

190415 NNPA Residential Appraisals_A - D_GREENFIELD v2 - Version Notes

Date	Version	Comments
190320	v1	Using BETA model v2 - MW inputted data for A - D typologies
190415	v2	Updated floor areas, GDV and build costs

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme									
1 Units									
AH Policy requirement (% Target)									
100%									
AH tenure split %									
Affordable Rent: 0%									
LCHO (Int/Sub-Market etc.): 100%									
100.0% % of total (>10% for HWP (Feb 2017))									
Market Housing tenure split %									
0%									
Local Connection housing: 50%									
Principal Residency housing: 50%									
100%									
CIL Rate (£ psm)									
0.00 £ psm									
Unit mix -									
	AH baseline mix	AH mix%	AH # units	"Mkt" base mix	Mkt mix%	Mkt # units	Overall mix%	Total # units	
1 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
2 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
3 bed House	1	100.0%	1.0	1	100.0%	0.0	100%	1	
4 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
5 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
1 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0	
2 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0	
Total number of units	1	100.0%	1.0	1		0.0	100%	1	
AH Unit Floor areas -									
	Net area per unit		Net to Gross %		Gross (GIA) per unit				
	(sqm)	(sqft)	%		(sqm)	(sqft)			
1 bed House	60.0	646			60.0	646			
2 bed House	75.0	807			75.0	807			
3 bed House	85.0	915			85.0	915			
4 bed House	118.0	1,270			118.0	1,270			
5 bed House	0.0	0			0.0	0			
1 bed Flat	0.0	0	85.0%		0.0	0			
2 bed Flat	0.0	0	85.0%		0.0	0			
"Mkt" Unit Floor areas -									
	Net area per unit		Net to Gross %		Gross (GIA) per unit				
	(sqm)	(sqft)	%		(sqm)	(sqft)			
1 bed House	60.0	646			60.0	646			
2 bed House	75.0	807			75.0	807			
3 bed House	85.0	915			85.0	915			
4 bed House	118.0	1,270			118.0	1,270			
5 bed House	0.0	0			0.0	0			
1 bed Flat	0.0	0	85.0%		0.0	0			
2 bed Flat	0.0	0	85.0%		0.0	0			
Total Gross Floor areas -									
	AH units GIA		Mkt Units GIA		Total GIA (all units)				
	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)			
1 bed House	0	0	0	0	0	0			
2 bed House	0	0	0	0	0	0			
3 bed House	85	915	0	0	85	915			
4 bed House	0	0	0	0	0	0			
5 bed House	0	0	0	0	0	0			
1 bed Flat	0	0	0	0	0	0			
2 bed Flat	0	0	0	0	0	0			
	85	915	0	0	85	915			
AH % by floor area analysis: 100.00% AH % by floor area due to mix									
Affordable Housing values (£) -									
	Aff. Rent £	£psm	LCHO £		£psm				
1 bed House	133,000	2,217	114,000		1,900				
2 bed House	150,500	2,007	129,000		1,720				
3 bed House	210,000	2,471	180,000		2,118				
4 bed House	297,500	2,521	255,000		2,161				
5 bed House	0	0	0		0				
1 bed Flat	0	0	0		0				
2 bed Flat	0	0	0		0				
"Market" Sales values (£) -									
	£ OMS (per unit)	£psm	Local Connection	£psm	£ Principal Res	£psm	total OMV £ (no AH)		
1 bed House	190,000	3,167	152,000	2,533	180,500	3,008	0		
2 bed House	215,000	2,867	172,000	2,293	204,250	2,723	0		
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	300,000		
4 bed House	425,000	3,602	340,000	2,881	403,750	3,422	0		
5 bed House							0		
1 bed Flat							0		
2 bed Flat							0		
							300,000		

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	150,500	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	297,500	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
LCHO GDV -				
1 bed House	0.0	@	114,000	-
2 bed House	0.0	@	129,000	-
3 bed House	1.0	@	180,000	180,000
4 bed House	0.0	@	255,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			180,000
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	152,000	-
2 bed House	0.0	@	172,000	-
3 bed House	0.0	@	240,000	-
4 bed House	0.0	@	340,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	180,500	-
2 bed House	0.0	@	204,250	-
3 bed House	0.0	@	285,000	-
4 bed House	0.0	@	403,750	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Sub-total GDV Residential				
	1.0			180,000
AH on-site cost analysis:				
			£MV less £GDV	120,000
	1,412 £ psm (total GIA sqm)		120,000 £ per unit (total units)	
AH Grant				
	1	@		-
Total GDV				
				180,000

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees, Surveys and reports			(2,000)
Statutory Planning Fees (Residential)			(385)
CIL (Market units only)	0 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)
Site Specific S106 Contributions	1 units @	1,000 per unit	(1,000)
	S106 analysis:	0.56% % of GDV	
AH Commuted Sum	85 sqm (total)	0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV	
Construction Costs -			
Site Clearance and Demolition	0.12 acres @	£ per acre (if brownfield)	-
1 bed House	- sqm @	1,500 psm	-
2 bed House	- sqm @	1,500 psm	-
3 bed House	85 sqm @	1,500 psm	(127,500)
4 bed House	- sqm @	1,500 psm	-
5 bed House	- sqm @	1,500 psm	-
1 bed Flat	- sqm @	1,500 psm	-
2 bed Flat	85 - sqm @	1,500 psm	-
Renewables	1 @	0 £per unit	-
External works (on plot)	127,500 @	15.00% 19,125 £per unit	(19,125)
Site wide costs	127,500 @	20.00% 25,500 £per unit	(25,500)
Contingency	127,500 @	3.00%	(3,825)
Professional Fees	127,500 @	6.50%	(8,288)
Disposal Costs -			
Residential Sales Agent Costs	- OMS @	1.00%	-
Residential Sales Legal Costs	- OMS @	0.50%	-
Marketing and Promotion	- OMS @	3.00%	-
Interest (on Development Costs) -	6.25% APR	0.506% psm	(58,235)
Developers Profit -			
Margin on AH	180,000	6.00% on AH values	(10,800)
Profit on "Market" units	0	6.00%	-
	Profit analysis:	4.39% on costs	(10,800)
		6.00% blended	(10,800)
TOTAL COSTS			(256,658)

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(76,658)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(66,158)
RLV analysis:	(66,158) £ per plot	(1,323,150) £ per ha	(535,471) £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0	dph	
Site Area (Resi)		0.05	ha	0.12 acres
Density analysis:		1,700	sqm/ha	7,405 sqft/ac
Benchmark Land Value	10,000	£ per plot	200,000	£ per ha
			80,939	£ per acre
				10,000

BALANCE				
Surplus/(Deficit)	(76,158)	£ per plot	(1,523,150)	£ per ha
			(616,410)	£ per acre
				(76,158)

