

190415 NNPA Residential Appraisals_E - H_BROWNFIELD v2 - with grant - 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 %		0%							
Affordable Rent:		100%							
LCHO (Int/Sub-Market etc.):		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 (sqm)	Net to Gross %	Gross (GIA) per unit (sqm)					
1 bed House	60.0	646		60.0	646				
2 bed House	75.0	807		75.0	807				
3 bed House	85.0	915		85.0	915				
4 bed House	118.0	1,270		118.0	1,270				
5 bed House	0.0	0		0.0	0				
1 bed Flat	0.0	0	85.0%	0.0	0				
2 bed Flat	0.0	0	85.0%	0.0	0				
"Mkt" Unit Floor areas -		Net area per unit (sqm)	Net to Gross %	Gross (GIA) per unit (sqm)					
1 bed House	60.0	646		60.0	646				
2 bed House	75.0	807		75.0	807				
3 bed House	85.0	915		85.0	915				
4 bed House	118.0	1,270		118.0	1,270				
5 bed House	0.0	0		0.0	0				
1 bed Flat	0.0	0	85.0%	0.0	0				
2 bed Flat	0.0	0	85.0%	0.0	0				
Total Gross Floor areas -		AH units GIA (sqm)	Mkt Units GIA (sqm)	Total GIA (all units) (sqm)					
1 bed House	0	0	0	0	0				
2 bed House	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	@	33,444	33,444
Total GDV				
				213,444

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	(3,167)
Developers Profit -			
Margin on AH	180,000	6.00% on AH values	(10,800)
Profit on "Market" units	0	6.00%	-
	Profit analysis:	5.32% on costs	(10,800)
		6.00% blended	(10,800)
TOTAL COSTS			(213,944)

Scheme Ref: **E**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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				10,000
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	10,000

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

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 Notes:

SENSITIVITY ANALYSIS		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	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)
	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)	
Local Occupancy and Principal Residency Values 100% (% from base assumption)	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)
	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)	
Unit Build Rates 100% (% from base assumption)	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)
	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%	
1.0%	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)	
5.0%	22,434	13,758	5,082	(4,192)	(30,108)	(92,582)	(155,057)	
6.0%	20,373	12,040	3,708	(5,373)	(30,895)	(92,976)	(155,057)	
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 (£)	33,444
AH Grant (£/unit)	33,444
Total GDV (£) (including Grant)	213,444
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)	5.32%
RLV (£ net)	10,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
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	
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

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 %		67%							
Affordable Rent:		33%							
LCHO (Int/Sub-Market etc.):		33.3% % of total (>10% for HWP (Feb 2017))							
"Market Housing" tenure split %		0%							
Local Connection housing:		50%							
Principal Residency housing:		50%							
		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	@	45,381	136,142
Total GDV				
				622,833

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	(15,700)
Developers Profit -				
Margin on AH	486,691		6.00% on AH values	(29,201)
Profit on "Market" units	0		6.00%	-
	Profit analysis:			
	571,282		5.11% on costs	(29,201)
	486,691		6.00% blended	(29,201)
TOTAL COSTS				(600,484)

Scheme Ref: **F**
 No Units: **3** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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				30,000
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	30,000

