

## 190415 NNPA Residential Appraisals\_A - D\_GREENFIELD v2 - with grant - 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									
<b>Unit mix -</b>									
	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	100.0%	0.0	100%	1	
<b>AH Unit Floor areas -</b>									
	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			
<b>"Mkt" Unit Floor areas -</b>									
	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			
<b>Total Gross Floor areas -</b>									
	AH units GIA (sqm)		Mkt Units GIA (sqm)		Total GIA (all units) (sqm)				
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									
<b>Affordable Housing values (£) -</b>									
	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				
<b>"Market" Sales values (£) -</b>									
	£ 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				
<b>Affordable Rent GDV -</b>				
	(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			-
<b>LCHO GDV -</b>				
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
<b>Local Connection "Mtk" GDV -</b>				
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			-
<b>Principal Residence "Mkt" GDV -</b>				
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			-
<b>Sub-total GDV Residential</b>				
	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)	
<b>AH Grant</b>				
	1	@	20,773	20,773
<b>Total GDV</b>				
				200,773

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

DEVELOPMENT COSTS			
<b>Initial Payments -</b>			
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	
<b>Construction Costs -</b>			
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)
<b>Disposal Costs -</b>			
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	(2,850)
<b>Developers Profit -</b>			
Margin on AH	180,000	6.00% on AH values	(10,800)
Profit on "Market" units	0	6.00%	-
	Profit analysis:	5.67% on costs	(10,800)
		6.00% blended	(10,800)
<b>TOTAL COSTS</b>			<b>(201,273)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(500)
SDLT	- @		5.00% (slabbed)	10,500
Acquisition Agent fees	- @		1.00%	-
Acquisition Legal fees	- @		0.50%	-
Interest on Land	- @		6.25%	-
Residual Land Value				<b>10,000</b>
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ 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	<b>10,000</b>

BALANCE				
Surplus/(Deficit)	£ per plot	£ per ha	£ per acre	<b>0</b>

Scheme Ref: **A**  
 No Units: **1**      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)	80%	(3,919)	(3,248)	(2,578)	(1,907)	(1,236)	(566)	
	85%	5,859	4,909	3,958	3,007	2,056	1,106	
	90%	15,074	12,588	10,101	7,615	5,128	2,642	
	95%	24,289	20,266	16,244	12,222	8,200	4,177	
	100%	33,503	27,945	22,387	16,829	11,271	5,713	
	105%	42,718	35,624	28,530	21,437	14,343	7,249	
	110%	51,933	43,303	34,674	26,044	17,414	8,785	
	115%	61,147	50,982	40,817	30,651	20,486	10,320	
	120%	70,362	58,661	46,960	35,259	23,557	11,856	
	125%	79,577	66,340	53,103	39,866	26,629	13,392	
	130%	88,791	74,019	59,246	44,473	29,700	14,928	
	135%	98,006	81,698	65,389	49,081	32,772	16,464	
	140%	107,221	89,376	71,532	53,688	35,844	17,999	
	145%	116,435	97,055	77,675	58,295	38,915	19,535	
	150%	125,650	104,734	83,818	62,903	41,987	21,071	
	155%	134,865	112,413	89,961	67,510	45,058	22,607	
	160%	144,079	120,092	96,105	72,117	48,130	24,142	
165%	153,294	127,771	102,248	76,725	51,201	25,678		
170%	162,509	135,450	108,391	81,332	54,273	27,214		
175%	171,723	143,129	114,534	85,939	57,344	28,750		
180%	180,938	150,808	120,677	90,547	60,416	30,286		
Local Occupancy and Principal Residency Values 100% (% from base assumption)	80%	66,476	60,918	55,359	49,801	44,243	38,539	32,704
	85%	58,233	52,674	47,116	41,558	36,000	30,379	24,544
	90%	49,990	44,431	38,873	33,315	27,757	22,199	16,384
	95%	41,746	36,188	30,630	25,072	19,514	13,956	8,224
	100%	33,503	27,945	22,387	16,829	11,271	5,713	
	105%	25,260	19,702	14,144	8,586	3,028	(2,973)	(9,353)
	110%	17,017	11,459	5,901	320	(6,050)	(19,432)	(62,111)
	115%	8,774	3,216	(2,757)	(9,127)	(34,404)	(77,082)	(119,761)
	120%	531	(5,834)	(12,205)	(49,376)	(92,054)	(134,733)	(177,411)
	125%	(8,912)	(21,677)	(64,347)	(107,026)	(149,705)	(192,383)	(235,062)
	130%	(36,640)	(79,319)	(121,998)	(164,676)	(207,355)	(250,034)	(292,712)
	135%	(94,291)	(136,969)	(179,648)	(222,327)	(265,005)	(307,684)	(350,363)
	140%	(151,941)	(194,620)	(237,298)	(279,977)	(322,656)	(365,334)	(408,013)
	145%	(209,592)	(252,270)	(294,949)	(337,627)	(380,306)	(422,985)	(465,663)
	150%	(267,242)	(309,921)	(352,599)	(395,278)	(437,956)	(480,635)	(523,314)
	155%	(324,892)	(367,571)	(410,250)	(452,928)	(495,607)	(538,285)	(580,964)
	160%	(382,543)	(425,221)	(467,900)	(510,579)	(553,257)	(595,936)	(638,614)
165%	(440,193)	(482,872)	(525,550)	(568,229)	(610,908)	(653,586)	(696,265)	
170%	(497,843)	(540,522)	(583,201)	(625,879)	(668,558)	(711,237)	(753,915)	
175%	(555,494)	(598,172)	(640,851)	(683,530)	(726,208)	(768,887)	(811,566)	
180%	(613,144)	(655,823)	(698,501)	(741,180)	(783,859)	(826,537)	(869,216)	
Unit Build Rates 100% (% from base assumption)	80%	66,476	60,918	55,359	49,801	44,243	38,539	32,704
	85%	58,233	52,674	47,116	41,558	36,000	30,379	24,544
	90%	49,990	44,431	38,873	33,315	27,757	22,199	16,384
	95%	41,746	36,188	30,630	25,072	19,514	13,956	8,224
	100%	33,503	27,945	22,387	16,829	11,271	5,713	
	105%	25,260	19,702	14,144	8,586	3,028	(2,973)	(9,353)
	110%	17,017	11,459	5,901	320	(6,050)	(19,432)	(62,111)
	115%	8,774	3,216	(2,757)	(9,127)	(34,404)	(77,082)	(119,761)
	120%	531	(5,834)	(12,205)	(49,376)	(92,054)	(134,733)	(177,411)
	125%	(8,912)	(21,677)	(64,347)	(107,026)	(149,705)	(192,383)	(235,062)
	130%	(36,640)	(79,319)	(121,998)	(164,676)	(207,355)	(250,034)	(292,712)
	135%	(94,291)	(136,969)	(179,648)	(222,327)	(265,005)	(307,684)	(350,363)
	140%	(151,941)	(194,620)	(237,298)	(279,977)	(322,656)	(365,334)	(408,013)
	145%	(209,592)	(252,270)	(294,949)	(337,627)	(380,306)	(422,985)	(465,663)
	150%	(267,242)	(309,921)	(352,599)	(395,278)	(437,956)	(480,635)	(523,314)
	155%	(324,892)	(367,571)	(410,250)	(452,928)	(495,607)	(538,285)	(580,964)
	160%	(382,543)	(425,221)	(467,900)	(510,579)	(553,257)	(595,936)	(638,614)
165%	(440,193)	(482,872)	(525,550)	(568,229)	(610,908)	(653,586)	(696,265)	
170%	(497,843)	(540,522)	(583,201)	(625,879)	(668,558)	(711,237)	(753,915)	
175%	(555,494)	(598,172)	(640,851)	(683,530)	(726,208)	(768,887)	(811,566)	
180%	(613,144)	(655,823)	(698,501)	(741,180)	(783,859)	(826,537)	(869,216)	

