0.35	48	Brownfield					1					£0	£0	£0	£0	£92,880	£0	£0	£0	£92,880	£1,548,346
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
52	NES Residual Land (North), Pound Hill	5.44	75	Greenfield					1		1	1		£0	£0	£0	£0	£145,125	£0	£561,408	£701,760	£1,408,293	£2,406,550
373	NES Residual Land to the Southeast Heathy Farm, Pound Hill	4.30	75	Greenfield					1		1	1		£0	£0	£0	£0	£145,125	£0	£443,760	£554,700	£1,143,585	£2,220,380
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Crawley 11-15 Year Delivery					Abnormal Costs																		
Boroughwide					Site Constraints								Abnormal Costs								Viability		
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106 Policy Costs	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)		Total Abnormal Costs	
														£12,900	£32,250	£25,800	£32,250	£1,935	£25,800	£103,200	£129,000	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Crawley 11-15 Year Delivery					Abnormal Costs																		
Boroughwide					Site Constraints								Abnormal Costs								Viability		
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106 Policy Costs	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106/Policy (unit)	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)		Total Abnormal Costs	
														£12,900	£32,250	£25,800	£32,250	£1,935	£25,800	£103,200	£129,000	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Viability Assessment of Proposed Employment Sites Plan Period 2015 – 2030

1. Employment Sites Zone 1
2. Employment Sites Zone 2

Employment Site Assessments

1. Employment Sites Zone 1

Employment Site Assessments

Commercial Viability Appraisal									
SITE REFERENCE				1					
BASE LAND VALUE SCENARIO				Brownfield					
DEVELOPMENT LOCATION				Astral Towers/The White House, Betts Way (marketed as N					
DEVELOPMENT DETAILS				11,362 Sqm Total Floorspace					
Development Value									
Industrial	B1b B1c B2 B8	11362	sqm	1000	£ per sqm				£11,362,000
Office	B1a	0	sqm	0	£ per sqm				£0
Food Retail	A1	0	sqm	0	£ per sqm				£0
Other Retail	A1 A2 A3 A4 A5	0	sqm	0	£ per sqm				£0
Residential Inst	C2	0	sqm	0	£ per sqm				£0
Hotels	C3	0	sqm	0	£ per sqm				£0
Community	D1	0	sqm	0	£ per sqm				£0
Leisure	D2	0	sqm	0	£ per sqm				£0
Agricultural		0	sqm	0	£ per sqm				£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm				£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm				£0
Development Value									£11,362,000
Development Costs									
Land	Plot Ratio		Value						
Industrial	50%	2.7	Ha	770000	£ per sqm				£2,079,000
Office	50%		Ha	0	£ per sqm				£0
Food Retail	30%		Ha	0	£ per sqm				£0
Other Retail	75%		Ha	0	£ per sqm				£0
Residential Inst	75%		Ha	0	£ per sqm				£0
Hotels	50%		Ha	0	£ per sqm				£0
Community	75%		Ha	0	£ per sqm				£0
Leisure	30%		Ha	0	£ per sqm				£0
Agricultural	50%		Ha	0	£ per sqm				£0
Car Showroom	50%		Ha	0	£ per sqm				£0
Car Repairs	50%		Ha	0	£ per sqm			£2,079,000	£0
Construction									Stamp Duty
									4.0%
									£83,160
									CIL Rate
Gross/Net									
Industrial	1.0	11362	sqm	555	£ per sqm	0			£6,305,910
Office	1.2	0	sqm	0	£ per sqm	0			£0
Food Retail	1.0	0	sqm	0	£ per sqm	80			£0
Other Retail	1.0	0	sqm	0	£ per sqm	80			£0
Residential Inst	1.2	0	sqm	0	£ per sqm	0			£0
Hotels	1.2	0	sqm	0	£ per sqm	0			£0
Community	1.0	0	sqm	0	£ per sqm	0			£0
Leisure	1.0	0	sqm	0	£ per sqm	0			£0
Agricultural	1.0	0	sqm	0	£ per sqm	0			£0
Car Showroom	1.0	0	sqm	0	£ per sqm	0			£0
Car Repairs	1.0	0	sqm	0	£ per sqm	0			£0
Abnormal Costs				0	£ sqm				£81,000
Professional Fees @				8.0%	Build Cost				£504,473
Legal Fees				0.5%	GDV				£56,810
Statutory Fees				0.6%	Build Cost				£37,835
Sales/Marketing Costs				2.0%	GDV				£227,240
Contingencies				5.0%	Build Cost				£315,296
Planning Obligations				0	£				£0
CIL									£0
Interest @				5.0%	12	Month Build	3	Month Sale Void	£302,835
Arrangement Fee				1.0%	Cost				£96,907
Development Profit				10.0%	of GDV				£1,136,200
Total Cost									£11,226,666
VIABILITY MARGIN									£135,334

Employment Site Assessments

Commercial Viability Appraisal						
SITE REFERENCE			2			
BASE LAND VALUE SCENARIO			Brownfield			
DEVELOPMENT LOCATION			Premiere House, Betts Way			
DEVELOPMENT DETAILS			9,558 Sqm Total Floorspace			
Development Value						
Industrial	B1b B1c B2 B8	9558	sqm	1000	£ per sqm	£9,558,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£9,558,000
Development Costs						
Land	Plot Ratio			Value		
Industrial	50%	0.75	Ha	770000	£ per sqm	£577,500
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	0	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0
						£577,500
Construction	Gross/Net				Stamp Duty	4.0%
Industrial	1.0	9558	sqm	555	£ per sqm	£5,304,690
Office	1.2	0	sqm	0	£ per sqm	£0
Food Retail	1.0	0	sqm	0	£ per sqm	£0
Other Retail	1.0	0	sqm	0	£ per sqm	£0
Residential Inst	1.2	0	sqm	0	£ per sqm	£0
Hotels	1.2	0	sqm	0	£ per sqm	£0
Community	1.0	0	sqm	0	£ per sqm	£0
Leisure	1.0	0	sqm	0	£ per sqm	£0
Agricultural	1.0	0	sqm	0	£ per sqm	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	£0
						£23,100
						£22,500
Abnormal Costs					0	£ sqm
Professional Fees @					8.0%	Build Cost
Legal Fees					0.5%	GDV
Statutory Fees					0.6%	Build Cost
Sales/Marketing Costs					2.0%	GDV
Contingencies					5.0%	Build Cost
Planning Obligations					0	£
CIL						£0
Interest @	5.0%	12	Month Build	3	Month Sale Void	£215,256
Arrangement Fee	1.0%		Cost			£68,882
Development Profit					10.0%	of GDV
Total Cost						£8,128,115
VIABILITY MARGIN						£1,429,885

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	3
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Former County Oak Business Centre, Betts Way*
DEVELOPMENT DETAILS	0 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	0	sqm	1000	£ per sqm	£0
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£0

Development Costs

Land	Plot Ratio		Value			
Industrial	50%	0	Ha	770000	£ per sqm	£0
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	0	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0

Construction	Gross/Net		Stamp Duty		1.0%	
					CIL Rate	
Industrial	1.0	0	sqm	555	£ per sqm	0
Office	1.2	0	sqm	0	£ per sqm	0
Food Retail	1.0	0	sqm	0	£ per sqm	80
Other Retail	1.0	0	sqm	0	£ per sqm	80
Residential Inst	1.2	0	sqm	0	£ per sqm	0
Hotels	1.2	0	sqm	0	£ per sqm	0
Community	1.0	0	sqm	0	£ per sqm	0
Leisure	1.0	0	sqm	0	£ per sqm	0
Agricultural	1.0	0	sqm	0	£ per sqm	0
Car Showroom	1.0	0	sqm	0	£ per sqm	0
Car Repairs	1.0	0	sqm	0	£ per sqm	0

Abnormal Costs		0	£ sqm	£0		
Professional Fees @		8.0%	Build Cost	£0		
Legal Fees		0.5%	GDV	£0		
Statutory Fees		0.6%	Build Cost	£0		
Sales/Marketing Costs		2.0%	GDV	£0		
Contingencies		5.0%	Build Cost	£0		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£0
Arrangement Fee	1.0%		Cost		£0	
Development Profit		10.0%	of GDV	£0		
Total Cost				£0		