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

		AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	(76,158)								
	80%	(6,038)	(8,547)	(11,056)	(26,050)	(42,752)	(59,455)	(76,158)	
	85%	4,010	254	(4,016)	(8,285)	(20,063)	(48,110)	(76,158)	
	90%	13,225	7,964	2,703	(3,004)	(9,034)	(36,766)	(76,158)	
	95%	22,439	15,643	8,846	2,050	(5,513)	(25,421)	(76,158)	
	100%	31,654	23,322	14,989	6,657	(1,993)	(14,077)	(76,158)	
	105%	40,869	31,001	21,133	11,265	1,397	(9,783)	(76,158)	
	110%	50,083	38,680	27,276	15,872	4,468	(8,022)	(76,158)	
	115%	59,298	46,358	33,419	20,479	7,540	(6,262)	(76,158)	
	120%	68,513	54,037	39,562	25,087	10,611	(4,502)	(76,158)	
	125%	77,727	61,716	45,705	29,694	13,683	(2,742)	(76,158)	
	130%	86,942	69,395	51,848	34,301	16,754	(982)	(76,158)	
	135%	96,157	77,074	57,991	38,909	19,826	743	(76,158)	
	140%	105,371	84,753	64,134	43,516	22,897	2,279	(76,158)	
	145%	114,586	92,432	70,277	48,123	25,969	3,815	(76,158)	
	150%	123,801	100,111	76,421	52,731	29,041	5,350	(76,158)	
	155%	133,015	107,789	82,564	57,338	32,112	6,886	(76,158)	
160%	142,230	115,468	88,707	61,945	35,184	8,422	(76,158)		
165%	151,445	123,147	94,850	66,553	38,255	9,958	(76,158)		
170%	160,659	130,826	100,993	71,160	41,327	11,494	(76,158)		
175%	169,874	138,505	107,136	75,767	44,398	13,029	(76,158)		
180%	179,089	146,184	113,279	80,375	47,470	14,565	(76,158)		
		AH - % on site 100%							
Balance (RLV - BLV)	(76,158)								
	80%	64,626	56,294	47,962	39,629	31,297	22,965	14,396	
	85%	56,383	48,051	39,719	31,386	23,054	14,722	6,236	
	90%	48,140	39,808	31,476	23,143	14,811	6,479	(2,279)	
	95%	39,897	31,565	23,233	14,900	6,568	(2,095)	(18,507)	
	100%	31,654	23,322	14,989	6,657	(1,993)	(14,077)	(76,158)	
	105%	23,411	15,079	6,746	(1,891)	(11,440)	(71,727)	(133,808)	
	110%	15,168	6,836	(1,788)	(11,338)	(67,297)	(129,377)	(191,458)	
	115%	6,925	(1,686)	(11,236)	(62,866)	(124,947)	(187,028)	(249,109)	
	120%	(1,584)	(11,134)	(58,436)	(120,517)	(182,597)	(244,678)	(306,759)	
	125%	(11,031)	(54,006)	(116,086)	(178,167)	(240,248)	(302,329)	(364,409)	
	130%	(49,575)	(111,656)	(173,737)	(235,817)	(297,898)	(359,979)	(422,060)	
	135%	(107,226)	(169,306)	(231,387)	(293,468)	(355,549)	(417,629)	(479,710)	
	140%	(164,876)	(226,957)	(289,037)	(351,118)	(413,199)	(475,280)	(537,360)	
	145%	(222,526)	(284,607)	(346,688)	(408,769)	(470,849)	(532,930)	(595,011)	
	150%	(280,177)	(342,257)	(404,338)	(466,419)	(528,500)	(590,580)	(652,661)	
	155%	(337,827)	(399,908)	(461,989)	(524,069)	(586,150)	(648,231)	(710,312)	
160%	(395,477)	(457,558)	(519,639)	(581,720)	(643,800)	(705,881)	(767,962)		
165%	(453,128)	(515,209)	(577,289)	(639,370)	(701,451)	(763,532)	(825,612)		
170%	(510,778)	(572,859)	(634,940)	(697,020)	(759,101)	(821,182)	(883,263)		
175%	(568,429)	(630,509)	(692,590)	(754,671)	(816,752)	(878,832)	(940,913)		
180%	(626,079)	(688,160)	(750,240)	(812,321)	(874,402)	(936,483)	(998,563)		

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

	(76,158)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)		41,960	31,910	21,860	11,810	1,760	(12,108)	(76,158)	
		39,899	30,193	20,486	10,780	1,073	(12,502)	(76,158)	
		37,838	28,475	19,112	9,749	370	(12,896)	(76,158)	
		35,777	26,757	17,738	8,719	(418)	(13,290)	(76,158)	
Profit on "Market" units		33,715	25,039	16,364	7,688	(1,205)	(13,683)	(76,158)	
6.00%		31,654	23,322	14,989	6,657	(1,993)	(14,077)	(76,158)	
(% profit)		29,593	21,604	13,615	5,627	(2,780)	(14,471)	(76,158)	
		27,531	19,886	12,241	4,596	(3,568)	(14,865)	(76,158)	
		25,470	18,169	10,867	3,565	(4,355)	(15,258)	(76,158)	
		23,409	16,451	9,493	2,535	(5,143)	(15,652)	(76,158)	
		21,348	14,733	8,119	1,504	(5,930)	(16,046)	(76,158)	
		19,286	13,015	6,744	469	(6,718)	(16,440)	(76,158)	
		17,225	11,298	5,370	(712)	(7,505)	(16,833)	(76,158)	
		15,164	9,580	3,996	(1,893)	(8,293)	(17,227)	(76,158)	
		13,102	7,862	2,622	(3,074)	(9,080)	(17,621)	(76,158)	
		11,041	6,144	1,248	(4,256)	(9,868)	(18,015)	(76,158)	
		8,980	4,427	(218)	(5,437)	(10,655)	(18,408)	(76,158)	
		6,919	2,709	(1,793)	(6,618)	(11,443)	(18,802)	(76,158)	
		4,857	991	(3,368)	(7,799)	(12,230)	(19,196)	(76,158)	
		2,796	(906)	(4,943)	(8,981)	(13,018)	(19,590)	(76,158)	

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: **A**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

KPI's for Report Summary Table - [note that this table is combined with other similar Scheme Typologies as a summary table to read across similar typologies]

[please check that it captures the required KPI's that you would like carried forward and presented in the summary table]

Scheme Ref:	A
No Units:	1
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	100%
Affordable Rent:	0%
LCHO (Int/Sub-Market etc.):	100%
GDV AH (£)	180,000
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	180,000
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	180,000
Site Specific S106 (£)	1,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	10,800
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	4.39%
RLV (£ net)	(66,158)
RLV (£/acre)	(535,471)
RLV (£/ha)	(1,323,150)
RLV (£/plot)	(66,158)
Benchmark Land Value (BLV):	
BLV (£ net)	10,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	(76,158)
Surplus/Deficit (£/acre)	(616,410)
Surplus/Deficit (£/ha)	(1,523,150)
Surplus/Deficit (£/plot)	(76,158)
Plan Viability comments	Viable

Viable	if RLV > BLV
Marginal	if RLV < BLV, but RLV is positive
Not Viable	if RLV < BLV, and RLV is negative