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

Balance (RLV - BLV)	AH - % on site 100%							
	10%	25%	40%	55%	70%	85%	100%	
1.0%	43,810	36,534	29,258	21,982	14,707	7,431		
2.0%	41,749	34,816	27,884	20,952	14,020	7,087		
3.0%	39,687	33,099	26,510	19,921	13,332	6,744		
4.0%	37,626	31,381	25,136	18,891	12,645	6,400		
5.0%	35,565	29,663	23,761	17,860	11,958	6,057		
6.0%	33,503	27,945	22,387	16,829	11,271	5,713		
7.0%	31,442	26,228	21,013	15,799	10,584	5,370		
8.0%	29,381	24,510	19,639	14,768	9,897	5,026		
9.0%	27,320	22,792	18,265	13,737	9,210	4,682		
10.0%	25,258	21,074	16,891	12,707	8,523	4,339		
11.0%	23,197	19,357	15,516	11,676	7,836	3,995		
12.0%	21,136	17,639	14,142	10,645	7,149	3,652		
13.0%	19,074	15,921	12,768	9,615	6,461	3,308		
14.0%	17,013	14,203	11,394	8,584	5,774	2,965		
15.0%	14,952	12,486	10,020	7,553	5,087	2,621		
16.0%	12,891	10,768	8,645	6,523	4,400	2,278		
17.0%	10,829	9,050	7,271	5,492	3,713	1,934		
18.0%	8,768	7,333	5,897	4,462	3,026	1,591		
19.0%	6,707	5,615	4,523	3,431	2,339	1,247		
20.0%	4,646	3,897	3,149	2,400	1,652	903		

**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 is captures the required KPI's that you would like carried forward and presented in the summary table ]

Scheme Ref:	<b>A</b>
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 (£)	20,773
AH Grant (£/unit)	20,773
Total GDV (£) (including Grant)	200,773
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)	5.67%
RLV (£ net)	10,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
<b>Benchmark Land Value (BLV):</b>	
BLV (£ net)	10,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
<b>Balance for Plan VA:</b>	
Surplus/Deficit	
Surplus/Deficit (£/acre)	
Surplus/Deficit (£/ha)	
Surplus/Deficit (£/plot)	
Plan Viability comments	<b>Viable</b>