VIABILITY MARGIN

£0

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	4
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION	Manor Royal Opportunity Area, Welland Medical Site*
DEVELOPMENT DETAILS	8,782 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	8782	sqm	1000	£ per sqm	£8,782,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0

Development Value £8,782,000

Development Costs

Land	Plot Ratio	Value		
Industrial	50% 1.8	Ha	395000	£ per sqm £711,000
Office	50%	Ha	0	£ per sqm £0
Food Retail	30%	Ha	0	£ per sqm £0
Other Retail	75%	Ha	0	£ per sqm £0
Residential Inst	75%	Ha	0	£ per sqm £0
Hotels	50%	Ha	0	£ per sqm £0
Community	75%	Ha	0	£ per sqm £0
Leisure	30%	Ha	0	£ per sqm £0
Agricultural	50%	Ha	20000	£ per sqm £0
Car Showroom	50%	Ha	0	£ per sqm £0
Car Repairs	50%	Ha	0	£ per sqm £0

Construction Stamp Duty 4.0% £28,440

	Gross/Net		Stamp Duty	CIL Rate	
Industrial	1.0 8782	sqm	555	0	£4,874,010
Office	1.2 0	sqm	0	0	£0
Food Retail	1.0 0	sqm	0	80	£0
Other Retail	1.0 0	sqm	0	80	£0
Residential Inst	1.2 0	sqm	0	0	£0
Hotels	1.2 0	sqm	0	0	£0
Community	1.0 0	sqm	0	0	£0
Leisure	1.0 0	sqm	0	0	£0
Agricultural	1.0 0	sqm	0	0	£0
Car Showroom	1.0 0	sqm	0	0	£0
Car Repairs	1.0 0	sqm	0	0	£0

Abnormal Costs	0	£ sqm	£54,000	
Professional Fees @	8.0%	Build Cost	£389,921	
Legal Fees	0.5%	GDV	£43,910	
Statutory Fees	0.6%	Build Cost	£29,244	
Sales/Marketing Costs	2.0%	GDV	£175,640	
Contingencies	5.0%	Build Cost	£243,701	
Planning Obligations	0	£	£0	
CIL			£0	
Interest @	5.0%	12 Month Build	3 Mth Sale Void	£204,683
Arrangement Fee	1.0%	Cost	£65,499	
Development Profit	10.0%	of GDV	£878,200	
Total Cost			£7,698,247	

VIABILITY MARGIN £1,083,753

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	5
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Former GSK Site, Phase One (CR/2013/0255/FUL)*
DEVELOPMENT DETAILS	25,317 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	25317	1000	£25,317,000
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0
Development Value				£25,317,000

Development Costs

Land	Plot Ratio	Area (Ha)	Rate (£ per sqm)	Value (£)
Industrial	50%	6.59	770000	£5,074,300
Office	50%		0	£0
Food Retail	30%		0	£0
Other Retail	75%		0	£0
Residential Inst	75%		0	£0
Hotels	50%		0	£0
Community	75%		0	£0
Leisure	30%		0	£0
Agricultural	50%		0	£0
Car Showroom	50%		0	£0
Car Repairs	50%		0	£0
				£5,074,300

Construction

Use Class	Gross/Net	Area (sqm)	Stamp Duty Rate	Stamp Duty (£)	CIL Rate	CIL (£)
Industrial	1.0	25317	4.0%	555	0	£14,050,935
Office	1.2	0	0	0	0	£0
Food Retail	1.0	0	0	0	80	£0
Other Retail	1.0	0	0	0	80	£0
Residential Inst	1.2	0	0	0	0	£0
Hotels	1.2	0	0	0	0	£0
Community	1.0	0	0	0	0	£0
Leisure	1.0	0	0	0	0	£0
Agricultural	1.0	0	0	0	0	£0
Car Showroom	1.0	0	0	0	0	£0
Car Repairs	1.0	0	0	0	0	£0

Abnormal Costs		0	£ per sqm	£197,700		
Professional Fees @		8.0%	Build Cost	£1,124,075		
Legal Fees		0.5%	GDV	£126,585		
Statutory Fees		0.6%	Build Cost	£84,306		
Sales/Marketing Costs		2.0%	GDV	£506,340		
Contingencies		5.0%	Build Cost	£702,547		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£689,680
Arrangement Fee	1.0%		Cost	£220,698		
Development Profit		10.0%	of GDV	£2,531,700		
Total Cost				£25,511,837		

VIABILITY MARGIN

-£194,837

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	6
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Former GSK Site, Phase Two (CR/2014/0415/ARM)*
DEVELOPMENT DETAILS	35,776 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	35776	sqm	1000	£ per sqm	£35,776,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£35,776,000

Development Costs

Land	Plot Ratio		Value			
Industrial	50%	7.7	Ha	770000	£ per sqm	£5,929,000
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	0	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0
						£5,929,000

Construction

	Gross/Net		Stamp Duty		CIL Rate	
Industrial	1.0	35776	sqm	555	£ per sqm	£19,855,680
Office	1.2	0	sqm	0	£ per sqm	£0
Food Retail	1.0	0	sqm	0	£ per sqm	£0
Other Retail	1.0	0	sqm	0	£ per sqm	£0
Residential Inst	1.2	0	sqm	0	£ per sqm	£0
Hotels	1.2	0	sqm	0	£ per sqm	£0
Community	1.0	0	sqm	0	£ per sqm	£0
Leisure	1.0	0	sqm	0	£ per sqm	£0
Agricultural	1.0	0	sqm	0	£ per sqm	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	£0

Abnormal Costs		0	£ sqm		£231,000	
Professional Fees @		8.0%	Build Cost		£1,588,454	
Legal Fees		0.5%	GPV		£178,880	
Statutory Fees		0.6%	Build Cost		£119,134	
Sales/Marketing Costs		2.0%	GPV		£715,520	
Contingencies		5.0%	Build Cost		£992,784	
Planning Obligations		0	£		£0	
CIL					£0	
Interest @	5.0%	12	Month Build	3	Month Sale Void	£982,738
Arrangement Fee	1.0%	Cost			£298,476	
Development Profit		10.0%	of GPV		£3,577,600	
Total Cost					£34,656,426	

VIABILITY MARGIN

£1,119,574

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	7
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	SECAMB, Faraday Road, Manor Royal*
DEVELOPMENT DETAILS	2,300 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	2300	1000	£2,300,000
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0
Development Value				£2,300,000

Development Costs

Land	Plot Ratio	Area (Ha)	Value (£)
Industrial	50%	0.46	£770,000
Office	50%		£0
Food Retail	30%		£0
Other Retail	75%		£0
Residential Inst	75%		£0
Hotels	50%		£0
Community	75%		£0
Leisure	30%		£0
Agricultural	50%		£0
Car Showroom	50%		£0
Car Repairs	50%		£0
			£354,200

Construction

Use Class	Gross/Net	Area (sqm)	Stamp Duty (£ per sqm)	CIL Rate	Value (£)
Industrial	1.0	2300	555	0	£1,276,500
Office	1.2	0	0	0	£0
Food Retail	1.0	0	0	80	£0
Other Retail	1.0	0	0	80	£0
Residential Inst	1.2	0	0	0	£0
Hotels	1.2	0	0	0	£0
Community	1.0	0	0	0	£0
Leisure	1.0	0	0	0	£0
Agricultural	1.0	0	0	0	£0
Car Showroom	1.0	0	0	0	£0
Car Repairs	1.0	0	0	0	£0

Abnormal Costs		0	£ sqm	£13,800		
Professional Fees @		8.0%	Build Cost	£102,120		
Legal Fees		0.5%	GDV	£11,500		
Statutory Fees		0.6%	Build Cost	£7,659		
Sales/Marketing Costs		2.0%	GDV	£46,000		
Contingencies		5.0%	Build Cost	£63,825		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£58,945
Arrangement Fee	1.0%		Cost		£18,862	
Development Profit		10.0%	of GDV		£230,000	
Total Cost					£2,194,037	

VIABILITY MARGIN

£105,963

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	8
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Former BOC Edwards site, Manor Royal
DEVELOPMENT DETAILS	13,100 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	13100	sqm	1000	£ per sqm	£13,100,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0

