

190415 NNPA Residential Appraisals_E - H_BROWNFIELD v2 - Version Notes

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



Scheme Ref: **E**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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	100.0%	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									
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	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: **E**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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: **E**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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 @	100,000 £ per acre (if brownfield)	(12,355)
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	(124,779)
Developers Profit -			
Margin on AH	180,000	6.00% on AH values	(10,800)
Profit on "Market" units	0	6.00%	-
	Profit analysis:	3.33% on costs	(10,800)
		6.00% blended	(10,800)
TOTAL COSTS			(335,557)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(155,557)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(145,057)
RLV analysis:	(145,057) £ per plot	(2,901,136) £ per ha	(1,174,074) £ 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)	(155,057)	£ per plot	(3,101,136)	£ per ha
			(1,255,013)	£ per acre
				(155,057)

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

SENSITIVITY ANALYSIS								
		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	(155,057)							
	80%	(54,841)	(71,544)	(88,246)	(104,949)	(121,652)	(138,354)	(155,057)
	85%	(8,407)	(14,832)	(42,868)	(70,915)	(98,963)	(127,010)	(155,057)
	90%	1,943	(3,875)	(9,905)	(36,882)	(76,273)	(115,665)	(155,057)
	95%	11,158	4,362	(2,864)	(10,653)	(53,584)	(104,321)	(155,057)
	100%	20,373	12,040	3,708	(5,373)	(30,895)	(92,976)	(155,057)
	105%	29,587	19,719	9,851	(92)	(11,402)	(81,631)	(155,057)
	Local Occupancy and							
	Principal Residency Values							
	100%							
	(% from base assumption)							
	110%	38,802	27,398	15,994	4,591	(7,882)	(70,287)	(155,057)
	115%	48,017	35,077	22,138	9,198	(4,361)	(58,942)	(155,057)
	120%	57,231	42,756	28,281	13,805	(841)	(47,598)	(155,057)
	125%	66,446	50,435	34,424	18,413	2,401	(36,253)	(155,057)
	130%	75,661	58,114	40,567	23,020	5,473	(24,909)	(155,057)
	135%	84,875	65,793	46,710	27,627	8,545	(13,567)	(155,057)
140%	94,090	73,472	52,853	32,235	11,616	(10,391)	(155,057)	
145%	103,305	81,150	58,996	36,842	14,688	(8,631)	(155,057)	
150%	112,519	88,829	65,139	41,449	17,759	(6,871)	(155,057)	
155%	121,734	96,508	71,282	46,057	20,831	(5,110)	(155,057)	
160%	130,949	104,187	77,425	50,664	23,902	(3,350)	(155,057)	
165%	140,163	111,866	83,569	55,271	26,974	(1,590)	(155,057)	
170%	149,378	119,545	89,712	59,879	30,045	170	(155,057)	
175%	158,593	127,224	95,855	64,486	33,117	1,748	(155,057)	
180%	167,807	134,903	101,998	69,093	36,189	3,284	(155,057)	
		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	(155,057)							
	80%	53,345	45,013	36,680	28,348	20,016	11,684	3,228
	85%	45,102	36,770	28,437	20,105	11,773	3,441	(5,726)
	90%	36,859	28,527	20,194	11,862	3,530	(5,577)	(39,756)
	95%	28,616	20,283	11,951	3,619	(5,475)	(35,326)	(97,406)
	100%	20,373	12,040	3,708	(5,373)	(30,895)	(92,976)	(155,057)
	Unit Build Rates							
	100%							
	(% from base assumption)							
	105%	12,130	3,797	(5,271)	(26,465)	(88,546)	(150,626)	(212,707)
	110%	3,887	(5,168)	(22,039)	(84,115)	(146,196)	(208,277)	(270,358)
	115%	(5,066)	(17,616)	(79,685)	(141,766)	(203,846)	(265,927)	(328,008)
	120%	(14,514)	(75,254)	(137,335)	(199,416)	(261,497)	(323,578)	(385,658)
	125%	(70,824)	(132,905)	(194,986)	(257,066)	(319,147)	(381,228)	(443,309)
	130%	(128,474)	(190,555)	(252,636)	(314,717)	(376,798)	(438,878)	(500,959)
	135%	(186,125)	(248,206)	(310,286)	(372,367)	(434,448)	(496,529)	(558,609)
	140%	(243,775)	(305,856)	(367,937)	(430,017)	(492,098)	(554,179)	(616,260)
145%	(301,426)	(363,506)	(425,587)	(487,668)	(549,749)	(611,829)	(673,910)	
150%	(359,076)	(421,157)	(483,237)	(545,318)	(607,399)	(669,480)	(731,561)	
155%	(416,726)	(478,807)	(540,888)	(602,969)	(665,049)	(727,130)	(789,211)	
160%	(474,377)	(536,457)	(598,538)	(660,619)	(722,700)	(784,781)	(846,861)	
165%	(532,027)	(594,108)	(656,189)	(718,269)	(780,350)	(842,431)	(904,512)	
170%	(589,677)	(651,758)	(713,839)	(775,920)	(838,001)	(900,081)	(962,162)	
175%	(647,328)	(709,409)	(771,489)	(833,570)	(895,651)	(957,732)	(1,019,812)	
180%	(704,978)	(767,059)	(829,140)	(891,220)	(953,301)	(1,015,382)	(1,077,463)	