<b>Viable</b>	if RLV > BLV
<b>Marginal</b>	if RLV < BLV, but RLV is positive
<b>Not Viable</b>	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							
<b>Unit mix -</b>									
	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	
<b>AH Unit Floor areas -</b>									
	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			
<b>"Mkt" Unit Floor areas -</b>									
	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			
<b>Total Gross Floor areas -</b>									
	AH units GIA (sqm)		Mkt Units GIA (sqm)		Total GIA (all units) (sqm)				
1 bed House	0	0	0		0	0			
2 bed House	150	1,615	0		150	1,615			
3 bed House	85	915	0		85	915			
4 bed House	0	0	0		0	0			
5 bed House	0	0	0		0	0			
1 bed Flat	0	0	0		0	0			
2 bed Flat	0	0	0		0	0			
	235	2,530	0		235	2,530			
AH % by floor area analysis:		100.00% AH % by floor area due to mix							
<b>Affordable Housing values (£) -</b>									
	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									
<b>"Market" Sales values (£) -</b>									
	£ 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				
<b>Affordable Rent GDV -</b>				
	(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
<b>LCHO GDV -</b>				
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
<b>Local Connection "Mtk" GDV -</b>				
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			-
<b>Principal Residence "Mkt" GDV -</b>				
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			-
<b>Sub-total GDV Residential</b>				
	<b>3.0</b>			<b>486,691</b>
AH on-site cost analysis:				
			EMV less £GDV	243,309
	1,035 £ psm (total GIA sqm)		81,103 £ per unit (total units)	
<b>AH Grant</b>				
	3	@	32,517	97,551
<b>Total GDV</b>				
				<b>584,242</b>

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

DEVELOPMENT COSTS				
<b>Initial Payments -</b>				
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		
<b>Construction Costs -</b>				
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)
<b>Disposal Costs -</b>				
Residential Sales Agent Costs	- OMS @		1.00%	-
Residential Sales Legal Costs	- OMS @		0.50%	-
Marketing and Promotion	- OMS @		3.00%	-
<b>Interest (on Development Costs) -</b>				
		6.25% APR	0.506% psm	(14,174)
<b>Developers Profit -</b>				
Margin on AH	486,691		6.00% on AH values	(29,201)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	532,691	5.48% on costs	(29,201)
		486,691	6.00% blended	(29,201)
<b>TOTAL COSTS</b>				<b>(561,893)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				22,350
SDLT	22,350 @		5.00% (slabbed)	9,383
Acquisition Agent fees	22,350 @		1.00%	(223)
Acquisition Legal fees	22,350 @		0.50%	(112)
Interest on Land	22,350 @		6.25%	(1,397)
Residual Land Value				<b>30,000</b>
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ 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	<b>30,000</b>