Development Value

£13,100,000

Development Costs

Land	Plot Ratio	Value		
Industrial	50%	2.62	Ha	770000
Office	50%		Ha	0
Food Retail	30%		Ha	0
Other Retail	75%		Ha	0
Residential Inst	75%		Ha	0
Hotels	50%		Ha	0
Community	75%		Ha	0
Leisure	30%		Ha	0
Agricultural	50%		Ha	0
Car Showroom	50%		Ha	0
Car Repairs	50%		Ha	0

£2,017,400

Construction

	Gross/Net			Stamp Duty		CIL Rate	
Industrial	1.0	13100	sqm	555	£ per sqm	0	£7,270,500
Office	1.2	0	sqm	0	£ per sqm	0	£0
Food Retail	1.0	0	sqm	0	£ per sqm	80	£0
Other Retail	1.0	0	sqm	0	£ per sqm	80	£0
Residential Inst	1.2	0	sqm	0	£ per sqm	0	£0
Hotels	1.2	0	sqm	0	£ per sqm	0	£0
Community	1.0	0	sqm	0	£ per sqm	0	£0
Leisure	1.0	0	sqm	0	£ per sqm	0	£0
Agricultural	1.0	0	sqm	0	£ per sqm	0	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	0	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	0	£0

£80,696

Abnormal Costs

Professional Fees @	8.0%	Build Cost	£78,600
Legal Fees	0.5%	GDV	£581,640
Statutory Fees	0.6%	Build Cost	£65,500
Sales/Marketing Costs	2.0%	GDV	£43,623
Contingencies	5.0%	Build Cost	£262,000
Planning Obligations	0	£	£363,525
CIL			£0
Interest @	5.0%	12 Month Build	£0
Arrangement Fee	1.0%	Cost	£336,359
Development Profit	10.0%	of GDV	£107,635
Total Cost			£1,310,000

£12,517,478

VIABILITY MARGIN

£582,522

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	9
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Former BOC Edwards site (Residual Land)
DEVELOPMENT DETAILS	6,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	6000	sqm	1000	£ per sqm	£6,000,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£6,000,000

Development Costs

Land	Plot Ratio	Value				
Industrial	50%	1.2	Ha	770000	£ per sqm	£924,000
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	0	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0
					£924,000	£0

Construction

Construction	Gross/Net		Stamp Duty	CIL Rate	
Industrial	1.0	6000	555	0	£3,330,000
Office	1.2	0	0	0	£0
Food Retail	1.0	0	0	80	£0
Other Retail	1.0	0	0	80	£0
Residential Inst	1.2	0	0	0	£0
Hotels	1.2	0	0	0	£0
Community	1.0	0	0	0	£0
Leisure	1.0	0	0	0	£0
Agricultural	1.0	0	0	0	£0
Car Showroom	1.0	0	0	0	£0
Car Repairs	1.0	0	0	0	£0

Abnormal Costs	0	£ sqm	£36,000	
Professional Fees @	8.0%	Build Cost	£266,400	
Legal Fees	0.5%	GDV	£30,000	
Statutory Fees	0.6%	Build Cost	£19,980	
Sales/Marketing Costs	2.0%	GDV	£120,000	
Contingencies	5.0%	Build Cost	£166,500	
Planning Obligations	0	£	£0	
CIL			£0	
Interest @	5.0%	12 Month Build	3 Mth Sale Void	£154,058
Arrangement Fee	1.0%	Cost	£49,298	
Development Profit	10.0%	of GDV	£600,000	
Total Cost			£5,733,196	

VIABILITY MARGIN

£266,804

Employment Site Assessments

Commercial Viability Appraisal							
SITE REFERENCE		10					
BASE LAND VALUE SCENARIO		Brownfield					
DEVELOPMENT LOCATION		Thales, Gatwick Road					
DEVELOPMENT DETAILS		17,016 Sqm Total Floorspace					
Development Value							
Industrial	B1B B1C B2 B8	17016	sqm	1000	£ per sqm	£17,016,000	
Office	B1A	0	sqm	0	£ per sqm	£0	
Food Retail	A1	0	sqm	0	£ per sqm	£0	
Other Retail	A1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0	
Residential Inst	C2	0	sqm	0	£ per sqm	£0	
Hotels	C3	0	sqm	0	£ per sqm	£0	
Community	D1	0	sqm	0	£ per sqm	£0	
Leisure	D2	0	sqm	0	£ per sqm	£0	
Agricultural		0	sqm	0	£ per sqm	£0	
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0	
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0	
Development Value						£17,016,000	
Development Costs							
Land	Plot Ratio			Value			
Industrial	50%	4.1	Ha	770000	£ per sqm	£3,157,000	
Office	50%		Ha	0	£ per sqm	£0	
Food Retail	30%		Ha	0	£ per sqm	£0	
Other Retail	75%		Ha	0	£ per sqm	£0	
Residential Inst	75%		Ha	0	£ per sqm	£0	
Hotels	50%		Ha	0	£ per sqm	£0	
Community	75%		Ha	0	£ per sqm	£0	
Leisure	30%		Ha	0	£ per sqm	£0	
Agricultural	50%		Ha	0	£ per sqm	£0	
Car Showroom	50%		Ha	0	£ per sqm	£0	
Car Repairs	50%		Ha	0	£ per sqm	£0	
						£3,157,000	
Construction							
				Stamp Duty	4.0%	£126,280	
						CIL Rate	
Industrial	Gross/Net	1.0	17016	sqm	555	£ per sqm	£9,443,880
Office		1.2	0	sqm	0	£ per sqm	£0
Food Retail		1.0	0	sqm	0	£ per sqm	£0
Other Retail		1.0	0	sqm	0	£ per sqm	£0
Residential Inst		1.2	0	sqm	0	£ per sqm	£0
Hotels		1.2	0	sqm	0	£ per sqm	£0
Community		1.0	0	sqm	0	£ per sqm	£0
Leisure		1.0	0	sqm	0	£ per sqm	£0
Agricultural		1.0	0	sqm	0	£ per sqm	£0
Car Showroom		1.0	0	sqm	0	£ per sqm	£0
Car Repairs		1.0	0	sqm	0	£ per sqm	£0
Abnormal Costs				0	£ sqm	£123,000	
Professional Fees @				8.0%	Build Cost	£755,510	
Legal Fees				0.5%	GDV	£85,080	
Statutory Fees				0.6%	Build Cost	£56,663	
Sales/Marketing Costs				2.0%	GDV	£340,320	
Contingencies				5.0%	Build Cost	£472,194	
Planning Obligations				0	£	£0	
CIL						£0	
Interest @		5.0%	12	Month Build	3	Month Sale Void	£454,998
Arrangement Fee		1.0%	Cost			£145,599	
Development Profit			10.0%	of GDV		£1,701,600	
Total Cost						£16,862,125	
VIABILITY MARGIN						£153,875	

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	11
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Segro West, Manor Royal
DEVELOPMENT DETAILS	16,173 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	16173	sqm	1000	£ per sqm	£16,173,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£16,173,000

Development Costs

Land	Plot Ratio		Value			
Industrial	50%	2.1	Ha	770000	£ per sqm	£1,617,000
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	0	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0
					£1,617,000	£0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	16173	sqm	555	£ per sqm	£8,976,015
Office	1.2	0	sqm	0	£ per sqm	£0
Food Retail	1.0	0	sqm	0	£ per sqm	£0
Other Retail	1.0	0	sqm	0	£ per sqm	£0
Residential Inst	1.2	0	sqm	0	£ per sqm	£0
Hotels	1.2	0	sqm	0	£ per sqm	£0
Community	1.0	0	sqm	0	£ per sqm	£0
Leisure	1.0	0	sqm	0	£ per sqm	£0
Agricultural	1.0	0	sqm	0	£ per sqm	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	£0

Abnormal Costs		0	£ sqm	£63,000		
Professional Fees @		8.0%	Build Cost	£718,081		
Legal Fees		0.5%	GDV	£80,865		
Statutory Fees		0.6%	Build Cost	£53,856		
Sales/Marketing Costs		2.0%	GDV	£323,460		
Contingencies		5.0%	Build Cost	£448,801		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£385,805
Arrangement Fee	1.0%		Cost		£123,458	
Development Profit		10.0%	of GDV		£1,617,300	
Total Cost					£14,472,321	

VIABILITY MARGIN

£1,700,679

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	12
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	E2 Crawley Business Quarter*
DEVELOPMENT DETAILS	11,525 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	11525	1000	£11,525,000
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0
Development Value				£11,525,000