Note, that they will all be viable with grant

Scheme Ref: **B**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme		3 Units							
AH Policy requirement (% Target)		100%							
AH tenure split %		Affordable Rent: 67% LCHO (Int/Sub-Market etc.): 33% 33.3% % of total (>10% for HWP (Feb 2017))							
"Market Housing" tenure split %		0% Local Connection housing: 50% Principal Residency housing: 50% 100%							
CIL Rate (£ psm)		0.00 £ psm							
Unit mix -									
	AH baseline mix	AH mix%	AH # units	"Mkt" base mix	Mkt mix%	Mkt # units	Overall mix%	Total # units	
1 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
2 bed House	2	66.7%	2.0	2	66.7%	0.0	67%	2	
3 bed House	1	33.3%	1.0	1	33.3%	0.0	33%	1	
4 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
5 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
1 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0	
2 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0	
Total number of units	3	100.0%	3.0	3		0.0	100%	3	
AH Unit Floor areas -									
	Net area per unit (sqm)			Net to Gross %		Gross (GIA) per unit (sqm)			
1 bed House	60.0	646				60.0	646		
2 bed House	75.0	807				75.0	807		
3 bed House	85.0	915				85.0	915		
4 bed House	118.0	1,270				118.0	1,270		
5 bed House	0.0	0				0.0	0		
1 bed Flat	0.0	0		85.0%		0.0	0		
2 bed Flat	0.0	0		85.0%		0.0	0		
"Mkt" Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	60.0	646				60.0	646		
2 bed House	75.0	807				75.0	807		
3 bed House	85.0	915				85.0	915		
4 bed House	118.0	1,270				118.0	1,270		
5 bed House	0.0	0				0.0	0		
1 bed Flat	0.0	0		85.0%		0.0	0		
2 bed Flat	0.0	0		85.0%		0.0	0		
Total Gross Floor areas -									
	AH units GIA (sqm)	(sqft)		Mkt Units GIA (sqm)	(sqft)	Total GIA (all units)			
1 bed House	0	0		0	0	0		0	
2 bed House	150	1,615		0	0	150		1,615	
3 bed House	85	915		0	0	85		915	
4 bed House	0	0		0	0	0		0	
5 bed House	0	0		0	0	0		0	
1 bed Flat	0	0		0	0	0		0	
2 bed Flat	0	0		0	0	0		0	
	235	2,530		0	0	235		2,530	
AH % by floor area analysis:		100.00% AH % by floor area due to mix							
Affordable Housing values (£) -									
	Aff. Rent £	£psm		LCHO £	£psm				
1 bed House	133,000	2,217		114,000	1,900				
2 bed House	150,500	2,007		129,000	1,720				
3 bed House	210,000	2,471		180,000	2,118				
4 bed House	297,500	2,521		255,000	2,161				
5 bed House									
1 bed Flat									
2 bed Flat									
"Market" Sales values (£) -									
	£ OMS (per unit)	£psm	Local Connection	£psm	£ Principal Res	£psm	total OMV £ (no AH)		
1 bed House	190,000	3,167	152,000	2,533	180,500	3,008	0		
2 bed House	215,000	2,867	172,000	2,293	204,250	2,723	430,000		
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	300,000		
4 bed House	425,000	3,602	340,000	2,881	403,750	3,422	0		
5 bed House							0		
1 bed Flat							0		
2 bed Flat							0		
							730,000		

Scheme Ref: **B**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	133,000	-
2 bed House	1.3	@	150,500	200,767
3 bed House	0.7	@	210,000	140,070
4 bed House	0.0	@	297,500	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	2.0			340,837
LCHO GDV -				
1 bed House	0.0	@	114,000	-
2 bed House	0.7	@	129,000	85,914
3 bed House	0.3	@	180,000	59,940
4 bed House	0.0	@	255,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			145,854
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	152,000	-
2 bed House	0.0	@	172,000	-
3 bed House	0.0	@	240,000	-
4 bed House	0.0	@	340,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	180,500	-
2 bed House	0.0	@	204,250	-
3 bed House	0.0	@	285,000	-
4 bed House	0.0	@	403,750	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Sub-total GDV Residential				
	3.0			486,691
AH on-site cost analysis:				
	1,035 £ psm (total GIA sqm)		£MV less £GDV	243,309
			81,103 £ per unit (total units)	
AH Grant				
	3	@		-
Total GDV				
				486,691

Scheme Ref: **B**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(5,000)
Statutory Planning Fees (Residential)				(1,155)
CIL (Market units only)	0 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	3 units @		1,000 per unit	(3,000)
	S106 analysis:	0.62% % of GDV		
AH Commuted Sum	235 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	0.37 acres @		£ per acre (if brownfield)	-
1 bed House	- sqm @		1,500 psm	-
2 bed House	150 sqm @		1,500 psm	(225,000)
3 bed House	85 sqm @		1,500 psm	(127,500)
4 bed House	- sqm @		1,500 psm	-
5 bed House	- sqm @		1,500 psm	-
1 bed Flat	- sqm @		1,500 psm	-
2 bed Flat	235 sqm @		1,500 psm	-
Renewables	3 @		0 £per unit	-
External works (on plot)	352,500 @		15.00% 17,625 £per unit	(52,875)
Site wide costs	352,500 @		20.00% 23,500 £per unit	(70,500)
Contingency	352,500 @		3.00%	(10,575)
Professional Fees	352,500 @		6.50%	(22,913)
Disposal Costs -				
Residential Sales Agent Costs	- OMS @		1.00%	-
Residential Sales Legal Costs	- OMS @		0.50%	-
Marketing and Promotion	- OMS @		3.00%	-
Interest (on Development Costs) -		6.25% APR	0.506% psm	(258,231)
Developers Profit -				
Margin on AH	486,691		6.00% on AH values	(29,201)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	776,749	3.76% on costs	(29,201)
		486,691	6.00% blended	(29,201)
TOTAL COSTS				(805,950)

Scheme Ref: **B**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(319,259)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(308,759)
RLV analysis:	(102,920) £ per plot	(2,058,395) £ per ha	(833,021) £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0	dph	
Site Area (Resi)		0.15	ha	0.37 acres
Density analysis:		1,567	sqm/ha	6,825 sqft/ac
Benchmark Land Value	10,000	£ per plot	200,000	£ per ha 80,939 £ per acre 30,000

BALANCE				
Surplus/(Deficit)	(112,920)	£ per plot	(2,258,395)	£ per ha (913,960) £ per acre (338,759)