BALANCE				
Surplus/(Deficit)	() £ per plot	() £ per ha	() £ per acre	<b>0</b>

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)	80%	( )	(303,197)	(209,402)	(115,606)	(44,722)	(28,690)	(13,531)	( )
	85%	( )	(142,645)	(75,618)	(43,630)	(31,879)	(20,129)	(9,796)	( )
	90%	( )	(41,447)	(33,977)	(26,507)	(19,096)	(12,578)	(6,061)	( )
	95%	( )	(16,238)	(13,456)	(10,673)	(7,891)	(5,108)	(2,326)	( )
	100%	( )	6,172	5,220	4,267	3,315	2,362	1,409	( )
	105%	( )	28,583	23,895	19,207	14,520	9,832	5,144	( )
	110%	( )	50,993	42,570	34,148	25,725	17,302	8,879	( )
	115%	( )	73,403	61,246	49,088	36,930	24,772	12,615	( )
	120%	( )	95,814	79,921	64,028	48,135	32,242	16,350	( )
	125%	( )	118,224	98,596	78,968	59,340	39,713	20,085	( )
	130%	( )	140,634	117,271	93,908	70,546	47,183	23,820	( )
Local Occupancy and Principal Residency Values 100% (% from base assumption)	135%	( )	163,045	135,947	108,849	81,751	54,653	27,555	( )
	140%	( )	185,455	154,622	123,789	92,956	62,123	31,290	( )
	145%	( )	207,865	173,297	138,729	104,161	69,593	35,025	( )
	150%	( )	230,276	191,973	153,669	115,366	77,063	38,760	( )
	155%	( )	252,686	210,648	168,610	126,571	84,533	42,495	( )
	160%	( )	275,096	229,323	183,550	137,777	92,003	46,230	( )
	165%	( )	297,507	247,998	198,490	148,982	99,473	49,965	( )
	170%	( )	319,917	266,674	213,430	160,187	106,944	53,700	( )
	175%	( )	342,327	285,349	228,370	171,392	114,414	57,435	( )
	180%	( )	364,738	304,024	243,311	182,597	121,884	61,170	( )
	Balance (RLV - BLV)	80%	( )	98,730	97,777	96,825	95,872	94,920	93,968
85%		( )	75,590	74,638	73,685	72,733	71,780	70,827	68,720
90%		( )	52,451	51,499	50,546	49,593	48,641	47,688	45,814
95%		( )	29,312	28,359	27,407	26,454	25,501	24,549	22,907
100%		( )	6,172	5,220	4,267	3,315	2,362	1,409	( )
105%		( )	(16,967)	(17,920)	(18,872)	(19,824)	(20,776)	(21,728)	(23,405)
110%		( )	(43,118)	(44,210)	(45,301)	(46,393)	(47,485)	(48,577)	(54,426)
115%		( )	(131,992)	(145,231)	(158,470)	(171,709)	(184,949)	(198,188)	(211,427)
120%		( )	(288,992)	(302,232)	(315,471)	(328,710)	(341,950)	(355,189)	(368,428)
125%		( )	(445,993)	(459,233)	(472,472)	(485,711)	(498,950)	(512,190)	(525,429)
130%		( )	(602,994)	(616,233)	(629,473)	(642,712)	(655,951)	(669,191)	(682,430)
135%	( )	(759,995)	(773,234)	(786,474)	(799,713)	(812,952)	(826,191)	(839,431)	
Unit Build Rates 100% (% from base assumption)	140%	( )	(916,996)	(930,235)	(943,475)	(956,714)	(969,953)	(983,192)	(996,432)
	145%	( )	(1,073,997)	(1,087,236)	(1,100,475)	(1,113,715)	(1,126,954)	(1,140,193)	(1,153,432)
	150%	( )	(1,230,998)	(1,244,237)	(1,257,476)	(1,270,716)	(1,283,955)	(1,297,194)	(1,310,433)
	155%	( )	(1,387,999)	(1,401,238)	(1,414,477)	(1,427,716)	(1,440,956)	(1,454,195)	(1,467,434)
	160%	( )	(1,545,000)	(1,558,239)	(1,571,478)	(1,584,717)	(1,597,957)	(1,611,196)	(1,624,435)
	165%	( )	(1,702,001)	(1,715,240)	(1,728,479)	(1,741,718)	(1,754,957)	(1,768,197)	(1,781,436)
	170%	( )	(1,859,002)	(1,872,241)	(1,885,480)	(1,898,719)	(1,911,958)	(1,925,198)	(1,938,437)
	175%	( )	(2,016,003)	(2,029,242)	(2,042,481)	(2,055,720)	(2,068,959)	(2,082,198)	(2,095,438)
	180%	( )	(2,173,004)	(2,186,243)	(2,199,482)	(2,212,721)	(2,225,960)	(2,239,199)	(2,252,439)

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%
1.0%		31,251	26,119	20,986	15,854	10,722	5,589	0
2.0%		26,235	21,939	17,643	13,346	9,050	4,753	0
3.0%		21,220	17,759	14,299	10,838	7,378	3,917	0
4.0%		16,204	13,579	10,955	8,330	5,706	3,081	0
Profit on "Market" units		11,188	9,400	7,611	5,822	4,034	2,245	0
6.00%		6,172	5,220	4,267	3,315	2,362	1,409	0
(% profit)		1,157	1,040	923	807	690	573	0
8.0%		(3,859)	(3,140)	(2,421)	(1,701)	(982)	(263)	0
9.0%		(8,875)	(7,320)	(5,764)	(4,209)	(2,654)	(1,099)	0
10.0%		(13,891)	(11,500)	(9,108)	(6,717)	(4,326)	(1,934)	0
11.0%		(18,907)	(15,679)	(12,452)	(9,225)	(5,996)	(2,770)	0
12.0%		(24,569)	(19,912)	(15,796)	(11,733)	(7,670)	(3,606)	0
13.0%		(30,317)	(24,702)	(19,140)	(14,241)	(9,342)	(4,442)	0
14.0%		(36,066)	(29,493)	(22,920)	(16,749)	(11,013)	(5,278)	0
15.0%		(41,815)	(34,284)	(26,752)	(19,256)	(12,685)	(6,114)	0
16.0%		(47,564)	(39,074)	(30,585)	(22,095)	(14,357)	(6,950)	0
17.0%		(53,312)	(43,865)	(34,417)	(24,970)	(16,029)	(7,786)	0
18.0%		(59,061)	(48,655)	(38,250)	(27,844)	(17,701)	(8,622)	0
19.0%		(64,810)	(53,446)	(42,082)	(30,718)	(19,373)	(9,458)	0
20.0%		(70,559)	(58,237)	(45,915)	(33,593)	(21,271)	(10,294)	0