Development Costs

Land	Plot Ratio	Area (Ha)	Value (£)
Industrial	50%	1.43	£770,000
Office	50%		£0
Food Retail	30%		£0
Other Retail	75%		£0
Residential Inst	75%		£0
Hotels	50%		£0
Community	75%		£0
Leisure	30%		£0
Agricultural	50%		£0
Car Showroom	50%		£0
Car Repairs	50%		£0
			£1,101,100

Construction

Use Class	Gross/Net	Area (sqm)	Stamp Duty (£)	Stamp Duty Rate (%)	Value (£)
Industrial	1.0	11525	555	0	£6,396,375
Office	1.2	0	0	0	£0
Food Retail	1.0	0	0	80	£0
Other Retail	1.0	0	0	80	£0
Residential Inst	1.2	0	0	0	£0
Hotels	1.2	0	0	0	£0
Community	1.0	0	0	0	£0
Leisure	1.0	0	0	0	£0
Agricultural	1.0	0	0	0	£0
Car Showroom	1.0	0	0	0	£0
Car Repairs	1.0	0	0	0	£0

Abnormal Costs		0	£ sqm	£42,900		
Professional Fees @		8.0%	Build Cost	£511,710		
Legal Fees		0.5%	GDV	£57,625		
Statutory Fees		0.6%	Build Cost	£38,378		
Sales/Marketing Costs		2.0%	GDV	£230,500		
Contingencies		5.0%	Build Cost	£319,819		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Month Sale Void	£273,202
Arrangement Fee	1.0%		Cost	£87,425		
Development Profit		10.0%	of GDV	£1,152,500		
Total Cost				£10,255,577		

VIABILITY MARGIN

£1,269,423

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	13
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Former Pasta Reale Site, Fleming Way
DEVELOPMENT DETAILS	6,000 Sqm Total Floorspace

Development Value

Industrial B1b B1c B2 B8	6000	sqm	1000	£ per sqm	£6,000,000
Office B1a	0	sqm	0	£ per sqm	£0
Food Retail A1	0	sqm	0	£ per sqm	£0
Other Retail A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential I C2	0	sqm	0	£ per sqm	£0
Hotels C3	0	sqm	0	£ per sqm	£0
Community D1	0	sqm	0	£ per sqm	£0
Leisure D2	0	sqm	0	£ per sqm	£0
Agricultural	0	sqm	0	£ per sqm	£0
Sui Generis Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis Car Repairs	0	sqm	0	£ per sqm	£0

Development Value

£6,000,000

Development Costs

Land	Plot Ratio		Value		
Industrial	50%	1.2	Ha	770000	£ per sqm £924,000
Office	50%		Ha	0	£ per sqm £0
Food Retail	30%		Ha	0	£ per sqm £0
Other Retail	75%		Ha	0	£ per sqm £0
Residential I	75%		Ha	0	£ per sqm £0
Hotels	50%		Ha	0	£ per sqm £0
Community	75%		Ha	0	£ per sqm £0
Leisure	30%		Ha	0	£ per sqm £0
Agricultural	50%		Ha	0	£ per sqm £0
Car Showroom	50%		Ha	0	£ per sqm £0
Car Repairs	50%		Ha	0	£ per sqm £924,000 £0

Construction

Stamp Duty

4.0%

£36,960

	Gross/Net				CIL Rate	
Industrial	1.0	6000	sqm	555	£ per sqm	£3,330,000
Office	1.2	0	sqm	0	£ per sqm	£0
Food Retail	1.0	0	sqm	0	£ per sqm	£0
Other Retail	1.0	0	sqm	0	£ per sqm	£0
Residential I	1.2	0	sqm	0	£ per sqm	£0
Hotels	1.2	0	sqm	0	£ per sqm	£0
Community	1.0	0	sqm	0	£ per sqm	£0
Leisure	1.0	0	sqm	0	£ per sqm	£0
Agricultural	1.0	0	sqm	0	£ per sqm	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	£0

Abnormal Costs

Professional Fees @	8.0%	Build Cost	£266,400	
Legal Fees	0.5%	GDV	£30,000	
Statutory Fees	0.6%	Build Cost	£19,980	
Sales/Marketing Costs	2.0%	GDV	£120,000	
Contingencies	5.0%	Build Cost	£166,500	
Planning Obligations	0	£	£0	
CIL			£0	
Interest @	5.0%	12 Month Build	3 Mth Sale Void	£154,058
Arrangement Fee	1.0%	Cost	£49,298	
Development Profit	10.0%	of GDV	£600,000	

Total Cost

£5,733,196

VIABILITY MARGIN

£266,804

Employment Site Assessments

Commercial Viability Appraisal									
SITE REFERENCE				14					
BASE LAND VALUE SCENARIO				Brownfield					
DEVELOPMENT LOCATION				Former Mercedes Site, County Oak Way*					
DEVELOPMENT DETAILS				0 Sqm Total Floorspace					
Development Value									
Industrial	B1b B1c B2 B8	0	sqm	1000	£ per sqm				£0
Office	B1a	0	sqm	0	£ per sqm				£0
Food Retail	A1	0	sqm	0	£ per sqm				£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm				£0
Residential Inst	C2	0	sqm	0	£ per sqm				£0
Hotels	C3	0	sqm	0	£ per sqm				£0
Community	D1	0	sqm	0	£ per sqm				£0
Leisure	D2	0	sqm	0	£ per sqm				£0
Agricultural		0	sqm	0	£ per sqm				£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm				£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm				£0
Development Value									£0
Development Costs									
Land	Plot Ratio			Value					
Industrial	50%	0	Ha	770000	£ per sqm				£0
Office	50%		Ha	0	£ per sqm				£0
Food Retail	30%		Ha	0	£ per sqm				£0
Other Retail	75%		Ha	0	£ per sqm				£0
Residential Inst	75%		Ha	0	£ per sqm				£0
Hotels	50%		Ha	0	£ per sqm				£0
Community	75%		Ha	0	£ per sqm				£0
Leisure	30%		Ha	0	£ per sqm				£0
Agricultural	50%		Ha	0	£ per sqm				£0
Car Showroom	50%		Ha	0	£ per sqm				£0
Car Repairs	50%		Ha	0	£ per sqm				£0
									£0
Construction	Gross/Net				Stamp Duty		1.0%		£0
							CIL Rate		
Industrial	1.0	0	sqm	555	£ per sqm		0		£0
Office	1.2	0	sqm	0	£ per sqm		0		£0
Food Retail	1.0	0	sqm	0	£ per sqm		80		£0
Other Retail	1.0	0	sqm	0	£ per sqm		80		£0
Residential Inst	1.2	0	sqm	0	£ per sqm		0		£0
Hotels	1.2	0	sqm	0	£ per sqm		0		£0
Community	1.0	0	sqm	0	£ per sqm		0		£0
Leisure	1.0	0	sqm	0	£ per sqm		0		£0
Agricultural	1.0	0	sqm	0	£ per sqm		0		£0
Car Showroom	1.0	0	sqm	0	£ per sqm		0		£0
Car Repairs	1.0	0	sqm	0	£ per sqm		0		£0
Abnormal Costs				0	£ sqm				£0
Professional Fees @				8.0%	Build Cost				£0
Legal Fees				0.5%	GDV				£0
Statutory Fees				0.6%	Build Cost				£0
Sales/Marketing Costs				2.0%	GDV				£0
Contingencies				5.0%	Build Cost				£0
Planning Obligations				0	£				£0
CIL									£0
Interest @	5.0%	12	Month Build			3	Mth Sale Void		£0
Arrangement Fee	1.0%		Cost						£0
Development Profit				10.0%	of GDV				£0
Total Cost									
VIABILITY MARGIN									£0