Scheme Ref: **B**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

SENSITIVITY ANALYSIS		AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	(338,759)								
	80%	(363,031)	(358,986)	(354,940)	(350,895)	(346,850)	(342,805)	(338,759)	
	85%	(202,479)	(225,192)	(247,906)	(270,619)	(293,332)	(316,046)	(338,759)	
	90%	(51,554)	(91,399)	(140,871)	(190,343)	(239,815)	(289,287)	(338,759)	
	95%	(25,868)	(37,840)	(49,812)	(110,067)	(186,298)	(262,529)	(338,759)	
	100%	(2,646)	(16,827)	(32,688)	(48,941)	(132,780)	(235,770)	(338,759)	
	105%	19,764	1,849	(16,067)	(36,098)	(79,263)	(209,011)	(338,759)	
	110%	42,174	20,524	(1,126)	(23,256)	(48,070)	(182,252)	(338,759)	
	115%	64,585	39,199	13,814	(11,572)	(39,508)	(155,494)	(338,759)	
	120%	86,995	57,875	28,754	(366)	(30,946)	(128,735)	(338,759)	
	125%	109,405	76,550	43,694	10,839	(22,385)	(101,976)	(338,759)	
	130%	131,816	95,225	58,635	22,044	(14,547)	(75,218)	(338,759)	
	135%	154,226	113,900	73,575	33,249	(7,077)	(51,480)	(338,759)	
	140%	176,636	132,576	88,515	44,454	393	(47,199)	(338,759)	
	145%	199,047	151,251	103,455	55,659	7,864	(42,918)	(338,759)	
	150%	221,457	169,926	118,395	66,865	15,334	(38,637)	(338,759)	
155%	243,868	188,602	133,336	78,070	22,804	(34,356)	(338,759)		
160%	266,278	207,277	148,276	89,275	30,274	(30,076)	(338,759)		
165%	288,688	225,952	163,216	100,480	37,744	(25,795)	(338,759)		
170%	311,099	244,627	178,156	111,685	45,214	(21,514)	(338,759)		
175%	333,509	263,303	193,097	122,890	52,684	(17,522)	(338,759)		
180%	355,919	281,978	208,037	134,096	60,154	(13,787)	(338,759)		
		AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	(338,759)								
	80%	89,911	75,731	61,551	47,370	33,190	19,010	4,329	
	85%	66,772	52,592	38,411	24,231	10,051	(4,130)	(18,578)	
	90%	43,633	29,452	15,272	1,092	(13,089)	(28,404)	(44,697)	
	95%	20,493	6,313	(7,867)	(22,420)	(38,673)	(78,769)	(181,758)	
	100%	(2,646)	(16,827)	(32,688)	(48,941)	(132,780)	(235,770)	(338,759)	
	105%	(26,704)	(42,957)	(83,806)	(186,792)	(289,781)	(392,771)	(495,760)	
	110%	(53,225)	(137,814)	(240,803)	(343,793)	(446,782)	(549,772)	(652,761)	
	115%	(91,825)	(294,815)	(397,804)	(500,794)	(603,783)	(706,772)	(809,762)	
	120%	(138,826)	(451,815)	(554,805)	(657,794)	(760,784)	(863,773)	(966,763)	
	125%	(195,827)	(608,816)	(711,806)	(814,795)	(917,785)	(1,020,774)	(1,123,764)	
	130%	(262,828)	(765,817)	(868,807)	(971,796)	(1,074,786)	(1,177,775)	(1,280,765)	
	135%	(339,829)	(922,818)	(1,025,808)	(1,128,797)	(1,231,787)	(1,334,776)	(1,437,765)	
	140%	(426,830)	(1,079,819)	(1,182,808)	(1,285,798)	(1,388,787)	(1,491,777)	(1,594,766)	
	145%	(523,831)	(1,236,820)	(1,339,809)	(1,442,799)	(1,545,788)	(1,648,778)	(1,751,767)	
	150%	(630,832)	(1,393,821)	(1,496,810)	(1,599,800)	(1,702,789)	(1,805,779)	(1,908,768)	
155%	(747,833)	(1,550,822)	(1,653,811)	(1,756,801)	(1,859,790)	(1,962,779)	(2,065,769)		
160%	(874,834)	(1,707,823)	(1,810,812)	(1,913,801)	(2,016,791)	(2,119,780)	(2,222,770)		
165%	(1,011,835)	(1,864,824)	(1,967,813)	(2,070,802)	(2,173,792)	(2,276,781)	(2,379,771)		
170%	(1,158,836)	(2,021,825)	(2,124,814)	(2,227,803)	(2,330,793)	(2,433,782)	(2,536,772)		
175%	(1,315,837)	(2,178,826)	(2,281,815)	(2,384,804)	(2,487,794)	(2,590,783)	(2,693,772)		
180%	(1,482,838)	(2,335,827)	(2,438,815)	(2,541,805)	(2,644,794)	(2,747,784)	(2,850,773)		
Unit Build Rates	(% from base assumption)								
	80%								
	85%								
	90%								
	95%								
	100%								
	105%								
	110%								
	115%								
	120%								
	125%								
	130%								
	135%								
	140%								
	145%								
	150%								
155%									
160%									
165%									
170%									
175%									
180%									



Scheme Ref: **B**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

	Balance (RLV - BLV)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
	(338,759)	22,433	4,073	(14,288)	(34,569)	(123,199)	(230,979)	(338,759)	
		17,417	(107)	(17,631)	(37,443)	(125,115)	(231,937)	(338,759)	
		12,401	(4,287)	(21,191)	(40,318)	(127,032)	(232,895)	(338,759)	
		7,385	(8,467)	(25,023)	(43,192)	(128,948)	(233,854)	(338,759)	
Profit on "Market" units		2,370	(12,647)	(28,856)	(46,066)	(130,864)	(234,812)	(338,759)	
6.00%		(2,646)	(16,827)	(32,688)	(48,941)	(132,780)	(235,770)	(338,759)	
(% profit)		(7,662)	(21,226)	(36,521)	(51,815)	(134,697)	(236,728)	(338,759)	
		(12,678)	(26,017)	(40,353)	(54,690)	(136,613)	(237,686)	(338,759)	
		(17,694)	(30,808)	(44,186)	(57,564)	(138,529)	(238,644)	(338,759)	
		(23,178)	(35,598)	(48,018)	(60,438)	(140,445)	(239,602)	(338,759)	
		(28,927)	(40,389)	(51,851)	(63,313)	(142,362)	(240,560)	(338,759)	
		(34,676)	(45,180)	(55,683)	(66,187)	(144,278)	(241,519)	(338,759)	
		(40,425)	(49,970)	(59,516)	(69,061)	(146,194)	(242,477)	(338,759)	
		(46,173)	(54,761)	(63,348)	(71,936)	(148,110)	(243,435)	(338,759)	
		(51,922)	(59,551)	(67,181)	(74,810)	(150,027)	(244,393)	(338,759)	
		(57,671)	(64,342)	(71,013)	(77,685)	(151,943)	(245,351)	(338,759)	
		(63,420)	(69,133)	(74,846)	(80,559)	(153,859)	(246,309)	(338,759)	
		(69,168)	(73,923)	(78,678)	(83,433)	(155,775)	(247,267)	(338,759)	
		(74,917)	(78,714)	(82,511)	(86,308)	(157,692)	(248,225)	(338,759)	
		(80,666)	(83,505)	(86,343)	(89,182)	(159,608)	(249,184)	(338,759)	

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: B
No Units: 3 **Location / Value Zone:** NP-wide **Development Scenario:** Greenfield
Notes:

KPI's for Report Summary Table - [note that this table is combined with other similar Scheme Typologies as a summary table to read across similar typologies]
 [please check that is captures the required KPI's that you would like carried forward and presented in the summary table]

Scheme Ref:	B
No Units:	3
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	100%
Affordable Rent:	67%
LCHO (Int/Sub-Market etc.):	33%
GDV AH (£)	486,691
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	486,691
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	486,691
Site Specific S106 (£)	3,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	29,201
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	3.76%
RLV (£ net)	(308,759)
RLV (£/acre)	(833,021)
RLV (£/ha)	(2,058,395)
RLV (£/plot)	(102,920)
Benchmark Land Value (BLV):	
BLV (£ net)	30,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	(338,759)
Surplus/Deficit (£/acre)	(913,960)
Surplus/Deficit (£/ha)	(2,258,395)
Surplus/Deficit (£/plot)	(112,920)
Plan Viability comments	Viable