**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 ]

<b>Scheme Ref:</b>	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 (£)	97,551
AH Grant (£/unit)	32,517
Total GDV (£) (including Grant)	584,242
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)	5.48%
RLV (£ net)	30,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
<b>Benchmark Land Value (BLV):</b>	
BLV (£ net)	30,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
<b>Balance for Plan VA:</b>	
Surplus/Deficit	(0)
Surplus/Deficit (£/acre)	(0)
Surplus/Deficit (£/ha)	(0)
Surplus/Deficit (£/plot)	(0)
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 %		Affordable Rent: 67% LCHO (Int/Sub-Market etc.): 33%							
"Market Housing" tenure split %		0% Local Connection housing: 50% Principal Residency housing: 50% 100%							
CIL Rate (£ psm)		0.00 £ psm							
<b>Unit mix -</b>									
	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	
<b>AH Unit Floor areas -</b>									
	Net area per unit (sqm)			Net to Gross %		Gross (GIA) per unit (sqm)			(sqft)
1 bed House	60.0					60.0			646
2 bed House	75.0					75.0			807
3 bed House	85.0					85.0			915
4 bed House	118.0					118.0			1,270
5 bed House	0.0					0.0			0
1 bed Flat	0.0			85.0%		0.0			0
2 bed Flat	0.0			85.0%		0.0			0
<b>"Mkt" Unit Floor areas -</b>									
	Net area per unit (sqm)			Net to Gross %		Gross (GIA) per unit (sqm)			(sqft)
1 bed House	60.0					60.0			646
2 bed House	75.0					75.0			807
3 bed House	85.0					85.0			915
4 bed House	118.0					118.0			1,270
5 bed House	0.0					0.0			0
1 bed Flat	0.0			85.0%		0.0			0
2 bed Flat	0.0			85.0%		0.0			0
<b>Total Gross Floor areas -</b>									
	AH units GIA (sqm)			Mkt Units GIA (sqm)		Total GIA (all units) (sqm)			(sqft)
1 bed House	120			0		120			1,292
2 bed House	225			0		225			2,422
3 bed House	170			0		170			1,830
4 bed House	0			0		0			0
5 bed House	0			0		0			0
1 bed Flat	0			0		0			0
2 bed Flat	0			0		0			0
	515			0		515			5,543
AH % by floor area analysis:		100.00% AH % by floor area due to mix							
<b>Affordable Housing values (£) -</b>									
	Aff. Rent £			LCHO £		£psm			
1 bed House	133,000			114,000		1,900			
2 bed House	150,500			129,000		1,720			
3 bed House	210,000			180,000		2,118			
4 bed House	297,500			255,000		2,161			
5 bed House									
1 bed Flat									
2 bed Flat									
<b>"Market" Sales values (£) -</b>									
	£ OMS (per unit)			£psm		£ Principal Res			total OMV £ (no AH)
1 bed House	190,000			3,167		180,500			380,000
2 bed House	215,000			2,867		204,250			645,000
3 bed House	300,000			3,529		285,000			600,000
4 bed House	425,000			3,602		403,750			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				
<b>Affordable Rent GDV -</b> (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
<b>LCHO GDV -</b>				
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
<b>Local Connection "Mtk" GDV -</b>				
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			-
<b>Principal Residence "Mkt" GDV -</b>				
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			-
<b>Sub-total GDV Residential</b>				
	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)	
<b>AH Grant</b>				
	7	@	35,209	246,466
<b>Total GDV</b>				
				1,329,853

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

DEVELOPMENT COSTS				
<b>Initial Payments -</b>				
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		
<b>Construction Costs -</b>				
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)
<b>Professional Fees</b>	772,500 @		6.50%	(50,213)
<b>Disposal Costs -</b>				
Residential Sales Agent Costs	- OMS @		1.00%	-
Residential Sales Legal Costs	- OMS @		0.50%	-
Marketing and Promotion	- OMS @		3.00%	-
<b>Interest (on Development Costs) -</b>	6.25% APR		0.506% pcm	(59,697)
<b>Developers Profit -</b>				
Margin on AH	1,083,388		6.00% on AH values	(65,003)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	1,196,655	5.43% on costs	(65,003)
		1,083,388	6.00% blended	(65,003)
<b>TOTAL COSTS</b>				<b>(1,261,658)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				68,195
SDLT	68,195 @	5.00%	(slabbed)	7,090
Acquisition Agent fees	68,195 @	1.00%		(682)
Acquisition Legal fees	68,195 @	0.50%		(341)
Interest on Land	68,195 @	6.25%		(4,262)
Residual Land Value				<b>70,000</b>
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ 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	<b>70,000</b>

