

## 190415 NNPA Residential Appraisals\_I - L\_GREENFIELD v2 - Version Notes

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

Scheme Ref: **I**  
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**  
 Notes: **Not doing due to mix and tenure - see typologies matrix**

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							
<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)	(sqft)	Net to Gross %		Gross (GIA) per unit				
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)	(sqft)	Net to Gross %		Gross (GIA) per unit				
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)	(sqft)	Mkt Units GIA		Total GIA (all units)				
1 bed House	0	0	0		0	0			
2 bed House	0	0	0		0	0			
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			
	85	915	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									
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	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: **I**  
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**  
 Notes: **Not doing due to mix and tenure - see typologies matrix**

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>	<b>1.0</b>			<b>180,000</b>
AH on-site cost analysis:			£M less £GDV	120,000
	1,412 £ psm (total GIA sqm)		120,000 £ per unit (total units)	
<b>AH Grant</b>	<b>1</b>	@		<b>-</b>
<b>Total GDV</b>				<b>180,000</b>

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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	(58,235)
<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:	4.39% on costs	(10,800)
		6.00% blended	(10,800)
<b>TOTAL COSTS</b>			<b>(256,658)</b>

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

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

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

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SENSITIVITY ANALYSIS									
		AH - % on site 100%							
Balance (RLV - BLV)		(76,158)	10%	25%	40%	55%	70%	85%	100%
80%			21,212	20,862	20,511	20,160	19,809	19,449	18,809
85%			31,195	29,180	27,166	25,151	23,137	21,113	18,809
90%			41,178	37,499	33,821	30,142	26,464	22,777	18,809
95%			51,160	45,818	40,476	35,134	29,792	24,442	18,809
100%			61,143	54,137	47,131	40,125	33,119	26,106	18,809
105%			71,125	62,456	53,786	45,116	36,447	27,770	18,809
110%			81,108	70,774	60,441	50,108	39,774	29,435	18,809
115%			91,090	79,093	67,096	55,099	43,102	31,099	18,809
120%			101,073	87,412	73,751	60,090	46,429	32,763	18,809
125%			111,055	95,731	80,406	65,081	49,757	34,427	18,809
130%			121,038	104,050	87,061	70,073	53,084	36,092	18,809
135%			131,021	112,368	93,716	75,064	56,412	37,756	18,809
140%			141,003	120,687	100,371	80,055	59,739	39,420	18,809
145%			150,986	129,006	107,026	85,046	63,067	41,084	18,809
150%			160,968	137,325	113,681	90,038	66,394	42,749	18,809
155%			170,951	145,643	120,336	95,029	69,722	44,413	18,809
160%			180,933	153,962	126,991	100,020	73,049	46,077	18,809
165%			190,916	162,281	133,646	105,012	76,377	47,741	18,809
170%			200,898	170,600	140,301	110,003	79,704	49,405	18,809
175%			210,881	178,919	146,956	114,994	83,032	51,069	18,809
180%			220,863	187,237	153,611	119,985	86,359	52,733	18,809
Local Occupancy and Principal Residency Values 100% (% from base assumption)									
Balance (RLV - BLV)		(76,158)	10%	25%	40%	55%	70%	85%	100%
80%			91,807	84,801	77,795	70,789	63,759	56,462	49,165
85%			84,141	77,135	70,129	63,123	56,117	48,873	41,576
90%			76,475	69,469	62,463	55,457	48,451	41,284	33,987
95%			68,809	61,803	54,797	47,791	40,785	33,695	26,398
100%			61,143	54,137	47,131	40,125	33,119	26,106	18,809
105%			53,477	46,471	39,465	32,459	25,453	18,447	11,220
110%			45,811	38,805	31,799	24,793	17,787	10,781	3,631
115%			38,145	31,139	24,133	17,127	10,121	3,115	(4,609)
120%			30,479	23,473	16,467	9,461	2,455	(5,289)	(19,154)
125%			22,813	15,807	8,801	1,795	(6,046)	(20,393)	(72,769)
130%			15,146	8,141	1,135	(6,802)	(21,633)	(74,008)	(126,384)
135%			7,480	471	(7,559)	(22,874)	(75,248)	(127,623)	(179,998)
140%			(286)	(8,315)	(24,117)	(76,487)	(128,862)	(181,238)	(233,613)
145%			(9,072)	(25,359)	(77,726)	(130,102)	(182,477)	(234,853)	(287,228)
150%			(26,601)	(78,966)	(131,341)	(183,717)	(236,092)	(288,468)	(340,843)
155%			(80,205)	(132,580)	(184,956)	(237,331)	(289,707)	(342,082)	(394,458)
160%			(133,820)	(186,195)	(238,571)	(290,946)	(343,322)	(395,697)	(448,073)
165%			(187,435)	(239,810)	(292,186)	(344,561)	(396,937)	(449,312)	(501,688)
170%			(241,050)	(293,425)	(345,801)	(398,176)	(450,551)	(502,927)	(555,302)
175%			(294,664)	(347,040)	(399,415)	(451,791)	(504,166)	(556,542)	(608,917)
180%			(348,279)	(400,655)	(453,030)	(505,406)	(557,781)	(610,157)	(662,532)
Unit Build Rates 100% (% from base assumption)									