Viable	if RLV > BLV
Marginal	if RLV < BLV, but RLV is positive
Not Viable	if RLV < BLV, and RLV is negative

Note, that they will all be viable with grant

Scheme Ref: **C**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme		7 Units							
AH Policy requirement (% Target)		100%							
AH tenure split %		67%							
Affordable Rent:		33%							
LCHO (Int/Sub-Market etc.):		33.3% % of total (>10% for HWP (Feb 2017))							
"Market Housing" tenure split %		0%							
Local Connection housing:		50%							
Principal Residency housing:		50%							
CIL Rate (£ psm)		0.00 £ psm							
Unit mix -									
	AH baseline mix	AH mix%	AH # units	"Mkt" base mix	Mkt mix%	Mkt # units	Overall mix%	Total # units	
1 bed House	2	28.6%	2.0	2	28.6%	0.0	29%	2	
2 bed House	3	42.9%	3.0	3	42.9%	0.0	43%	3	
3 bed House	2	28.6%	2.0	2	28.6%	0.0	29%	2	
4 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
5 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0	
1 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0	
2 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0	
Total number of units	7	100.0%	7.0	7	100.0%	0.0	100%	7	
AH Unit Floor areas -									
	Net area per unit (sqm)		Net to Gross %		Gross (GIA) per unit (sqm)				
1 bed House	60.0	646			60.0	646			
2 bed House	75.0	807			75.0	807			
3 bed House	85.0	915			85.0	915			
4 bed House	118.0	1,270			118.0	1,270			
5 bed House	0.0	0			0.0	0			
1 bed Flat	0.0	0	85.0%		0.0	0			
2 bed Flat	0.0	0	85.0%		0.0	0			
"Mkt" Unit Floor areas -									
	Net area per unit (sqm)		Net to Gross %		Gross (GIA) per unit (sqm)				
1 bed House	60.0	646			60.0	646			
2 bed House	75.0	807			75.0	807			
3 bed House	85.0	915			85.0	915			
4 bed House	118.0	1,270			118.0	1,270			
5 bed House	0.0	0			0.0	0			
1 bed Flat	0.0	0	85.0%		0.0	0			
2 bed Flat	0.0	0	85.0%		0.0	0			
Total Gross Floor areas -									
	AH units GIA (sqm)		Mkt Units GIA (sqm)		Total GIA (all units) (sqm)				
1 bed House	120	1,292	0	0	120	1,292			
2 bed House	225	2,422	0	0	225	2,422			
3 bed House	170	1,830	0	0	170	1,830			
4 bed House	0	0	0	0	0	0			
5 bed House	0	0	0	0	0	0			
1 bed Flat	0	0	0	0	0	0			
2 bed Flat	0	0	0	0	0	0			
	515	5,543	0	0	515	5,543			
AH % by floor area analysis:		100.00% AH % by floor area due to mix							
Affordable Housing values (£) -									
	Aff. Rent £	£psm		LCHO £	£psm				
1 bed House	133,000	2,217		114,000	1,900				
2 bed House	150,500	2,007		129,000	1,720				
3 bed House	210,000	2,471		180,000	2,118				
4 bed House	297,500	2,521		255,000	2,161				
5 bed House									
1 bed Flat									
2 bed Flat									
"Market" Sales values (£) -									
	£ OMS (per unit)	£psm	Local Connection	£psm	£ Principal Res	£psm	total OMV £ (no AH)		
1 bed House	190,000	3,167	152,000	2,533	180,500	3,008	380,000		
2 bed House	215,000	2,867	172,000	2,293	204,250	2,723	645,000		
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	600,000		
4 bed House	425,000	3,602	340,000	2,881	403,750	3,422	0		
5 bed House							0		
1 bed Flat							0		
2 bed Flat							0		
							1,625,000		

Scheme Ref: **C**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV - (part houses due to % mix)				
1 bed House	1.3	@	133,000	177,422
2 bed House	2.0	@	150,500	301,151
3 bed House	1.3	@	210,000	280,140
4 bed House	0.0	@	297,500	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	4.7			758,713
LCHO GDV -				
1 bed House	0.7	@	114,000	75,924
2 bed House	1.0	@	129,000	128,871
3 bed House	0.7	@	180,000	119,880
4 bed House	0.0	@	255,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	2.3			324,675
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	152,000	-
2 bed House	0.0	@	172,000	-
3 bed House	0.0	@	240,000	-
4 bed House	0.0	@	340,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	180,500	-
2 bed House	0.0	@	204,250	-
3 bed House	0.0	@	285,000	-
4 bed House	0.0	@	403,750	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Sub-total GDV Residential				
	7.0			1,083,388
AH on-site cost analysis:				
	1,052	£ psm (total GIA sqm)	EMV less £GDV	541,613
			77,373	£ per unit (total units)
AH Grant				
	7	@		-
Total GDV				
				1,083,388

Scheme Ref: **C**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(11,000)
Statutory Planning Fees (Residential)				(2,695)
CIL (Market units only)	0 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	7 units @		1,000 per unit	(7,000)
	S106 analysis:	0.65% % of GDV		
AH Commuted Sum	515 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	0.86 acres @		£ per acre (if brownfield)	-
1 bed House	120 sqm @		1,500 psm	(180,000)
2 bed House	225 sqm @		1,500 psm	(337,500)
3 bed House	170 sqm @		1,500 psm	(255,000)
4 bed House	- sqm @		1,500 psm	-
5 bed House	- sqm @		1,500 psm	-
1 bed Flat	- sqm @		1,500 psm	-
2 bed Flat	515 - sqm @		1,500 psm	-
Renewables	7 @		0 £per unit	-
External works (on plot)	772,500 @		15.00% 16,554 £per unit	(115,875)
Site wide costs	772,500 @		20.00% 22,071 £per unit	(154,500)
Contingency	772,500 @		3.00%	(23,175)
Professional Fees	772,500 @		6.50%	(50,213)
Disposal Costs -				
Residential Sales Agent Costs	- OMS @		1.00%	-
Residential Sales Legal Costs	- OMS @		0.50%	-
Marketing and Promotion	- OMS @		3.00%	-
Interest (on Development Costs) -		6.25% APR	0.506% pcm	(663,887)
Developers Profit -				
Margin on AH	1,083,388		6.00% on AH values	(65,003)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	1,800,844	3.61% on costs	(65,003)
		1,083,388	6.00% blended	(65,003)
TOTAL COSTS				(1,865,848)

Scheme Ref: **C**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(782,460)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(771,960)
RLV analysis:	(110,280) £ per plot	(2,205,600) £ per ha	(892,594) £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0	dph	
Site Area (Resi)		0.35	ha	0.86 acres
Density analysis:		1,471	sqm/ha	6,410 sqft/ac
Benchmark Land Value	10,000	£ per plot	200,000	£ per ha 80,939 £ per acre
				70,000

BALANCE				
Surplus/(Deficit)	(120,280)	£ per plot	(2,405,600)	£ per ha (973,533) £ per acre
				(841,960)