BALANCE				
Surplus/(Deficit)	0 £ per plot	0 £ per ha	0 £ per acre	0

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)		(0)							
	80%	(751,901)	(522,389)	(292,877)	(114,768)	(73,163)	(35,120)	(0)	
	85%	(416,109)	(242,562)	(118,298)	(86,211)	(54,810)	(26,815)	(0)	
	90%	(125,357)	(102,790)	(80,222)	(57,890)	(38,200)	(18,510)	(0)	
	95%	(68,245)	(55,745)	(44,360)	(32,975)	(21,590)	(10,205)	(0)	
	100%	(17,299)	(14,219)	(11,139)	(8,059)	(4,979)	(1,900)	(0)	
	105%	32,532	27,307	22,082	16,856	11,631	6,406	(0)	
	110%	82,363	68,833	55,302	41,772	28,241	14,711	(0)	
	Local Occupancy and Principal Residency Values 100% (% from base assumption)	115%	132,194	110,358	88,523	66,687	44,851	23,016	(0)
		120%	182,025	151,884	121,743	91,603	61,462	31,321	(0)
		125%	231,856	193,410	154,964	116,518	78,072	39,626	(0)
		130%	281,687	234,936	188,185	141,433	94,682	47,931	(0)
		135%	331,518	276,461	221,405	166,349	111,293	56,236	(0)
		140%	381,349	317,987	254,626	191,264	127,903	64,542	(0)
		145%	431,179	359,513	287,846	216,180	144,513	72,847	(0)
		150%	481,010	401,039	321,067	241,095	161,124	81,152	(0)
		155%	530,841	442,564	354,288	266,011	177,734	89,457	(0)
160%		580,672	484,090	387,508	290,926	194,344	97,762	(0)	
165%	630,503	525,616	420,729	315,842	210,954	106,067	(0)		
170%	680,334	567,142	453,949	340,757	227,565	114,372	(0)		
175%	730,165	608,667	487,170	365,673	244,175	122,678	(0)		
180%	779,996	650,193	520,391	390,588	260,785	130,983	(0)		
Balance (RLV - BLV)		(0)							
	80%	191,863	194,943	198,023	201,102	204,182	205,823	207,059	
	85%	139,573	142,652	145,732	148,812	151,892	154,059	155,294	
	90%	87,282	90,362	93,442	96,522	99,601	102,294	103,529	
	95%	34,992	38,072	41,151	44,231	47,311	50,391	51,765	
	100%	(17,299)	(14,219)	(11,139)	(8,059)	(4,979)	(1,900)	(0)	
	105%	(71,063)	(67,534)	(64,004)	(60,474)	(57,270)	(54,190)	(51,765)	
	Unit Build Rates 100% (% from base assumption)	110%	(130,995)	(127,465)	(123,935)	(120,406)	(116,876)	(113,346)	(109,964)
		115%	(410,493)	(404,843)	(399,192)	(393,542)	(387,891)	(382,241)	(376,591)
		120%	(744,414)	(738,763)	(733,113)	(727,462)	(721,812)	(716,162)	(710,511)
		125%	(1,078,334)	(1,072,684)	(1,067,034)	(1,061,383)	(1,055,733)	(1,050,082)	(1,044,432)
		130%	(1,412,255)	(1,406,605)	(1,400,954)	(1,395,304)	(1,389,653)	(1,384,003)	(1,378,352)
		135%	(1,746,176)	(1,740,525)	(1,734,875)	(1,729,224)	(1,723,574)	(1,717,923)	(1,712,273)
		140%	(2,080,096)	(2,074,446)	(2,068,795)	(2,063,145)	(2,057,495)	(2,051,844)	(2,046,194)
		145%	(2,414,017)	(2,408,366)	(2,402,716)	(2,397,066)	(2,391,415)	(2,385,765)	(2,380,114)
		150%	(2,747,937)	(2,742,287)	(2,736,637)	(2,730,986)	(2,725,336)	(2,719,685)	(2,714,035)
		155%	(3,081,858)	(3,076,208)	(3,070,557)	(3,064,907)	(3,059,256)	(3,053,606)	(3,047,955)
160%	(3,415,779)	(3,410,128)	(3,404,478)	(3,398,827)	(3,393,177)	(3,387,527)	(3,381,876)		
165%	(3,749,699)	(3,744,049)	(3,738,398)	(3,732,748)	(3,727,098)	(3,721,447)	(3,715,797)		
170%	(4,083,620)	(4,077,970)	(4,072,319)	(4,066,669)	(4,061,018)	(4,055,368)	(4,049,717)		
175%	(4,417,541)	(4,411,890)	(4,406,240)	(4,400,589)	(4,394,939)	(4,389,288)	(4,383,638)		
180%	(4,751,461)	(4,745,811)	(4,740,160)	(4,734,510)	(4,728,859)	(4,723,209)	(4,717,559)		

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

	()	AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)								
	1.0%	38,528	32,303	26,078	19,854	13,629	7,405	()
	2.0%	27,362	22,999	18,635	14,271	9,908	5,544	()
	3.0%	16,197	13,694	11,191	8,689	6,186	3,683	()
	4.0%	5,032	4,390	3,748	3,106	2,464	1,822	()
Profit on "Market" units	5.0%	(6,133)	(4,915)	(3,696)	(2,477)	(1,258)	(39)	()
6.00%	6.0%	(17,299)	(14,219)	(11,139)	(8,059)	(4,979)	(1,900)	()
(% profit)	7.0%	(28,464)	(23,523)	(18,583)	(13,642)	(8,701)	(3,760)	()
	8.0%	(39,629)	(32,828)	(26,026)	(19,225)	(12,423)	(5,621)	()
	9.0%	(50,795)	(42,132)	(33,470)	(24,807)	(16,145)	(7,482)	()
	10.0%	(62,319)	(51,436)	(40,913)	(30,390)	(19,866)	(9,343)	()
	11.0%	(75,116)	(60,922)	(48,357)	(35,972)	(23,588)	(11,204)	()
	12.0%	(87,913)	(71,586)	(55,800)	(41,555)	(27,310)	(13,065)	()
	13.0%	(100,710)	(82,250)	(63,791)	(47,138)	(31,032)	(14,926)	()
	14.0%	(113,507)	(92,914)	(72,322)	(52,720)	(34,754)	(16,787)	()
	15.0%	(126,304)	(103,578)	(80,853)	(58,303)	(38,475)	(18,648)	()
	16.0%	(139,101)	(114,243)	(89,385)	(64,527)	(42,197)	(20,508)	()
	17.0%	(151,897)	(124,907)	(97,916)	(70,925)	(45,919)	(22,369)	()
	18.0%	(164,694)	(135,571)	(106,447)	(77,323)	(49,641)	(24,230)	()
	19.0%	(177,491)	(146,235)	(114,978)	(83,722)	(53,362)	(26,091)	()
	20.0%	(190,288)	(156,899)	(123,510)	(90,120)	(57,084)	(27,952)	()