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

Scheme Ref: **F**
 No Units: **3** 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)	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)
	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)	
Local Occupancy and Principal Residency Values (% from base assumption)	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)
	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)	(2,616,469)	
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)	
Unit Build Rates (% from base assumption)	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)
	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)	(2,616,469)	
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%
1.0%	(12,453)	(36,589)	(144,337)	(252,117)	(359,897)	(467,677)	(575,457)	(575,457)
2.0%	(17,468)	(41,379)	(148,169)	(254,991)	(361,813)	(468,635)	(575,457)	(575,457)
3.0%	(22,920)	(46,170)	(152,002)	(257,866)	(363,730)	(469,593)	(575,457)	(575,457)
4.0%	(28,669)	(50,961)	(155,834)	(260,740)	(365,646)	(470,551)	(575,457)	(575,457)
5.0%	(34,418)	(55,751)	(159,667)	(263,614)	(367,562)	(471,510)	(575,457)	(575,457)
6.0%	(40,167)	(60,542)	(163,499)	(266,489)	(369,478)	(472,468)	(575,457)	(575,457)
7.0%	(45,915)	(65,332)	(167,332)	(269,363)	(371,395)	(473,426)	(575,457)	(575,457)
8.0%	(51,664)	(70,123)	(171,164)	(272,238)	(373,311)	(474,384)	(575,457)	(575,457)
9.0%	(57,413)	(74,914)	(174,997)	(275,112)	(375,227)	(475,342)	(575,457)	(575,457)
10.0%	(63,162)	(79,704)	(178,829)	(277,986)	(377,143)	(476,300)	(575,457)	(575,457)
11.0%	(68,910)	(84,495)	(182,662)	(280,861)	(379,060)	(477,258)	(575,457)	(575,457)
12.0%	(74,659)	(89,286)	(186,494)	(283,735)	(380,976)	(478,216)	(575,457)	(575,457)
13.0%	(80,408)	(94,076)	(190,327)	(286,609)	(382,892)	(479,175)	(575,457)	(575,457)
14.0%	(86,157)	(98,867)	(194,159)	(289,484)	(384,808)	(480,133)	(575,457)	(575,457)
15.0%	(91,905)	(103,657)	(197,992)	(292,358)	(386,725)	(481,091)	(575,457)	(575,457)
16.0%	(97,654)	(108,448)	(201,824)	(295,233)	(388,641)	(482,049)	(575,457)	(575,457)
17.0%	(103,403)	(113,239)	(205,657)	(298,107)	(390,557)	(483,007)	(575,457)	(575,457)
18.0%	(109,152)	(118,029)	(209,489)	(300,981)	(392,473)	(483,965)	(575,457)	(575,457)
19.0%	(114,900)	(122,820)	(213,322)	(303,856)	(394,390)	(484,923)	(575,457)	(575,457)
20.0%	(120,649)	(127,611)	(217,154)	(306,730)	(396,306)	(485,881)	(575,457)	(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 (£)	136,142
AH Grant (£/unit)	45,381
Total GDV (£) (including Grant)	622,833
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)	5.11%
RLV (£ net)	30,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
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	-
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

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 %					60%				
Affordable Rent:					40%				
LCHO (Int/Sub-Market etc.):					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	20%	£ Local Connection	£psm	5%	£ 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	@	49,351	493,508
Total GDV				2,325,328

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	(148,410)
Developers Profit -				
Margin on AH	1,831,820		6.00% on AH values	(109,909)
Profit on "Market" units	0		6.00%	-
	Profit analysis:	2,112,840	5.20% on costs	(109,909)
		1,831,820	6.00% blended	(109,909)
TOTAL COSTS				(2,222,750)

Scheme Ref: **H**
 No Units: **10** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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				100,000
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	100,000

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

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

SENSITIVITY ANALYSIS		AH - % on site 100%							
Balance (RLV - BLV)		()	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%	Local Occupancy and	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
115%	Principal Residency Values	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
120%	100%	(1,154,997)	(1,284,113)	(1,413,230)	(1,542,347)	(1,671,464)	(1,800,581)	(1,929,698)	
125%	(% from base assumption)	(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)	

Balance (RLV - BLV)		()	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)	
105%	Unit Build Rates	(1,208,009)	(1,416,646)	(1,625,282)	(1,833,918)	(2,042,554)	(2,251,190)	(2,459,826)	
110%	100%	(1,261,022)	(1,549,178)	(1,837,333)	(2,125,488)	(2,413,644)	(2,701,799)	(2,989,954)	
115%	(% from base assumption)	(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)	()	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 (£)	493,508
AH Grant (£/unit)	49,351
Total GDV (£) (including Grant)	2,325,328
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)	5.20%
RLV (£ net)	100,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
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	(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

190415 NNPA Residential Appraisals_E - H_BROWNFIELD v2 - with grant - 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 (£)	£33,444	£136,142	£339,010	£493,508
AH Grant (£/unit)	£33,444	£45,381	£48,430	£49,351
Total GDV (£) (including Grant)	£213,444	£622,833	£1,422,664	£2,325,328
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)	5.32%	5.11%	5.04%	5.20%
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	Viable	Viable	Viable	Viable