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE		15				
BASE LAND VALUE SCENARIO		Brownfield				
DEVELOPMENT LOCATION		Harwoods Jaguar and Land Rover, Crawley				
DEVELOPMENT DETAILS		2,400	Sqm Total Floorspace			
Development Value						
Industrial	B1b B1c B2 B8	2400 sqm	1000 £ per sqm	£2,400,000		
Office	B1a	0 sqm	0 £ per sqm	£0		
Food Retail	A1	0 sqm	0 £ per sqm	£0		
Other Retail	A 1 A2 A3 A4 A5	0 sqm	0 £ per sqm	£0		
Residential Inst	C2	0 sqm	0 £ per sqm	£0		
Hotels	C3	0 sqm	0 £ per sqm	£0		
Community	D1	0 sqm	0 £ per sqm	£0		
Leisure	D2	0 sqm	0 £ per sqm	£0		
Agricultural		0 sqm	0 £ per sqm	£0		
Sui Generis	Car Showroom	0 sqm	0 £ per sqm	£0		
Sui Generis	Car Repairs	0 sqm	0 £ per sqm	£0		
Development Value				£2,400,000		
Development Costs						
Land	Plot Ratio		Value			
Industrial	50%	0.48 Ha	770000	£ per sqm	£369,600	
Office	50%	Ha	0	£ per sqm	£0	
Food Retail	30%	Ha	0	£ per sqm	£0	
Other Retail	75%	Ha	0	£ per sqm	£0	
Residential Inst	75%	Ha	0	£ per sqm	£0	
Hotels	50%	Ha	0	£ per sqm	£0	
Community	75%	Ha	0	£ per sqm	£0	
Leisure	30%	Ha	0	£ per sqm	£0	
Agricultural	50%	Ha	0	£ per sqm	£0	
Car Showroom	50%	Ha	0	£ per sqm	£0	
Car Repairs	50%	Ha	0	£ per sqm	£369,600	
Construction				Stamp Duty	3.0%	£11,088
	Gross/Net			CIL Rate		
Industrial	1.0	2400 sqm	555	0	£1,332,000	
Office	1.2	0 sqm	0	0	£0	
Food Retail	1.0	0 sqm	0	80	£0	
Other Retail	1.0	0 sqm	0	80	£0	
Residential Inst	1.2	0 sqm	0	0	£0	
Hotels	1.2	0 sqm	0	0	£0	
Community	1.0	0 sqm	0	0	£0	
Leisure	1.0	0 sqm	0	0	£0	
Agricultural	1.0	0 sqm	0	0	£0	
Car Showroom	1.0	0 sqm	0	0	£0	
Car Repairs	1.0	0 sqm	0	0	£0	
Abnormal Costs			0	£ sqm	£14,400	
Professional Fees @			8.0%	Build Cost	£106,560	
Legal Fees			0.5%	GDV	£12,000	
Statutory Fees			0.6%	Build Cost	£7,992	
Sales/Marketing Costs			2.0%	GDV	£48,000	
Contingencies			5.0%	Build Cost	£66,600	
Planning Obligations			0	£	£0	
CIL					£0	
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£61,508
Arrangement Fee	1.0%		Cost			£19,682
Development Profit		10.0%	of GDV			£240,000
Total Cost					£2,289,430	
VIABILITY MARGIN					£110,570	

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	16
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Southways (Planning Permission)
DEVELOPMENT DETAILS	3,241 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	3241	1000	£3,241,000
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A1 A3 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0
Development Value				£3,241,000

Development Costs

Land	Plot Ratio	Area (Ha)	Value (£)
Industrial	50%	2.83	£2,179,100
Office	50%		£0
Food Retail	30%		£0
Other Retail	75%		£0
Residential Inst	75%		£0
Hotels	50%		£0
Community	75%		£0
Leisure	30%		£0
Agricultural	50%		£0
Car Showroom	50%		£0
Car Repairs	50%		£0
Land			£2,179,100

Construction

Use Class	Gross/Net	Area (sqm)	Stamp Duty (£)	CIL Rate	Value (£)
Industrial	1.0	3241	555	0	£1,798,755
Office	1.2	0	0	0	£0
Food Retail	1.0	0	0	80	£0
Other Retail	1.0	0	0	80	£0
Residential Inst	1.2	0	0	0	£0
Hotels	1.2	0	0	0	£0
Community	1.0	0	0	0	£0
Leisure	1.0	0	0	0	£0
Agricultural	1.0	0	0	0	£0
Car Showroom	1.0	0	0	0	£0
Car Repairs	1.0	0	0	0	£0

Abnormal Costs

Professional Fees @	8.0%	Build Cost	£84,900	
Legal Fees	0.5%	GDV	£16,205	
Statutory Fees	0.6%	Build Cost	£10,793	
Sales/Marketing Costs	2.0%	GDV	£64,820	
Contingencies	5.0%	Build Cost	£89,938	
Planning Obligations	0	£	£0	
CIL			£0	
Interest @	5.0%	12 Month Build	3 Mth Sale Void	£139,862
Arrangement Fee	1.0%	Cost	£44,756	
Development Profit	10.0%	of GDV	£324,100	
Total Cost			£4,984,292	

VIABILITY MARGIN

-£1,743,292

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	17
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Tilgate Forest Business Centre Vacant Plots
DEVELOPMENT DETAILS	4,630 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	4630	sqm	1000	£ per sqm	£4,630,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£4,630,000

Development Costs

Land	Plot Ratio		Value		
Industrial	50%	0.9	Ha	770000	£ per sqm £693,000
Office	50%		Ha	0	£ per sqm £0
Food Retail	30%		Ha	0	£ per sqm £0
Other Retail	75%		Ha	0	£ per sqm £0
Residential Inst	75%		Ha	0	£ per sqm £0
Hotels	50%		Ha	0	£ per sqm £0
Community	75%		Ha	0	£ per sqm £0
Leisure	30%		Ha	0	£ per sqm £0
Agricultural	50%		Ha	0	£ per sqm £0
Car Showroom	50%		Ha	0	£ per sqm £0
Car Repairs	50%		Ha	0	£ per sqm £0
					£693,000

Construction

	Gross/Net		Stamp Duty		CIL Rate	
Industrial	1.0	4630	sqm	555	£ per sqm	£2,569,650
Office	1.2	0	sqm	0	£ per sqm	£0
Food Retail	1.0	0	sqm	0	£ per sqm	£0
Other Retail	1.0	0	sqm	0	£ per sqm	£0
Residential Inst	1.2	0	sqm	0	£ per sqm	£0
Hotels	1.2	0	sqm	0	£ per sqm	£0
Community	1.0	0	sqm	0	£ per sqm	£0
Leisure	1.0	0	sqm	0	£ per sqm	£0
Agricultural	1.0	0	sqm	0	£ per sqm	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	£0

Abnormal Costs		0	£ sqm	£27,000		
Professional Fees @		8.0%	Build Cost	£205,572		
Legal Fees		0.5%	GDV	£23,150		
Statutory Fees		0.6%	Build Cost	£15,418		
Sales/Marketing Costs		2.0%	GDV	£92,600		
Contingencies		5.0%	Build Cost	£128,483		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Month Sale Void	£118,206
Arrangement Fee	1.0%	Cost		£37,826		
Development Profit		10.0%	of GDV	£463,000		
Total Cost				£4,401,624		

VIABILITY MARGIN

£228,376

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	18
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION	Wingspan Club Residual Land
DEVELOPMENT DETAILS	3,200 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	3200	Sqm	1000	£ per sqm	£3,200,000
Office	B1a	0	Sqm	0	£ per sqm	£0
Food Retail	A1	0	Sqm	0	£ per sqm	£0
Other Retail	A1 A2 A3 A4 A5	0	Sqm	0	£ per sqm	£0
Residential Inst	C2	0	Sqm	0	£ per sqm	£0
Hotels	C3	0	Sqm	0	£ per sqm	£0
Community	D1	0	Sqm	0	£ per sqm	£0
Leisure	D2	0	Sqm	0	£ per sqm	£0
Agricultural		0	Sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	Sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	Sqm	0	£ per sqm	£0
Development Value						£3,200,000

Development Costs

Land	Plot Ratio	Value		
Industrial	50% 0.64	Ha	395000	£ per sqm £252,800
Office	50%	Ha	0	£ per sqm £0
Food Retail	30%	Ha	0	£ per sqm £0
Other Retail	75%	Ha	0	£ per sqm £0
Residential Inst	75%	Ha	0	£ per sqm £0
Hotels	50%	Ha	0	£ per sqm £0
Community	75%	Ha	0	£ per sqm £0
Leisure	30%	Ha	0	£ per sqm £0
Agricultural	50%	Ha	20000	£ per sqm £0
Car Showroom	50%	Ha	0	£ per sqm £0
Car Repairs	50%	Ha	0	£ per sqm £252,800 £0