**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 (£)	246,466
AH Grant (£/unit)	35,209
Total GDV (£) (including Grant)	1,329,853
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)	5.43%
RLV (£ net)	70,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
<b>Benchmark Land Value (BLV):</b>	
BLV (£ net)	70,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
<b>Balance for Plan VA:</b>	
Surplus/Deficit	0
Surplus/Deficit (£/acre)	0
Surplus/Deficit (£/ha)	0
Surplus/Deficit (£/plot)	0
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
<b>Total number of units</b>	<b>10</b>	<b>100.0%</b>	<b>10.0</b>	<b>10</b>	<b>100.0%</b>	<b>0.0</b>	<b>100%</b>	<b>10</b>

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
	<b>836</b>	<b>8,999</b>	<b>0</b>	<b>0</b>	<b>836</b>	<b>8,999</b>

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
							<b>2,775,000</b>

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

GROSS DEVELOPMENT VALUE				
<b>Affordable Rent GDV -</b> (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
<b>LCHO GDV -</b>				
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
<b>Local Connection "Mkt" GDV -</b>				
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			-
<b>Principal Residence "Mkt" GDV -</b>				
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			-
<b>Sub-total GDV Residential</b>	<b>10.0</b>			<b>1,831,500</b>
AH on-site cost analysis:			£MV less £GDV	943,500
	1,129 £ psm (total GIA sqm)		94,350 £ per unit (total units)	
<b>AH Grant</b>	10	@	35,826	358,261
<b>Total GDV</b>				<b>2,189,761</b>



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

DEVELOPMENT COSTS				
<b>Initial Payments -</b>				
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		
<b>Construction Costs -</b>				
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 £ per unit	-
External works (on plot)	1,254,000 @		15.00% 18,810 £ per unit	(188,100)
Site wide costs	1,254,000 @		20.00% 25,080 £ per unit	(250,800)
Contingency	1,254,000 @		3.00%	(37,620)
Professional Fees	1,254,000 @		6.50%	(81,510)
<b>Disposal Costs -</b>				
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	(136,412)
<b>Developers Profit -</b>				
Margin on AH	1,831,500		6.00% on AH values	(109,890)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	1,977,292	5.56% on costs	(109,890)
		1,831,500	6.00% blended	(109,890)
<b>TOTAL COSTS</b>				<b>(2,087,182)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				102,579
SDLT		102,579 @	5.00% (slabbed)	5,371
Acquisition Agent fees		102,579 @	1.00%	(1,026)
Acquisition Legal fees		102,579 @	0.50%	(513)
Interest on Land		102,579 @	6.25%	(6,411)
Residual Land Value				<b>100,000</b>
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ 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	<b>100,000</b>