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

	Balance (RLV - BLV)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
	(155,057)	30,679	20,629	10,579	529	(26,958)	(91,007)	(155,057)	
		2.0%	28,618	18,911	9,205	(648)	(27,745)	(91,401)	(155,057)
		3.0%	26,557	17,194	7,831	(1,829)	(28,533)	(91,795)	(155,057)
		4.0%	24,495	15,476	6,457	(3,010)	(29,320)	(92,189)	(155,057)
Profit on "Market" units		5.0%	22,434	13,758	5,082	(4,192)	(30,108)	(92,582)	(155,057)
6.00%		6.0%	20,373	12,040	3,708	(5,373)	(30,895)	(92,976)	(155,057)
(% profit)		7.0%	18,311	10,323	2,334	(6,554)	(31,683)	(93,370)	(155,057)
		8.0%	16,250	8,605	960	(7,735)	(32,470)	(93,764)	(155,057)
		9.0%	14,189	6,887	(548)	(8,917)	(33,258)	(94,157)	(155,057)
		10.0%	12,128	5,170	(2,123)	(10,098)	(34,045)	(94,551)	(155,057)
		11.0%	10,066	3,452	(3,698)	(11,279)	(34,833)	(94,945)	(155,057)
		12.0%	8,005	1,734	(5,273)	(12,460)	(35,620)	(95,339)	(155,057)
		13.0%	5,944	(54)	(6,848)	(13,642)	(36,408)	(95,732)	(155,057)
		14.0%	3,882	(2,023)	(8,423)	(14,823)	(37,195)	(96,126)	(155,057)
		15.0%	1,821	(3,992)	(9,998)	(16,004)	(37,983)	(96,520)	(155,057)
		16.0%	(348)	(5,961)	(11,573)	(17,185)	(38,770)	(96,914)	(155,057)
		17.0%	(2,711)	(7,929)	(13,148)	(18,367)	(39,558)	(97,307)	(155,057)
		18.0%	(5,073)	(9,898)	(14,723)	(19,548)	(40,345)	(97,701)	(155,057)
		19.0%	(7,436)	(11,867)	(16,298)	(20,729)	(41,133)	(98,095)	(155,057)
		20.0%	(9,798)	(13,836)	(17,873)	(21,910)	(41,920)	(98,489)	(155,057)

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: E
No Units: 1 **Location / Value Zone:** NP-wide **Development Scenario:** Brownfield
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:	E
No Units:	1
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
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)	3.33%
RLV (£ net)	(145,057)
RLV (£/acre)	(1,174,074)
RLV (£/ha)	(2,901,136)
RLV (£/plot)	(145,057)
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	(155,057)
Surplus/Deficit (£/acre)	(1,255,013)
Surplus/Deficit (£/ha)	(3,101,136)
Surplus/Deficit (£/plot)	(155,057)
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: **F**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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	100.0%	0.0	100%	3

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	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: **F**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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:				
			£MV less £GDV	243,309
	1,035 £ psm (total GIA sqm)		81,103 £ per unit (total units)	
AH Grant				
	3	@		-
Total GDV				
				486,691