Scheme Ref: **C**
 No Units: **7**
 Notes:

Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**

SENSITIVITY ANALYSIS

		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	(841,960)							
	80%	(898,614)	(889,172)	(879,729)	(870,287)	(860,845)	(851,402)	(841,960)
	85%	(562,822)	(609,345)	(655,868)	(702,391)	(748,914)	(795,437)	(841,960)
	90%	(227,033)	(329,518)	(432,006)	(534,495)	(636,983)	(739,472)	(841,960)
	95%	(94,576)	(121,026)	(208,145)	(366,598)	(525,052)	(683,506)	(841,960)
	100%	(40,273)	(73,432)	(109,400)	(198,702)	(413,122)	(627,541)	(841,960)
	105%	9,558	(30,130)	(71,324)	(116,811)	(301,191)	(571,575)	(841,960)
	110%	59,388	11,396	(36,596)	(88,255)	(189,260)	(515,610)	(841,960)
	115%	109,219	52,922	(3,376)	(59,698)	(124,223)	(459,645)	(841,960)
	120%	159,050	94,448	29,845	(34,758)	(105,185)	(403,679)	(841,960)
	125%	208,881	135,973	63,066	(9,842)	(86,148)	(347,714)	(841,960)
	130%	258,712	177,499	96,286	15,073	(67,110)	(291,748)	(841,960)
	135%	308,543	219,025	129,507	39,989	(49,529)	(235,783)	(841,960)
	140%	358,374	260,551	162,727	64,904	(32,919)	(179,818)	(841,960)
	145%	408,205	302,076	195,948	89,820	(16,309)	(131,634)	(841,960)
	150%	458,036	343,602	229,169	114,735	301	(122,116)	(841,960)
	155%	507,867	385,128	262,389	139,650	16,912	(112,597)	(841,960)
160%	557,698	426,654	295,610	164,566	33,522	(103,078)	(841,960)	
165%	607,528	468,179	328,830	189,481	50,132	(93,559)	(841,960)	
170%	657,359	509,705	362,051	214,397	66,743	(84,040)	(841,960)	
175%	707,190	551,231	395,272	239,312	83,353	(74,522)	(841,960)	
180%	757,021	592,757	428,492	264,228	99,963	(65,003)	(841,960)	
		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	(841,960)							
	80%	168,888	137,506	106,124	74,742	43,360	11,978	(20,377)
	85%	116,598	85,216	53,834	22,452	(8,930)	(40,312)	(73,989)
	90%	64,308	32,925	1,543	(29,839)	(61,472)	(97,440)	(174,119)
	95%	12,017	(19,365)	(50,747)	(85,436)	(121,404)	(293,620)	(508,039)
	100%	(40,273)	(73,432)	(109,400)	(198,702)	(413,122)	(627,541)	(841,960)
	105%	(97,395)	(133,363)	(318,204)	(532,623)	(747,042)	(961,461)	(1,175,881)
	110%	(223,309)	(437,705)	(652,124)	(866,543)	(1,080,963)	(1,295,382)	(1,509,801)
	115%	(557,206)	(771,626)	(986,045)	(1,200,464)	(1,414,883)	(1,629,303)	(1,843,722)
	120%	(891,127)	(1,105,546)	(1,319,965)	(1,534,385)	(1,748,804)	(1,963,223)	(2,177,643)
	125%	(1,225,048)	(1,439,467)	(1,653,886)	(1,868,305)	(2,082,725)	(2,297,144)	(2,511,563)
	130%	(1,558,968)	(1,773,387)	(1,987,807)	(2,202,226)	(2,416,645)	(2,631,064)	(2,845,484)
	135%	(1,892,889)	(2,107,308)	(2,321,727)	(2,536,147)	(2,750,566)	(2,964,985)	(3,179,404)
	140%	(2,226,809)	(2,441,229)	(2,655,648)	(2,870,067)	(3,084,486)	(3,298,906)	(3,513,325)
	145%	(2,560,730)	(2,775,149)	(2,989,569)	(3,203,988)	(3,418,407)	(3,632,826)	(3,847,246)
	150%	(2,894,651)	(3,109,070)	(3,323,489)	(3,537,908)	(3,752,328)	(3,966,747)	(4,181,166)
	155%	(3,228,571)	(3,442,990)	(3,657,410)	(3,871,829)	(4,086,248)	(4,300,668)	(4,515,087)
160%	(3,562,492)	(3,776,911)	(3,991,330)	(4,205,750)	(4,420,169)	(4,634,588)	(4,849,007)	
165%	(3,896,412)	(4,110,832)	(4,325,251)	(4,539,670)	(4,754,090)	(4,968,509)	(5,182,928)	
170%	(4,230,333)	(4,444,752)	(4,659,172)	(4,873,591)	(5,088,010)	(5,302,429)	(5,516,849)	
175%	(4,564,254)	(4,778,673)	(4,993,092)	(5,207,511)	(5,421,931)	(5,636,350)	(5,850,769)	
180%	(4,898,174)	(5,112,594)	(5,327,013)	(5,541,432)	(5,755,851)	(5,970,271)	(6,184,690)	

Scheme Ref: **C**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

	(841,960)	AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	(841,960)	15,553	(25,133)	(66,743)	(166,710)	(391,793)	(616,877)	(841,960)
		4,388	(34,438)	(75,275)	(173,109)	(396,059)	(619,010)	(841,960)
		(6,777)	(43,742)	(83,806)	(179,507)	(400,325)	(621,142)	(841,960)
		(17,943)	(53,047)	(92,337)	(185,905)	(404,590)	(623,275)	(841,960)
Profit on "Market" units		(29,108)	(62,768)	(100,868)	(192,304)	(408,856)	(625,408)	(841,960)
6.00%		(40,273)	(73,432)	(109,400)	(198,702)	(413,122)	(627,541)	(841,960)
(% profit)		(51,439)	(84,096)	(117,931)	(205,101)	(417,387)	(629,674)	(841,960)
		(63,057)	(94,760)	(126,462)	(211,499)	(421,653)	(631,806)	(841,960)
		(75,854)	(105,424)	(134,993)	(217,898)	(425,918)	(633,939)	(841,960)
		(88,651)	(116,088)	(143,525)	(224,296)	(430,184)	(636,072)	(841,960)
		(101,448)	(126,752)	(152,056)	(230,694)	(434,450)	(638,205)	(841,960)
		(114,245)	(137,416)	(160,587)	(237,093)	(438,715)	(640,338)	(841,960)
		(127,042)	(148,080)	(169,118)	(243,491)	(442,981)	(642,470)	(841,960)
		(139,839)	(158,744)	(177,650)	(249,890)	(447,247)	(644,603)	(841,960)
		(152,636)	(169,408)	(186,181)	(256,288)	(451,512)	(646,736)	(841,960)
		(165,432)	(180,072)	(194,712)	(262,687)	(455,778)	(648,869)	(841,960)
		(178,229)	(190,736)	(203,243)	(269,085)	(460,043)	(651,002)	(841,960)
		(191,026)	(201,400)	(211,775)	(275,484)	(464,309)	(653,135)	(841,960)
		(203,823)	(212,064)	(220,306)	(281,882)	(468,575)	(655,267)	(841,960)
		(216,620)	(222,729)	(228,837)	(288,280)	(472,840)	(657,400)	(841,960)