Scheme Ref: I  
 No Units: 1 Location / Value Zone: NP-wide Development Scenario: Greenfield  
 Notes: Not doing due to mix and tenure - see typologies matrix

Balance (RLV - BLV)	(76,158)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
1.0%		72,308	63,441	54,574	45,708	36,841	27,967	18,809	
2.0%		70,075	61,580	53,086	44,591	36,097	27,595	18,809	
3.0%		67,842	59,719	51,597	43,475	35,352	27,223	18,809	
4.0%		65,609	57,859	50,108	42,358	34,608	26,850	18,809	
5.0%		63,376	55,998	48,620	41,242	33,863	26,478	18,809	
6.0%		61,143	54,137	47,131	40,125	33,119	26,106	18,809	
7.0%		58,910	52,276	45,642	39,008	32,375	25,734	18,809	
8.0%		56,677	50,415	44,153	37,892	31,630	25,362	18,809	
9.0%		54,444	48,554	42,665	36,775	30,886	24,989	18,809	
10.0%		52,210	46,693	41,176	35,659	30,142	24,617	18,809	
11.0%		49,977	44,832	39,687	34,542	29,397	24,245	18,809	
12.0%		47,744	42,972	38,199	33,426	28,653	23,873	18,809	
13.0%		45,511	41,111	36,710	32,309	27,909	23,501	18,809	
14.0%		43,278	39,250	35,221	31,193	27,164	23,129	18,809	
15.0%		41,045	37,389	33,733	30,076	26,420	22,756	18,809	
16.0%		38,812	35,528	32,244	28,960	25,676	22,384	18,809	
17.0%		36,579	33,667	30,755	27,843	24,931	22,012	18,809	
18.0%		34,346	31,806	29,266	26,727	24,187	21,640	18,809	
19.0%		32,113	29,945	27,778	25,610	23,443	21,268	18,809	
20.0%		29,880	28,084	26,289	24,494	22,698	20,896	18,809	

**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: **I**  
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Greenfield**  
 Notes: **Not doing due to mix and tenure - see typologies matrix**

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:	I
No Units:	1
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	Not doing due to mix and tenure - see typologies matrix
AH %	100%
Affordable Rent:	0%
LCHO (Int/Sub-Market etc.):	100%
GDV AH (£)	180,000
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	180,000
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	180,000
Site Specific S106 (£)	1,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	10,800
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	4.39%
RLV (£ net)	(66,158)
RLV (£/acre)	(535,471)
RLV (£/ha)	(1,323,150)
RLV (£/plot)	(66,158)
<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	(76,158)
Surplus/Deficit (£/acre)	(616,410)
Surplus/Deficit (£/ha)	(1,523,150)
Surplus/Deficit (£/plot)	(76,158)
Plan Viability comments	Viable

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

Note, that they will all be viable with grant



Scheme Ref: **J**  
 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)		33%							
AH tenure split %		0%							
Affordable Rent:		100%							
LCHO (Int/Sub-Market etc.):		33.0% % of total (>10% for HWP (Feb 2017))							
"Market Housing" tenure split %		67%							
Local Connection housing:		0%							
Principal Residency housing:		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	1	100.0%	1.0	0	0.0%	0.0	33%	1	
3 bed House	0	0.0%	0.0	2	100%	2.0	67%	2	
4 bed House	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	2	100.0%	2.0	100%	3	
<b>AH Unit Floor areas -</b>									
	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		
<b>"Mkt" Unit Floor areas -</b>									
	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		
<b>Total Gross Floor areas -</b>									
	AH units GIA (sqm)	(sqft)	Mkt Units GIA (sqm)		Total GIA (all units) (sqm)		(sqft)		
1 bed House	0	0	0		0		0		
2 bed House	74	799	0		74		799		
3 bed House	0	0	171		171		1,839		
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		
	74	799	171		245		2,638		
AH % by floor area analysis: 30.29% 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	c	£ 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	212,850		
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	603,000		
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		
							815,850		

Scheme Ref: **J**  
 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	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	1.0	@	129,000	127,710
3 bed House	0.0	@	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			127,710
<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	2.0	@	285,000	572,850
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	-
	2.0			572,850
<b>Sub-total GDV Residential</b>				
	<b>3.0</b>			<b>700,560</b>
AH on-site cost analysis:				
	470 £ psm (total GIA sqm)		£MV less £GDV	115,290
			38,430 £ per unit (total units)	
<b>AH Grant</b>				
	1	@		-
<b>Total GDV</b>				
				<b>700,560</b>