Scheme Ref: **F**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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 @	100,000 £ per acre (if brownfield)	(37,065)
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	(457,864)
Developers Profit -			
Margin on AH	486,691	6.00% on AH values	(29,201)
Profit on "Market" units	0	6.00%	-
Profit analysis:	1,013,447	2.88% on costs	(29,201)
	486,691	6.00% blended	(29,201)
TOTAL COSTS			(1,042,648)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(555,957)
SDLT	-	@	5.00% (slabbed)	10,500
Acquisition Agent fees	-	@	1.00%	-
Acquisition Legal fees	-	@	0.50%	-
Interest on Land	-	@	6.25%	-
Residual Land Value				(545,457)
RLV analysis:	(181,819) £ per plot	(3,636,381) £ per ha	(1,471,623) £ 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)	(191,819) £ per plot	(3,836,381) £ per ha	(1,552,562) £ per acre	(575,457)

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

SENSITIVITY ANALYSIS		AH - % on site 100%						
	(575,457)	10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	80%	(599,729)	(595,683)	(591,638)	(587,593)	(583,548)	(579,502)	(575,457)
	85%	(439,177)	(461,890)	(484,603)	(507,317)	(530,030)	(552,744)	(575,457)
	90%	(278,625)	(328,097)	(377,569)	(427,041)	(476,513)	(525,985)	(575,457)
	95%	(118,072)	(194,303)	(270,534)	(346,765)	(422,996)	(499,226)	(575,457)
	100%	(40,167)	(60,542)	(163,499)	(266,489)	(369,478)	(472,468)	(575,457)
	105%	(15,121)	(35,015)	(56,494)	(186,213)	(315,961)	(445,709)	(575,457)
	110%	7,289	(14,361)	(38,425)	(105,937)	(262,444)	(418,950)	(575,457)
	115%	29,699	4,314	(21,301)	(50,396)	(208,926)	(392,192)	(575,457)
	120%	52,110	22,989	(6,131)	(37,554)	(155,409)	(365,433)	(575,457)
	125%	74,520	41,664	8,809	(24,711)	(101,891)	(338,674)	(575,457)
Local Occupancy and Principal Residency Values (% from base assumption)	130%	96,930	60,340	23,749	(12,842)	(53,806)	(311,916)	(575,457)
	135%	119,341	79,015	38,689	(1,636)	(45,245)	(285,157)	(575,457)
	140%	141,751	97,690	53,630	9,569	(36,683)	(258,398)	(575,457)
	145%	164,161	116,366	68,570	20,774	(28,121)	(231,640)	(575,457)
	150%	186,572	135,041	83,510	31,979	(19,559)	(204,881)	(575,457)
	155%	208,982	153,716	98,450	43,184	(12,082)	(178,122)	(575,457)
	160%	231,392	172,391	113,390	54,389	(4,612)	(151,364)	(575,457)
	165%	253,803	191,067	128,331	65,595	2,859	(124,605)	(575,457)
	170%	276,213	209,742	143,271	76,800	10,329	(97,846)	(575,457)
	175%	298,623	228,417	158,211	88,005	17,799	(71,088)	(575,457)
180%	321,034	247,093	173,151	99,210	25,269	(52,935)	(575,457)	
		AH - % on site 100%						
	(575,457)	10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	80%	55,026	40,846	26,665	12,485	(1,695)	(15,876)	(31,770)
	85%	31,887	17,706	3,526	(10,654)	(25,614)	(41,867)	(104,455)
	90%	8,747	(5,433)	(19,630)	(35,883)	(55,488)	(158,466)	(261,455)
	95%	(14,392)	(29,898)	(46,151)	(109,488)	(212,477)	(315,467)	(418,456)
	100%	(40,167)	(60,542)	(163,499)	(266,489)	(369,478)	(472,468)	(575,457)
	105%	(114,521)	(217,511)	(320,500)	(423,490)	(526,479)	(629,469)	(732,458)
	110%	(271,522)	(374,512)	(477,501)	(580,491)	(683,480)	(786,469)	(889,459)
	115%	(428,523)	(531,512)	(634,502)	(737,491)	(840,481)	(943,470)	(1,046,460)
	120%	(585,524)	(688,513)	(791,503)	(894,492)	(997,482)	(1,100,471)	(1,203,461)
	125%	(742,525)	(845,514)	(948,504)	(1,051,493)	(1,154,483)	(1,257,472)	(1,360,462)
Unit Build Rates (% from base assumption)	130%	(899,526)	(1,002,515)	(1,105,505)	(1,208,494)	(1,311,484)	(1,414,473)	(1,517,462)
	135%	(1,056,526)	(1,159,516)	(1,262,505)	(1,365,495)	(1,468,484)	(1,571,474)	(1,674,463)
	140%	(1,213,527)	(1,316,517)	(1,419,506)	(1,522,496)	(1,625,485)	(1,728,475)	(1,831,464)
	145%	(1,370,528)	(1,473,518)	(1,576,507)	(1,679,497)	(1,782,486)	(1,885,476)	(1,988,465)
	150%	(1,527,529)	(1,630,519)	(1,733,508)	(1,836,498)	(1,939,487)	(2,042,477)	(2,145,466)
	155%	(1,684,530)	(1,787,519)	(1,890,509)	(1,993,498)	(2,096,488)	(2,199,477)	(2,302,467)
	160%	(1,841,531)	(1,944,520)	(2,047,510)	(2,150,499)	(2,253,489)	(2,356,478)	(2,459,468)
	165%	(1,998,532)	(2,101,521)	(2,204,511)	(2,307,500)	(2,410,490)	(2,513,479)	(2,616,468)
	170%	(2,155,533)	(2,258,522)	(2,361,512)	(2,464,501)	(2,567,491)	(2,670,480)	(2,773,470)
	175%	(2,312,534)	(2,415,523)	(2,518,512)	(2,621,502)	(2,724,491)	(2,827,481)	(2,930,470)
180%	(2,469,534)	(2,572,524)	(2,675,513)	(2,778,503)	(2,881,492)	(2,984,482)	(3,087,471)	