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: **C**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

KPI's for Report Summary Table - [note that this table is combined with other similar Scheme Typologies as a summary table to read across similar typologies]

[please check that it captures the required KPI's that you would like carried forward and presented in the summary table]

Scheme Ref:	C
No Units:	7
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	100%
Affordable Rent:	67%
LCHO (Int/Sub-Market etc.):	33%
GDV AH (£)	1,083,388
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	1,083,388
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	1,083,388
Site Specific S106 (£)	7,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	65,003
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	3.61%
RLV (£ net)	(771,960)
RLV (£/acre)	(892,594)
RLV (£/ha)	(2,205,600)
RLV (£/plot)	(110,280)
Benchmark Land Value (BLV):	
BLV (£ net)	70,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	(841,960)
Surplus/Deficit (£/acre)	(973,533)
Surplus/Deficit (£/ha)	(2,405,600)
Surplus/Deficit (£/plot)	(120,280)
Plan Viability comments	Viable

Viable	if RLV > BLV
Marginal	if RLV < BLV, but RLV is positive
Not Viable	if RLV < BLV, and RLV is negative

Note, that they will all be viable with grant

Scheme Ref: **D**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		10 Units
AH Policy requirement (% Target)		100%
AH tenure split %	Affordable Rent:	60%
	LCHO (Int/Sub-Market etc.):	40%
"Market Housing" tenure split %		0%
	Local Connection housing:	50%
	Principal Residency housing:	50%
		100%

40.0% % of total (>10% for HWP (Feb 2017))

CIL Rate (£ psm) 0.00 £ psm

Unit mix -	AH baseline mix	AH mix%	AH # units	"Mkt" base mix	Mkt mix%	Mkt # units	Overall mix%	Total # units
1 bed House	2	20.0%	2.0	2	20.0%	0.0	20%	2
2 bed House	3	30.0%	3.0	3	30.0%	0.0	30%	3
3 bed House	3	30.0%	3.0	3	30.0%	0.0	30%	3
4 bed House	2	20.0%	2.0	2	20.0%	0.0	20%	2
5 bed House	0	0.0%	0.0	0	0.0%	0.0	0%	0
1 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0
2 bed Flat	0	0.0%	0.0	0	0.0%	0.0	0%	0
Total number of units	10	100.0%	10.0	10	100.0%	0.0	100%	10

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	60.0	646	%	60.0	646
2 bed House	75.0	807		75.0	807
3 bed House	85.0	915		85.0	915
4 bed House	118.0	1,270		118.0	1,270
5 bed House	0.0	0		0.0	0
1 bed Flat	0.0	0	85.0%	0.0	0
2 bed Flat	0.0	0	85.0%	0.0	0

"Mkt" Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	60.0	646	%	60.0	646
2 bed House	75.0	807		75.0	807
3 bed House	85.0	915		85.0	915
4 bed House	118.0	1,270		118.0	1,270
5 bed House	0.0	0		0.0	0
1 bed Flat	0.0	0	85.0%	0.0	0
2 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	AH units GIA (sqm)	(sqft)	Mkt Units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	120	1,292	0	0	120	1,292
2 bed House	225	2,422	0	0	225	2,422
3 bed House	255	2,745	0	0	255	2,745
4 bed House	236	2,540	0	0	236	2,540
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
	836	8,999	0	0	836	8,999

AH % by floor area analysis: 100.00% AH % by floor area due to mix

Affordable Housing values (£) -	Aff. Rent £	£psm	LCHO £	£psm
1 bed House	133,000	2,217	114,000	1,900
2 bed House	150,500	2,007	129,000	1,720
3 bed House	210,000	2,471	180,000	2,118
4 bed House	297,500	2,521	255,000	2,161
5 bed House				
1 bed Flat				
2 bed Flat				

"Market" Sales values (£) -	£ OMS (per unit)	£psm	£ Local Connection	£psm	£ Principal Res	£psm	total OMV £ (no AH)
1 bed House	190,000	3,167	152,000	2,533	180,500	3,008	380,000
2 bed House	215,000	2,867	172,000	2,293	204,250	2,723	645,000
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	900,000
4 bed House	425,000	3,602	340,000	2,881	403,750	3,422	850,000
5 bed House							0
1 bed Flat							0
2 bed Flat							0
							2,775,000

Scheme Ref: **D**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	1.2	@	133,000	159,600
2 bed House	1.8	@	150,500	270,900
3 bed House	1.8	@	210,000	378,000
4 bed House	1.2	@	297,500	357,000
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	6.0			1,165,500
LCHO GDV -				
1 bed House	0.8	@	114,000	91,200
2 bed House	1.2	@	129,000	154,800
3 bed House	1.2	@	180,000	216,000
4 bed House	0.8	@	255,000	204,000
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	4.0			666,000
Local Connection "Mkt" GDV -				
1 bed House	0.0	@	152,000	-
2 bed House	0.0	@	172,000	-
3 bed House	0.0	@	240,000	-
4 bed House	0.0	@	340,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	180,500	-
2 bed House	0.0	@	204,250	-
3 bed House	0.0	@	285,000	-
4 bed House	0.0	@	403,750	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Sub-total GDV Residential				
	10.0			1,831,500
AH on-site cost analysis:				
			£MV less £GDV	943,500
	1,129 £ psm (total GIA sqm)		94,350 £ per unit (total units)	
AH Grant				
	10	@		-
Total GDV				
				1,831,500

Scheme Ref: **D**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(15,000)
Statutory Planning Fees (Residential)				(3,850)
CIL (Market units only)	0 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	10 units @		1,000 per unit	(10,000)
	S106 analysis:	0.55% % of GDV		
AH Commuted Sum	836 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	1.24 acres @		£ per acre (if brownfield)	-
1 bed House	120 sqm @		1,500 psm	(180,000)
2 bed House	225 sqm @		1,500 psm	(337,500)
3 bed House	255 sqm @		1,500 psm	(382,500)
4 bed House	236 sqm @		1,500 psm	(354,000)
5 bed House	- sqm @		1,500 psm	-
1 bed Flat	- sqm @		1,500 psm	-
2 bed Flat	836 sqm @		1,500 psm	-
Renewables	10 @		0 Eper unit	-
External works (on plot)	1,254,000 @		15.00% 18,810 Eper unit	(188,100)
Site wide costs	1,254,000 @		20.00% 25,080 Eper unit	(250,800)
Contingency	1,254,000 @		3.00%	(37,620)
Professional Fees	1,254,000 @		6.50%	(81,510)
Disposal Costs -				
Residential Sales Agent Costs	- OMS @		1.00%	-
Residential Sales Legal Costs	- OMS @		0.50%	-
Marketing and Promotion	- OMS @		3.00%	-
Interest (on Development Costs) -	6.25% APR		0.506% pcm	(933,637)
Developers Profit -				
Margin on AH	1,831,500		6.00% on AH values	(109,890)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	2,774,517	3.96% on costs	(109,890)
		1,831,500	6.00% blended	(109,890)
TOTAL COSTS				(2,884,407)