BALANCE				
Surplus/(Deficit)	- £ per plot	- £ per ha	- £ per acre	-

Scheme Ref: **D**  
 No Units: **10** 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)	-								
	80%	(944,661)	(630,003)	(315,345)	(164,568)	(104,633)	(50,411)	-	
	85%	(397,458)	(203,232)	(159,538)	(115,845)	(74,363)	(36,240)	-	
	90%	(149,479)	(122,026)	(94,574)	(69,974)	(46,022)	(22,070)	-	
	95%	(56,809)	(47,027)	(37,245)	(27,463)	(17,681)	(7,899)	-	
	100%	28,214	23,826	19,437	15,048	10,660	6,271	-	
	105%	113,237	94,678	76,119	57,560	39,001	20,442	-	
	110%	198,259	165,530	132,801	100,071	67,342	34,612	-	
	Local Occupancy and Principal Residency Values 100% (% from base assumption)	115%	283,282	236,382	189,482	142,582	95,682	48,783	-
		120%	368,305	307,234	246,164	185,094	124,023	62,953	-
		125%	453,328	378,087	302,846	227,605	152,364	77,123	-
		130%	538,350	448,939	359,528	270,116	180,705	91,294	-
		135%	623,373	519,791	416,209	312,628	209,046	105,464	-
		140%	708,396	590,643	472,891	355,139	237,387	119,635	-
		145%	793,418	661,496	529,573	397,650	265,728	133,805	-
		150%	878,441	732,348	586,255	440,162	294,069	147,976	-
		155%	963,464	803,200	642,937	482,673	322,410	162,146	-
160%		1,048,486	874,052	699,618	525,184	350,751	176,317	-	
165%	1,133,509	944,905	756,300	567,696	379,091	190,487	-		
170%	1,218,532	1,015,757	812,982	610,207	407,432	204,657	-		
175%	1,303,554	1,086,609	869,664	652,719	435,773	218,828	-		
180%	1,388,577	1,157,461	926,346	695,230	464,114	232,998	-		
Balance (RLV - BLV)	-								
	80%	341,543	285,884	230,225	174,566	118,907	63,248	5,649	
	85%	254,666	199,007	143,348	87,689	32,030	(23,629)	(80,355)	
	90%	167,788	112,129	56,470	811	(54,848)	(113,577)	(177,591)	
	95%	80,911	25,252	(30,407)	(86,066)	(149,357)	(249,281)	(612,279)	
	100%	(5,966)	(61,625)	(121,344)	(185,137)	(416,410)	(779,409)	(1,142,407)	
	Unit Build Rates 100% (% from base assumption)	105%	(93,332)	(157,125)	(220,917)	(583,540)	(946,539)	(1,309,537)	(1,672,535)
		110%	(192,905)	(387,672)	(750,670)	(1,113,668)	(1,476,667)	(1,839,665)	(2,202,663)
		115%	(554,802)	(917,800)	(1,280,798)	(1,643,797)	(2,006,795)	(2,369,793)	(2,732,791)
		120%	(1,084,930)	(1,447,928)	(1,810,927)	(2,173,925)	(2,536,923)	(2,899,921)	(3,262,919)
		125%	(1,615,058)	(1,978,056)	(2,341,055)	(2,704,053)	(3,067,051)	(3,430,049)	(3,793,048)
		130%	(2,145,186)	(2,508,185)	(2,871,183)	(3,234,181)	(3,597,179)	(3,960,178)	(4,323,176)
		135%	(2,675,314)	(3,038,313)	(3,401,311)	(3,764,309)	(4,127,307)	(4,490,306)	(4,853,304)
		140%	(3,205,443)	(3,568,441)	(3,931,439)	(4,294,437)	(4,657,436)	(5,020,434)	(5,383,432)
		145%	(3,735,571)	(4,098,569)	(4,461,567)	(4,824,565)	(5,187,564)	(5,550,562)	(5,913,560)
		150%	(4,265,699)	(4,628,697)	(4,991,695)	(5,354,694)	(5,717,692)	(6,080,690)	(6,443,688)
	155%	(4,795,827)	(5,158,825)	(5,521,824)	(5,884,822)	(6,247,820)	(6,610,818)	(6,973,816)	
160%	(5,325,955)	(5,688,953)	(6,051,952)	(6,414,950)	(6,777,948)	(7,140,946)	(7,503,945)		
165%	(5,856,083)	(6,219,082)	(6,582,080)	(6,945,078)	(7,308,076)	(7,671,075)	(8,034,073)		
170%	(6,386,211)	(6,749,210)	(7,112,208)	(7,475,206)	(7,838,204)	(8,201,203)	(8,564,201)		
175%	(6,916,340)	(7,279,338)	(7,642,336)	(8,005,334)	(8,368,333)	(8,731,331)	(9,094,329)		
180%	(7,446,468)	(7,809,466)	(8,172,464)	(8,535,462)	(8,898,461)	(9,261,459)	(9,624,457)		

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

Balance (RLV - BLV)	AH - % on site 100%							
	-	10%	25%	40%	55%	70%	85%	100%
1.0%	-	123,548	103,271	82,993	62,715	42,438	22,160	-
2.0%	-	104,482	87,382	70,282	53,182	36,082	18,982	-
3.0%	-	85,415	71,493	57,571	43,649	29,727	15,805	-
4.0%	-	66,348	55,604	44,859	34,115	23,371	12,627	-
5.0%	-	47,281	39,715	32,148	24,582	17,015	9,449	-
6.00%	-	28,214	23,826	19,437	(185,137)	(416,410)	(779,409)	(1,142,407)
7.0%	(% profit)	(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:	<b>D</b>
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 (£)	358,261
AH Grant (£/unit)	35,826
Total GDV (£) (including Grant)	2,189,761
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)	5.56%
RLV (£ net)	100,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
<b>Benchmark Land Value (BLV):</b>	
BLV (£ net)	100,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
<b>Balance for Plan VA:</b>	
Surplus/Deficit	-
Surplus/Deficit (£/acre)	-
Surplus/Deficit (£/ha)	-
Surplus/Deficit (£/plot)	-
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 - with grant - 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 (£)	£20,773	£97,551	£246,466	£368,261
AH Grant (£/unit)	£20,773	£32,517	£35,209	£36,826
Total GDV (£) (including Grant)	£200,773	£584,242	£1,329,853	£2,189,761
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)	5.67%	5.46%	5.43%	5.50%
RLV (£ net)	£10,000	£30,000	£70,000	£100,000
RLV (£/acre)	£80,939	£80,939	£80,939	£80,939
RLV (£/ha)	£200,000	£200,000	£200,000	£200,000
RLV (£/plot)	£10,000	£10,000	£10,000	£10,000
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	£0	£0	£0	£0
Surplus/Deficit (£/acre)	£0	£0	£0	£0
Surplus/Deficit (£/ha)	£0	£0	£0	£0
Surplus/Deficit (£/plot)	£0	£0	£0	£0
Plan Viability comments	Visible	Visible	Visible	Visible