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	3200	Sqm	555	0	£1,776,000
Office	1.2	0	Sqm	0	0	£0
Food Retail	1.0	0	Sqm	0	80	£0
Other Retail	1.0	0	Sqm	0	80	£0
Residential Inst	1.2	0	Sqm	0	0	£0
Hotels	1.2	0	Sqm	0	0	£0
Community	1.0	0	Sqm	0	0	£0
Leisure	1.0	0	Sqm	0	0	£0
Agricultural	1.0	0	Sqm	0	0	£0
Car Showroom	1.0	0	Sqm	0	0	£0
Car Repairs	1.0	0	Sqm	0	0	£0

Abnormal Costs		0	£ sqm	£19,200		
Professional Fees @		8.0%	Build Cost	£142,080		
Legal Fees		0.5%	GDV	£16,000		
Statutory Fees		0.6%	Build Cost	£10,656		
Sales/Marketing Costs		2.0%	GDV	£64,000		
Contingencies		5.0%	Build Cost	£88,800		
Planning Obligations		0	£	£0		
CIL				£0		
Interest @	5.0%	12	Month Build	3	Month Sale Void	£74,285
Arrangement Fee	1.0%		Cost		£23,771	
Development Profit		10.0%	of GDV		£320,000	
Total Cost					£2,795,176	

VIABILITY MARGIN

£404,824

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	19
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION	Forge Wood (North East Sector) Employment Land
DEVELOPMENT DETAILS	5,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	5000	sqm	1000	£ per sqm	£5,000,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0

Development Value

£5,000,000

Development Costs

Land	Plot Ratio	Value		
Industrial	50%	3.93	Ha	395000 £ per sqm
Office	50%		Ha	0 £ per sqm
Food Retail	30%		Ha	0 £ per sqm
Other Retail	75%		Ha	0 £ per sqm
Residential Inst	75%		Ha	0 £ per sqm
Hotels	50%		Ha	0 £ per sqm
Community	75%		Ha	0 £ per sqm
Leisure	30%		Ha	0 £ per sqm
Agricultural	50%		Ha	20000 £ per sqm
Car Showroom	50%		Ha	0 £ per sqm
Car Repairs	50%		Ha	0 £ per sqm

£1,552,350

Construction

Stamp Duty

4.0%

£62,094

	Gross/Net				CIL Rate	
Industrial	1.0	5000	sqm	555	£ per sqm	0
Office	1.2	0	sqm	0	£ per sqm	0
Food Retail	1.0	0	sqm	0	£ per sqm	80
Other Retail	1.0	0	sqm	0	£ per sqm	80
Residential Inst	1.2	0	sqm	0	£ per sqm	0
Hotels	1.2	0	sqm	0	£ per sqm	0
Community	1.0	0	sqm	0	£ per sqm	0
Leisure	1.0	0	sqm	0	£ per sqm	0
Agricultural	1.0	0	sqm	0	£ per sqm	0
Car Showroom	1.0	0	sqm	0	£ per sqm	0
Car Repairs	1.0	0	sqm	0	£ per sqm	0

Abnormal Costs

Professional Fees @		0	£ sqm		£117,900	
Legal Fees		8.0%	Build Cost		£222,000	
Statutory Fees		0.5%	GDV		£25,000	
Sales/Marketing Costs		0.6%	Build Cost		£16,650	
Contingencies		2.0%	GDV		£100,000	
Planning Obligations		5.0%	Build Cost		£138,750	
CIL		0	£		£0	
Interest @	5.0%	12	Month Build	3	Month Sale Void	£156,555
Arrangement Fee	1.0%		Cost		£50,097	
Development Profit		10.0%	of GDV		£500,000	

Total Cost

£5,716,396

VIABILITY MARGIN

-£716,396

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	20
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION	Sutherland House
DEVELOPMENT DETAILS	8,200 Sqm Total Floorspace

Development Value

Industrial	B1B B1c B2 B8	8200	sqm	1000	£ per sqm	£8,200,000
Office	B1A	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0

Development Value

£8,200,000

Development Costs

Land	Plot Ratio	Value		
Industrial	50%	1.64	Ha	770000
Office	50%		Ha	0
Food Retail	30%		Ha	0
Other Retail	75%		Ha	0
Residential Inst	75%		Ha	0
Hotels	50%		Ha	0
Community	75%		Ha	0
Leisure	30%		Ha	0
Agricultural	50%		Ha	0
Car Showroom	50%		Ha	0
Car Repairs	50%		Ha	0

£1,262,800

Construction

	Gross/Net	Stamp Duty	CIL Rate	
Industrial	1.0	8200	sqm	555
Office	1.2	0	sqm	0
Food Retail	1.0	0	sqm	0
Other Retail	1.0	0	sqm	0
Residential Inst	1.2	0	sqm	0
Hotels	1.2	0	sqm	0
Community	1.0	0	sqm	0
Leisure	1.0	0	sqm	0
Agricultural	1.0	0	sqm	0
Car Showroom	1.0	0	sqm	0
Car Repairs	1.0	0	sqm	0

£50,512

£4,551,000

Abnormal Costs

Professional Fees @	8.0%	Build Cost	£364,080
Legal Fees	0.5%	GDV	£41,000
Statutory Fees	0.6%	Build Cost	£27,306
Sales/Marketing Costs	2.0%	GDV	£164,000
Contingencies	5.0%	Build Cost	£227,550
Planning Obligations	0	£	£0
CIL			£0
Interest @	5.0%	12 Month Build	3 With Sale Void
Arrangement Fee	1.0%	Cost	£67,374
Development Profit	10.0%	of GDV	£820,000

Total Cost

£7,835,368

VIABILITY MARGIN

£364,632

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE		21		
BASE LAND VALUE SCENARIO		Brownfield		
DEVELOPMENT LOCATION		Land at Russell Way		
DEVELOPMENT DETAILS		4,500 Sqm Total Floorspace		
Development Value				
Industrial	B1b B1c B2 B8	4500 sqm	1000 £ per sqm	£4,500,000
Office	B1a	0 sqm	0 £ per sqm	£0
Food Retail	A1	0 sqm	0 £ per sqm	£0
Other Retail	A1 A2 A3 A4 A5	0 sqm	0 £ per sqm	£0
Residential Inst	C2	0 sqm	0 £ per sqm	£0
Hotels	C3	0 sqm	0 £ per sqm	£0
Community	D1	0 sqm	0 £ per sqm	£0
Leisure	D2	0 sqm	0 £ per sqm	£0
Agricultural		0 sqm	0 £ per sqm	£0
Sui Generis	Car Showroom	0 sqm	0 £ per sqm	£0
Sui Generis	Car Repairs	0 sqm	0 £ per sqm	£0
Development Value				£4,500,000
Development Costs				
Land	Plot Ratio	Value		
Industrial	50%	0.9 Ha	770000 £ per sqm	£693,000
Office	50%	Ha	0 £ per sqm	£0
Food Retail	30%	Ha	0 £ per sqm	£0
Other Retail	75%	Ha	0 £ per sqm	£0
Residential Inst	75%	Ha	0 £ per sqm	£0
Hotels	50%	Ha	0 £ per sqm	£0
Community	75%	Ha	0 £ per sqm	£0
Leisure	30%	Ha	0 £ per sqm	£0
Agricultural	50%	Ha	0 £ per sqm	£0
Car Showroom	50%	Ha	0 £ per sqm	£0
Car Repairs	50%	Ha	0 £ per sqm	£0
				£693,000
Construction		Stamp Duty	4.0%	£27,720
	Gross/Net		CIL Rate	
Industrial	1.0 4500 sqm	555 £ per sqm	0	£2,497,500
Office	1.2 0 sqm	0 £ per sqm	0	£0
Food Retail	1.0 0 sqm	0 £ per sqm	80	£0
Other Retail	1.0 0 sqm	0 £ per sqm	80	£0
Residential Inst	1.2 0 sqm	0 £ per sqm	0	£0
Hotels	1.2 0 sqm	0 £ per sqm	0	£0
Community	1.0 0 sqm	0 £ per sqm	0	£0
Leisure	1.0 0 sqm	0 £ per sqm	0	£0
Agricultural	1.0 0 sqm	0 £ per sqm	0	£0
Car Showroom	1.0 0 sqm	0 £ per sqm	0	£0
Car Repairs	1.0 0 sqm	0 £ per sqm	0	£0
Abnormal Costs		0 £ sqm		£27,000
Professional Fees @		8.0% Build Cost		£199,800
Legal Fees		0.5% GDV		£22,500
Statutory Fees		0.6% Build Cost		£14,985
Sales/Marketing Costs		2.0% GDV		£90,000
Contingencies		5.0% Build Cost		£124,875
Planning Obligations		0 £		£0
CIL				£0
Interest @	5.0%	12 Month Build	3 Mth Sale Void	£115,543
Arrangement Fee	1.0% Cost			£36,974
Development Profit		10.0% of GDV		£450,000
Total Cost				£4,299,897
VIABILITY MARGIN				£200,103