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

	Balance (RLV - BLV)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
	(575,457)	(12,453)	(36,589)	(144,337)	(252,117)	(359,897)	(467,677)	(575,457)	
		(17,468)	(41,379)	(148,169)	(254,991)	(361,813)	(468,635)	(575,457)	
		(22,920)	(46,170)	(152,002)	(257,866)	(363,730)	(469,593)	(575,457)	
		(28,669)	(50,961)	(155,834)	(260,740)	(365,646)	(470,551)	(575,457)	
Profit on "Market" units		(34,418)	(55,751)	(159,667)	(263,614)	(367,562)	(471,510)	(575,457)	
6.00%		(40,167)	(60,542)	(163,499)	(266,489)	(369,478)	(472,488)	(575,457)	
(% profit)		(45,915)	(65,332)	(167,332)	(269,363)	(371,395)	(473,426)	(575,457)	
		(51,664)	(70,123)	(171,164)	(272,238)	(373,311)	(474,384)	(575,457)	
		(57,413)	(74,914)	(174,997)	(275,112)	(375,227)	(475,342)	(575,457)	
		(63,162)	(79,704)	(178,829)	(277,986)	(377,143)	(476,300)	(575,457)	
		(68,910)	(84,495)	(182,662)	(280,861)	(379,060)	(477,258)	(575,457)	
		(74,659)	(89,286)	(186,494)	(283,735)	(380,976)	(478,216)	(575,457)	
		(80,408)	(94,076)	(190,327)	(286,609)	(382,892)	(479,175)	(575,457)	
		(86,157)	(98,867)	(194,159)	(289,484)	(384,808)	(480,133)	(575,457)	
		(91,905)	(103,657)	(197,992)	(292,358)	(386,725)	(481,091)	(575,457)	
		(97,654)	(108,448)	(201,824)	(295,233)	(388,641)	(482,049)	(575,457)	
		(103,403)	(113,239)	(205,657)	(298,107)	(390,557)	(483,007)	(575,457)	
		(109,152)	(118,029)	(209,489)	(300,981)	(392,473)	(483,965)	(575,457)	
		(114,900)	(122,820)	(213,322)	(303,856)	(394,390)	(484,923)	(575,457)	
		(120,649)	(127,611)	(217,154)	(306,730)	(396,306)	(485,881)	(575,457)	

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: **F**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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:	F
No Units:	3
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
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)	2.88%
RLV (£ net)	(545,457)
RLV (£/acre)	(1,471,623)
RLV (£/ha)	(3,636,381)
RLV (£/plot)	(181,819)
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	(575,457)
Surplus/Deficit (£/acre)	(1,552,562)
Surplus/Deficit (£/ha)	(3,836,381)
Surplus/Deficit (£/plot)	(191,819)
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