Scheme Ref: **D**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(1,052,907)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(1,042,407)
RLV analysis:	(104,241) £ per plot	(2,084,814) £ per ha	(843,713) £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0	dph	
Site Area (Resi)		0.50	ha	1.24 acres
Density analysis:		1,672	sqm/ha	7,283 sqft/ac
Benchmark Land Value	10,000	£ per plot	200,000	£ per ha 80,939 £ per acre
				100,000

BALANCE				
Surplus/(Deficit)	(114,241) £ per plot	(2,284,814) £ per ha	(924,652) £ per acre	(1,142,407)

Scheme Ref: **D**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

Balance (RLV - BLV)	(1,142,407)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
1.0%	89,368	17,820	(53,728)	(130,504)	(379,989)	(761,198)	(1,142,407)		
2.0%	70,301	1,931	(66,439)	(141,431)	(387,273)	(764,840)	(1,142,407)		
3.0%	51,234	(13,958)	(79,151)	(152,357)	(394,557)	(768,482)	(1,142,407)		
4.0%	32,168	(29,847)	(92,207)	(163,284)	(401,842)	(772,124)	(1,142,407)		
5.0%	13,101	(45,736)	(106,776)	(174,211)	(409,126)	(775,766)	(1,142,407)		
6.00%	(5,966)	(61,625)	(121,344)	(185,137)	(416,410)	(779,409)	(1,142,407)		
7.0%	(25,033)	(77,514)	(135,913)	(196,064)	(423,695)	(783,051)	(1,142,407)		
8.0%	(44,100)	(93,974)	(150,482)	(206,990)	(430,979)	(786,693)	(1,142,407)		
9.0%	(63,167)	(112,185)	(165,051)	(217,917)	(438,264)	(790,335)	(1,142,407)		
10.0%	(82,234)	(130,396)	(179,619)	(228,843)	(445,548)	(793,977)	(1,142,407)		
11.0%	(103,025)	(148,607)	(194,188)	(239,770)	(452,832)	(797,620)	(1,142,407)		
12.0%	(124,878)	(166,817)	(208,757)	(250,696)	(460,117)	(801,262)	(1,142,407)		
13.0%	(146,731)	(185,028)	(223,326)	(261,623)	(467,401)	(804,904)	(1,142,407)		
14.0%	(168,584)	(203,239)	(237,894)	(272,550)	(474,685)	(808,546)	(1,142,407)		
15.0%	(190,437)	(221,450)	(252,463)	(283,476)	(481,970)	(812,188)	(1,142,407)		
16.0%	(212,290)	(239,661)	(267,032)	(294,403)	(489,254)	(815,831)	(1,142,407)		
17.0%	(234,144)	(257,872)	(281,601)	(305,329)	(496,539)	(819,473)	(1,142,407)		
18.0%	(255,997)	(276,083)	(296,169)	(316,256)	(503,823)	(823,115)	(1,142,407)		
19.0%	(277,850)	(294,294)	(310,738)	(327,182)	(511,107)	(826,757)	(1,142,407)		
20.0%	(299,703)	(312,505)	(325,307)	(338,109)	(518,392)	(830,399)	(1,142,407)		

NOTES

Cells highlighted in yellow are input cells
 Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

Scheme Ref: **D**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**
 Notes:

KPI's for Report Summary Table - [note that this table is combined with other similar Scheme Typologies as a summary table to read across similar typologies]
 [please check that it captures the required KPI's that you would like carried forward and presented in the summary table]

Scheme Ref:	D
No Units:	10
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	100%
Affordable Rent:	60%
LCHO (Int/Sub-Market etc.):	40%
GDV AH (£)	1,831,500
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	1,831,500
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	1,831,500
Site Specific S106 (£)	10,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	109,890
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	3.96%
RLV (£ net)	(1,042,407)
RLV (£/acre)	(843,713)
RLV (£/ha)	(2,084,814)
RLV (£/plot)	(104,241)
Benchmark Land Value (BLV):	
BLV (£ net)	100,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	(1,142,407)
Surplus/Deficit (£/acre)	(924,652)
Surplus/Deficit (£/ha)	(2,284,814)
Surplus/Deficit (£/plot)	(114,241)
Plan Viability comments	Viable

Viable	if RLV > BLV
Marginal	if RLV < BLV, but RLV is positive
Not Viable	if RLV < BLV, and RLV is negative

Note, that they will all be viable with grant

190415 NNPA Residential Appraisals_A - D_GREENFIELD v2 - Summary Table

Scheme Ref:	A	B	C	D
No Units:	1	3	7	10
Location / Value Zone:	NP-wide	NP-wide	NP-wide	NP-wide
Development Scenario:	Greenfield	Greenfield	Greenfield	Greenfield
Notes:				0
AH %	100%	100%	100%	100%
Affordable Rent:	0%	67%	67%	60%
LCHO (Int/Sub-Market etc.):	100%	33%	33%	40%
GDV AH (£)	£180,000	£486,691	£1,083,388	£1,831,500
"Market Housing" %	0%	0%	0%	0%
Local Connection housing:	50%	50%	50%	50%
Principal Residency housing:	50%	50%	50%	50%
GDV "Market Housing" (£)	0%	0%	0%	0%
Total GDV (£) (excluding Grant)	£180,000	£486,691	£1,083,388	£1,831,500
AH Grant (£)	£0	£0	£0	£0
AH Grant (£/unit)	£0	£0	£0	£0
Total GDV (£) (including Grant)	£180,000	£486,691	£1,083,388	£1,831,500
Site Specific S106 (£)	£1,000	£3,000	£7,000	£10,000
Site Specific S106 (£/unit)	£1,000	£1,000	£1,000	£1,000
Total Developers Profit (£)	£10,800	£29,201	£65,003	£109,890
Developers Profit (% on "Mkt" GDV)	6.00%	6.00%	6.00%	6.00%
Developers Profit (% on AH GDV)	6.00%	6.00%	6.00%	6.00%
Developers Profit (% blended)	6.00%	6.00%	6.00%	6.00%
Developers Profit (% on costs)	4.39%	3.76%	3.61%	3.96%
RLV (£ net)	-£66,158	-£308,759	-£771,960	-£1,042,407
RLV (£/acre)	-£535,471	-£833,021	-£892,594	-£843,713
RLV (£/ha)	-£1,323,150	-£2,058,395	-£2,205,600	-£2,084,814
RLV (£/plot)	-£66,158	-£102,920	-£110,280	-£104,241
Benchmark Land Value (BLV):				
BLV (£ net)	£10,000	£30,000	£70,000	£100,000
BLV (£/acre)	£80,939	£80,939	£80,939	£80,939
BLV (£/ha)	£200,000	£200,000	£200,000	£200,000
BLV (£/plot)	£10,000	£10,000	£10,000	£10,000
Balance for Plan VA:				
Surplus/Deficit	-£76,158	-£338,759	-£841,960	-£1,142,407
Surplus/Deficit (£/acre)	-£616,410	-£913,960	-£973,533	-£924,652
Surplus/Deficit (£/ha)	-£1,523,150	-£2,258,395	-£2,405,600	-£2,284,814
Surplus/Deficit (£/plot)	-£76,158	-£112,920	-£120,280	-£114,241
Plan Viability comments	Not Viable	Not Viable	Not Viable	Not Viable