2. Employment Sites Zone 2

Employment Site Assessments

Commercial Viability Appraisal									
SITE REFERENCE				22					
BASE LAND VALUE SCENARIO				Greenfield					
DEVELOPMENT LOCATION				Land at Jersey Farm (Site A)					
DEVELOPMENT DETAILS				3,500 Sqm Total Floorspace					
Development Value									
Industrial	B1B B1C B2 B8	3500	sqm	1250	£ per sqm				£4,375,000
Office	B1a	0	sqm	0	£ per sqm				£0
Food Retail	A1	0	sqm	0	£ per sqm				£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm				£0
Residential Inst	C2	0	sqm	0	£ per sqm				£0
Hotels	C3	0	sqm	0	£ per sqm				£0
Community	D1	0	sqm	0	£ per sqm				£0
Leisure	D2	0	sqm	0	£ per sqm				£0
Agricultural		0	sqm	0	£ per sqm				£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm				£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm				£0
Development Value									£4,375,000
Development Costs									
Land	Plot Ratio			Value					
Industrial	50%	0.7	Ha	900500	£ per sqm				£630,350
Office	50%		Ha	0	£ per sqm				£0
Food Retail	30%		Ha	0	£ per sqm				£0
Other Retail	75%		Ha	0	£ per sqm				£0
Residential Inst	75%		Ha	0	£ per sqm				£0
Hotels	50%		Ha	0	£ per sqm				£0
Community	75%		Ha	0	£ per sqm				£0
Leisure	30%		Ha	0	£ per sqm				£0
Agricultural	50%		Ha	20000	£ per sqm				£0
Car Showroom	50%		Ha	0	£ per sqm				£0
Car Repairs	50%		Ha	0	£ per sqm			£630,350	£0
Construction	Gross/Net			Stamp Duty			CIL Rate		
Industrial	1.0	3500	sqm	555	£ per sqm		4.0%	20	£1,942,500
Office	1.2	0	sqm	0	£ per sqm			0	£0
Food Retail	1.0	0	sqm	0	£ per sqm			80	£0
Other Retail	1.0	0	sqm	0	£ per sqm			80	£0
Residential Inst	1.2	0	sqm	0	£ per sqm			0	£0
Hotels	1.2	0	sqm	0	£ per sqm			0	£0
Community	1.0	0	sqm	0	£ per sqm			0	£0
Leisure	1.0	0	sqm	0	£ per sqm			0	£0
Agricultural	1.0	0	sqm	0	£ per sqm			0	£0
Car Showroom	1.0	0	sqm	0	£ per sqm			0	£0
Car Repairs	1.0	0	sqm	0	£ per sqm			0	£0
Abnormal Costs				0	£ sqm				£14,000
Professional Fees @				8.0%	Build Cost				£155,400
Legal Fees				0.5%	GDV				£21,875
Statutory Fees				0.6%	Build Cost				£11,655
Sales/Marketing Costs				2.0%	GDV				£87,500
Contingencies				5.0%	Build Cost				£97,125
Planning Obligations				0	£				£0
CIL									£70,000
Interest @	5.0%	12	Month build					3	With Sale Void
Arrangement Fee	1.0%		Cost						£95,488
Development Profit				10.0%	of GDV				£30,556
Total Cost									£437,500
VIABILITY MARGIN									£755,837

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	23
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION	Land at Jersey Farm (Site B)
DEVELOPMENT DETAILS	10,900 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	10900	1250	£13,625,000
Office	B1a	0	0	£0
Food Retail	A1	0	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

Development Value

£13,625,000

Development Costs

Land	Plot Ratio	Area (Ha)	Value (£ per sqm)	Total Value (£)
Industrial	50%	2.18	900500	£1,963,090
Office	50%		0	£0
Food Retail	30%		0	£0
Other Retail	75%		0	£0
Residential Inst	75%		0	£0
Hotels	50%		0	£0
Community	75%		0	£0
Leisure	30%		0	£0
Agricultural	50%		20000	£0
Car Showroom	50%		0	£0
Car Repairs	50%		0	£0
				£1,963,090

Construction

Use Class	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Value (£)
	Ratio	Area (sqm)			
Industrial	1.0	10900	555	20	£6,049,500
Office	1.2	0	0	0	£0
Food Retail	1.0	0	0	80	£0
Other Retail	1.0	0	0	80	£0
Residential Inst	1.2	0	0	0	£0
Hotels	1.2	0	0	0	£0
Community	1.0	0	0	0	£0
Leisure	1.0	0	0	0	£0
Agricultural	1.0	0	0	0	£0
Car Showroom	1.0	0	0	0	£0
Car Repairs	1.0	0	0	0	£0

Abnormal Costs		0	£ per sqm	£43,600		
Professional Fees @		8.0%	Build Cost	£483,960		
Legal Fees		0.5%	GDV	£68,125		
Statutory Fees		0.6%	Build Cost	£36,297		
Sales/Marketing Costs		2.0%	GDV	£272,500		
Contingencies		5.0%	Build Cost	£302,475		
Planning Obligations		0	£	£0		
CIL				£218,000		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£297,377
Arrangement Fee	1.0%	Cost			£95,161	
Development Profit		10.0%	of GDV		£1,362,500	
Total Cost					£11,271,109	

VIABILITY MARGIN

£2,353,891

Employment Site Assessments

Commercial Viability Appraisal						
SITE REFERENCE		24				
BASE LAND VALUE SCENARIO		Greenfield				
DEVELOPMENT LOCATION		Land at Little Dell Farm (Not Safeguarded)				
DEVELOPMENT DETAILS		1,050 Sqm Total Floorspace				
Development Value						
Industrial	B1b B1c B2 B8	1050	sqm	1250	£ per sqm	£1,312,500
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showrooms	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£1,312,500
Development Costs						
Land	Plot Ratio			Value		
Industrial	50%	0.21	Ha	900500	£ per sqm	£189,105
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	20000	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0
						£189,105
Construction	Gross/Net				Stamp Duty	1.0%
Industrial	1.0	1050	sqm	555	£ per sqm	£582,750
Office	1.2	0	sqm	0	£ per sqm	£0
Food Retail	1.0	0	sqm	0	£ per sqm	£0
Other Retail	1.0	0	sqm	0	£ per sqm	£0
Residential Inst	1.2	0	sqm	0	£ per sqm	£0
Hotels	1.2	0	sqm	0	£ per sqm	£0
Community	1.0	0	sqm	0	£ per sqm	£0
Leisure	1.0	0	sqm	0	£ per sqm	£0
Agricultural	1.0	0	sqm	0	£ per sqm	£0
Car Showroom	1.0	0	sqm	0	£ per sqm	£0
Car Repairs	1.0	0	sqm	0	£ per sqm	£0
						£1,891
						CIL Rate
Industrial						20
Office						0
Food Retail						80
Other Retail						80
Residential Inst						0
Hotels						0
Community						0
Leisure						0
Agricultural						0
Car Showroom						0
Car Repairs						0
Abnormal Costs						
Professional Fees @					0	£ sqm
Legal Fees					8.0%	Build Cost
Statutory Fees					0.5%	GDV
Sales/Marketing Costs					0.6%	Build Cost
Contingencies					2.0%	GDV
Planning Obligations					5.0%	Build Cost
CIL					0	£
Interest @	5.0%	12	Month Build	3	Month Sale Void	£21,000
Arrangement Fee	1.0%	Cost				£9,110
Development Profit					10.0%	of GDV
Total Cost						£1,079,842
VIABILITY MARGIN						£232,658