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...
Operational Efficiency	2.1	...	...
	2.2	...	...
	2.3	...	...
	2.4	...	...
Compliance	3.1	...	...
	3.2	...	...
	3.3	...	...
	3.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...
Operational Efficiency	2.1	...	...
	2.2	...	...
	2.3	...	...
	2.4	...	...
Compliance	3.1	...	...
	3.2	...	...
	3.3	...	...
	3.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...
Operational Efficiency	2.1	...	...
	2.2	...	...
	2.3	...	...
	2.4	...	...
Compliance	3.1	...	...
	3.2	...	...
	3.3	...	...
	3.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...
Operational Efficiency	2.1	...	...
	2.2	...	...
	2.3	...	...
	2.4	...	...
Compliance	3.1	...	...
	3.2	...	...
	3.3	...	...
	3.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...
Operational Efficiency	2.1	...	...
	2.2	...	...
	2.3	...	...
	2.4	...	...
Compliance	3.1	...	...
	3.2	...	...
	3.3	...	...
	3.4	...	...

Area	Control	Findings	Recommendations
Financial Management	1.1	...	...
	1.2	...	...
	1.3	...	...
	1.4	...	...

Scheme Ref: **H**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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%	40.0% % 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	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	114,400	1,907
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: **H**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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	@	114,400	91,520
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			666,320
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			1,831,820
AH on-site cost analysis:			£MV less £GDV	943,180
	1,128 £ psm (total GIA sqm)		94,318 £ per unit (total units)	
AH Grant	10	@		-
Total GDV				1,831,820

Scheme Ref: **H**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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 @		100,000 £ per acre (if brownfield)	(123,550)
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)
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	(1,597,679)
Developers Profit -				
Margin on AH	1,831,820		6.00% on AH values	(109,909)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	3,562,109	3.09% on costs	(109,909)
		1,831,820	6.00% blended	(109,909)
TOTAL COSTS				(3,672,018)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(1,840,198)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(1,829,698)
RLV analysis:	(182,970) £ per plot	(3,659,396) £ per ha	(1,480,937) £ 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)	(192,970) £ per plot	(3,859,396) £ per ha	(1,561,876) £ per acre	(1,929,698)

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

SENSITIVITY ANALYSIS								
AH - % on site 100%								
Balance (RLV - BLV)	(1,929,698)	10%	25%	40%	55%	70%	85%	100%
80%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
85%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
90%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
95%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
100%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
105%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
110%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
Local Occupancy and Principal Residency Values 100%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
(% from base assumption)	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
125%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
130%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
135%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
140%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
145%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
150%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
155%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
160%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
165%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
170%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
175%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
180%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	

AH - % on site 100%								
Balance (RLV - BLV)	(1,929,698)	10%	25%	40%	55%	70%	85%	100%
80%	(942,945)	(753,985)	(565,025)	(376,065)	(187,105)	(148,565)	(126,851)	
85%	(995,958)	(886,517)	(777,077)	(667,636)	(558,195)	(448,754)	(339,314)	
90%	(1,048,971)	(1,019,049)	(989,128)	(959,206)	(929,285)	(899,363)	(869,442)	
95%	(1,101,984)	(1,151,581)	(1,201,179)	(1,250,777)	(1,300,375)	(1,349,972)	(1,399,570)	
100%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
Unit Build Rates 100%	(1,208,009)	(1,416,646)	(1,625,282)	(1,833,918)	(2,042,554)	(2,251,190)	(2,459,826)	
(% from base assumption)	(1,261,022)	(1,549,178)	(1,837,333)	(2,125,488)	(2,413,644)	(2,701,799)	(2,989,954)	
115%	(1,314,035)	(1,681,710)	(2,049,384)	(2,417,059)	(2,784,733)	(3,152,408)	(3,520,083)	
120%	(1,367,048)	(1,814,242)	(2,261,435)	(2,708,629)	(3,155,823)	(3,603,017)	(4,050,211)	
125%	(1,420,061)	(1,946,774)	(2,473,487)	(3,000,200)	(3,526,913)	(4,053,626)	(4,580,339)	
130%	(1,473,073)	(2,079,306)	(2,685,538)	(3,291,770)	(3,898,002)	(4,504,235)	(5,110,467)	
135%	(1,526,086)	(2,211,838)	(2,897,589)	(3,583,341)	(4,269,092)	(4,954,844)	(5,640,595)	
140%	(1,579,099)	(2,344,370)	(3,109,640)	(3,874,911)	(4,640,182)	(5,405,453)	(6,170,723)	
145%	(1,632,112)	(2,476,902)	(3,321,692)	(4,166,482)	(5,011,272)	(5,856,061)	(6,700,851)	
150%	(1,685,125)	(2,609,434)	(3,533,743)	(4,458,052)	(5,382,361)	(6,306,670)	(7,230,980)	
155%	(1,738,137)	(2,741,966)	(3,745,794)	(4,749,623)	(5,753,451)	(6,757,279)	(7,761,108)	
160%	(1,791,150)	(2,874,498)	(3,957,845)	(5,041,193)	(6,124,541)	(7,207,888)	(8,291,236)	
165%	(1,844,163)	(3,007,030)	(4,169,897)	(5,332,764)	(6,495,630)	(7,658,497)	(8,821,364)	
170%	(1,897,176)	(3,139,562)	(4,381,948)	(5,624,334)	(6,866,720)	(8,109,106)	(9,351,492)	
175%	(1,950,189)	(3,272,094)	(4,593,999)	(5,915,905)	(7,237,810)	(8,559,715)	(9,881,620)	
180%	(2,003,202)	(3,404,626)	(4,806,051)	(6,207,475)	(7,608,899)	(9,010,324)	(10,411,748)	

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

Balance (RLV - BLV)	(1,929,698)	AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
1.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
2.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
3.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
4.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
Profit on "Market" units	5.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
6.00%	6.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
(% profit)	7.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	8.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	9.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	10.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	11.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	12.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	13.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	14.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	15.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	16.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	17.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	18.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	19.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)
	20.0%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)

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: **H**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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:	H
No Units:	10
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
Notes:	0
AH %	100%
Affordable Rent:	60%
LCHO (Int/Sub-Market etc.):	40%
GDV AH (£)	1,831,820
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	1,831,820
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	1,831,820
Site Specific S106 (£)	10,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	109,909
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	3.09%
RLV (£ net)	(1,829,698)
RLV (£/acre)	(1,480,937)
RLV (£/ha)	(3,659,396)
RLV (£/plot)	(182,970)
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	(1,929,698)
Surplus/Deficit (£/acre)	(1,561,876)
Surplus/Deficit (£/ha)	(3,859,396)
Surplus/Deficit (£/plot)	(192,970)
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_E - H_BROWNFIELD v2 - Summary Table

Scheme Ref:	E	F	G	H
No Units:	1	3	7	10
Location / Value Zone:	NP-wide	NP-wide	NP-wide	NP-wide
Development Scenario:	Brownfield	Brownfield	Brownfield	Brownfield
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	£1,083,654	£1,831,820
"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	£1,083,654	£1,831,820
AH Grant (£)	£0	£0	£0	£0
AH Grant (£/unit)	£0	£0	£0	£0
Total GDV (£) (including Grant)	£180,000	£486,691	£1,083,654	£1,831,820
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	£65,019	£109,909
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)	3.33%	2.88%	2.76%	3.09%
RLV (£ net)	-£145,057	-£545,457	-£1,322,772	-£1,829,698
RLV (£/acre)	-£1,174,074	-£1,471,623	-£1,529,481	-£1,480,937
RLV (£/ha)	-£2,901,136	-£3,636,381	-£3,779,348	-£3,659,396
RLV (£/plot)	-£145,057	-£181,819	-£188,967	-£182,970
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	-£155,057	-£575,457	-£1,392,772	-£1,529,698
Surplus/Deficit (£/acre)	-£1,255,013	-£1,552,562	-£1,610,420	-£1,561,876
Surplus/Deficit (£/ha)	-£3,101,136	-£3,836,381	-£3,979,348	-£3,659,396
Surplus/Deficit (£/plot)	-£155,057	-£191,819	-£198,967	-£182,970
Plan Viability comments	Not Viable	Not Viable	Not Viable	Not Viable