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE	25
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION	Hydehurst and Windyridge Farms (Not Safeguarded)
DEVELOPMENT DETAILS	11,600 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	11600	sqm	1250	£ per sqm	£14,500,000
Office	B1a	0	sqm	0	£ per sqm	£0
Food Retail	A1	0	sqm	0	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	0	sqm	0	£ per sqm	£0
Residential Inst	C2	0	sqm	0	£ per sqm	£0
Hotels	C3	0	sqm	0	£ per sqm	£0
Community	D1	0	sqm	0	£ per sqm	£0
Leisure	D2	0	sqm	0	£ per sqm	£0
Agricultural		0	sqm	0	£ per sqm	£0
Sui Generis	Car Showroom	0	sqm	0	£ per sqm	£0
Sui Generis	Car Repairs	0	sqm	0	£ per sqm	£0
Development Value						£14,500,000

Development Costs

Land	Plot Ratio	Value				
Industrial	50%	2.32	Ha	900500	£ per sqm	£2,089,160
Office	50%		Ha	0	£ per sqm	£0
Food Retail	30%		Ha	0	£ per sqm	£0
Other Retail	75%		Ha	0	£ per sqm	£0
Residential Inst	75%		Ha	0	£ per sqm	£0
Hotels	50%		Ha	0	£ per sqm	£0
Community	75%		Ha	0	£ per sqm	£0
Leisure	30%		Ha	0	£ per sqm	£0
Agricultural	50%		Ha	20000	£ per sqm	£0
Car Showroom	50%		Ha	0	£ per sqm	£0
Car Repairs	50%		Ha	0	£ per sqm	£0
						£2,089,160

Construction

	Gross/Net			Stamp Duty	CIL Rate	
Industrial	1.0	11600	sqm	555	20	£6,438,000
Office	1.2	0	sqm	0	0	£0
Food Retail	1.0	0	sqm	0	80	£0
Other Retail	1.0	0	sqm	0	80	£0
Residential Inst	1.2	0	sqm	0	0	£0
Hotels	1.2	0	sqm	0	0	£0
Community	1.0	0	sqm	0	0	£0
Leisure	1.0	0	sqm	0	0	£0
Agricultural	1.0	0	sqm	0	0	£0
Car Showroom	1.0	0	sqm	0	0	£0
Car Repairs	1.0	0	sqm	0	0	£0

Abnormal Costs		0	£ sqm	£46,400		
Professional Fees @		8.0%	Build Cost	£515,040		
Legal Fees		0.5%	GDV	£72,500		
Statutory Fees		0.6%	Build Cost	£38,628		
Sales/Marketing Costs		2.0%	GDV	£290,000		
Contingencies		5.0%	Build Cost	£321,900		
Planning Obligations		0	£	£0		
CIL				£232,000		
Interest @	5.0%	12	Month Build	3	Mth Sale Void	£316,475
Arrangement Fee	1.0%		Cost		£101,272	
Development Profit		10.0%	of GDV		£1,450,000	
Total Cost					£11,994,941	

VIABILITY MARGIN

£2,505,059

Employment Site Assessments

Commercial Viability Appraisal

SITE REFERENCE		0	
BASE LAND VALUE SCENARIO		Greenfield	
DEVELOPMENT LOCATION		Land at Rowley Farm (Not Safeguarded)	
DEVELOPMENT DETAILS		6,250	Sqm Total Floorspace
Development Value			
Industrial	B1b B1c B2 B8	6250	sqm
Office	B1a	0	sqm
Food Retail	A1	0	sqm
Other Retail	A 1 A2 A3 A4 A5	0	sqm
Residential Inst	C2	0	sqm
Hotels	C3	0	sqm
Community	D1	0	sqm
Leisure	D2	0	sqm
Agricultural		0	sqm
Sui Generis	Car Showroom	0	sqm
Sui Generis	Car Repairs	0	sqm
Development Value			£7,812,500
Development Costs			
Land	Plot Ratio	Value	
Industrial	50%	1.25	Ha
Office	50%		Ha
Food Retail	30%		Ha
Other Retail	75%		Ha
Residential Inst	75%		Ha
Hotels	50%		Ha
Community	75%		Ha
Leisure	30%		Ha
Agricultural	50%		Ha
Car Showroom	50%		Ha
Car Repairs	50%		Ha
			£1,125,625
Construction			
Gross/Net	Stamp Duty	CIL Rate	
Industrial	1.0	6250	sqm
Office	1.2	0	sqm
Food Retail	1.0	0	sqm
Other Retail	1.0	0	sqm
Residential Inst	1.2	0	sqm
Hotels	1.2	0	sqm
Community	1.0	0	sqm
Leisure	1.0	0	sqm
Agricultural	1.0	0	sqm
Car Showroom	1.0	0	sqm
Car Repairs	1.0	0	sqm
			£45,025
Abnormal Costs			
Professional Fees @	8.0%	Build Cost	£277,500
Legal Fees	0.5%	GDV	£39,063
Statutory Fees	0.6%	Build Cost	£20,813
Sales/Marketing Costs	2.0%	GDV	£156,250
Contingencies	5.0%	Build Cost	£173,438
Planning Obligations	0	£	£0
CIL			£125,000
Interest @	5.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	£54,565
Development Profit	10.0%	of GDV	£781,250
Total Cost			£6,462,792
VIABILITY MARGIN			£1,349,708

Employment Sites				Zone 1				Abnormal Costs																			
Site #	Site	Area (ha)	Units	Site Constraints	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Viability	
1	Astral Towers/The White House, Betts Way (marketed as Nova)	2.7	11362	Brownfield		1		1																			£135,334
2	Premiere House, Betts Way	0.75	9558	Brownfield		1		1																			£1,428,885
3	Former County Oak Business Centre, Betts Way*			Brownfield		1		1																			£0
4	Manor Royal Opportunity Area, Welland Medical Site**	1.8	8782	Greenfield		1		1																			£1,083,753
5	Former GSK Site, Phase One (CR/2013/0255/FUL)*	6.59	25317	Brownfield		1		1																			£184,837
6	Former GSK Site, Phase Two (CR/2014/0415/ARM)*	7.7	35776	Brownfield		1		1																			£1,118,574
7	SECAMB, Faraday Road, Manor Royal*	0.46	2300	Brownfield		1		1																			£105,963
8	Former BOC Edwards site, Manor Royal	2.62	13100	Brownfield		1		1																			£582,523
9	Former BOC Edwards site (Residual Land)	1.2	1467	Brownfield		1		1																			£266,804
10	Thales, Gatwick Road	4.1	17016	Brownfield		1		1																			£153,875
11	Segro West, Manor Royal	2.1	16173	Brownfield		1		1																			£1,700,679
12	E2 Crawley Business Quarter*	1.43	11525	Brownfield		1		1																			£1,269,423
13	Former Pasta Reale Site, Fleming Way	1.2	6000	Brownfield		1		1																			£266,804
14	Former Mercedes Site, County Oak Way*			Brownfield		1		1																			£0
15	Harwoods Jaguar and Land Rover, Crawley	0.48	2400	Brownfield		1		1																			£110,570
16	Southways (Planning Permission)	2.83	3241	Brownfield		1		1																			£1,741,203
17	Tilgate Forest Business Centre Vacant Plots	0.9	4630	Brownfield		1		1																			£228,376
18	Wingspan Club Residual Land	0.64	3200	Greenfield		1		1																			£404,824
19	Forge Wood (North East Sector) Employment Land	3.93	5000	Greenfield		1		1																			£118,200
20	Sutherland House	1.64	8200	Brownfield		1		1																			£364,632
21	Land at Russell Way	0.9	4500	Brownfield		1		1																			£200,103

Employment Sites				Zone 2				Abnormal Costs																			
Site #	Site	Area (ha)	Units	Site Constraints	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Viability	
22	Land at Jersey Farm (Site A)	0.7	3500	Greenfield		1																					£755,837
23	Land at Jersey Farm (Site B)	2.18	10900	Greenfield		1																					£2,353,891
24	Land at Little Dell Farm (Not Safeguarded)	0.21	1050	Greenfield		1																					£232,638
25	Hydehurst and Windyridge Farms (Not Safeguarded)	2.32	11600	Greenfield		1																					£2,505,059
	Land at Rowley Farm (Not Safeguarded)	1.25	6250	Greenfield		1																					£1,349,708
																											£0
																											£0
																											£0
																											£0
																											£0