Scheme Ref: **J**  
 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)	171 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:	0.43% % of GDV		
AH Commuted Sum	245 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	74 sqm @		1,500 psm	(111,375)
3 bed House	171 sqm @		1,500 psm	(256,275)
4 bed House	- sqm @		1,500 psm	-
5 bed House	- sqm @		1,500 psm	-
1 bed Flat	- sqm @		1,500 psm	-
2 bed Flat	245 - sqm @		1,500 psm	-
Renewables	3 @		0 £per unit	-
External works (on plot)	367,650 @		15.00% 18,383 £per unit	(55,148)
Site wide costs	367,650 @		20.00% 24,510 £per unit	(73,530)
Contingency	367,650 @		3.00%	(11,030)
Professional Fees	367,650 @		6.50%	(23,897)
<b>Disposal Costs -</b>				
Residential Sales Agent Costs	572,850 OMS @		1.00%	(5,729)
Residential Sales Legal Costs	572,850 OMS @		0.50%	(2,864)
Marketing and Promotion	572,850 OMS @		3.00%	(17,186)
Interest (on Development Costs) -	6.25% APR		0.506% psm	(22,527)
<b>Developers Profit -</b>				
Margin on AH	127,710		6.00% on AH values	(7,663)
Profit on "Market" units	572,850		6.00%	(34,371)
	Profit analysis:	588,715	7.14% on costs	(42,034)
		700,560	6.00% blended	(42,034)
<b>TOTAL COSTS</b>				<b>(630,748)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				69,812
SDLT	69,812	@	5.00% (slabbed)	7,009
Acquisition Agent fees	69,812	@	1.00%	(698)
Acquisition Legal fees	69,812	@	0.50%	(349)
Interest on Land	69,812	@	6.25%	(4,363)
Residual Land Value				<b>71,411</b>
RLV analysis:	23,804 £ per plot	476,071 £ per ha	192,663 £ per acre	

BENCHMARK LAND VALUE				
Residential Density			20.0 dph	
Site Area (Resi)		0.15 ha		0.37 acres
Density analysis:		1,634 sqm/ha		7,118 sqft/ac
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	<b>30,000</b>

BALANCE				
Surplus/(Deficit)	13,804 £ per plot	276,071 £ per ha	111,725 £ per acre	41,411

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

SENSITIVITY ANALYSIS								
		AH - % on site 33%						
Balance (RLV - BLV)		10%	25%	40%	55%	70%	85%	100%
	41,411	67,924	46,370	24,816	3,261	(18,293)	(42,820)	(174,284)
	80%	100,421	73,451	46,480	19,510	(7,460)	(36,613)	(174,284)
	85%	132,918	100,532	68,145	35,759	3,372	(30,405)	(174,284)
	90%	165,416	127,613	89,810	52,007	14,204	(24,197)	(174,284)
	95%	197,913	154,694	111,475	68,256	25,037	(18,182)	(174,284)
	100%	230,410	181,775	133,140	84,504	35,869	(12,766)	(174,284)
	105%	262,907	208,856	154,804	100,753	46,701	(7,350)	(174,284)
Local Occupancy and Principal Residency Values	110%	295,404	235,937	176,469	117,001	57,534	(1,934)	(174,284)
100%	120%	327,901	263,018	198,134	133,250	68,366	3,482	(174,284)
(% from base assumption)	125%	360,399	290,099	219,799	149,499	79,199	8,899	(174,284)
	130%	392,896	317,180	241,463	165,747	90,031	14,315	(174,284)
	135%	425,393	344,261	263,128	181,996	100,863	19,731	(174,284)
	140%	457,890	371,342	284,793	198,244	111,696	25,147	(174,284)
	145%	490,387	398,423	306,458	214,493	122,528	30,563	(174,284)
	150%	522,885	425,504	328,123	230,742	133,361	35,980	(174,284)
	155%	555,382	452,585	349,787	246,990	144,193	41,396	(174,284)
	160%	587,879	479,666	371,452	263,239	155,025	46,812	(174,284)
	165%	620,376	506,747	393,117	279,487	165,858	52,228	(174,284)
	170%	652,873	533,827	414,782	295,736	176,690	57,644	(174,284)
	175%	685,370	560,908	436,447	311,985	187,523	63,061	(174,284)
	180%	717,868	587,989	458,111	328,233	198,355	68,477	(174,284)

  

		AH - % on site 33%						
Balance (RLV - BLV)		10%	25%	40%	55%	70%	85%	100%
	41,411	289,911	244,583	199,255	153,927	108,598	63,270	17,335
	80%	266,911	222,111	177,310	132,509	87,708	42,907	(2,302)
	85%	243,912	199,638	155,365	111,091	66,818	22,544	(22,294)
	90%	220,912	177,166	133,420	89,673	45,927	2,181	(44,800)
	95%	197,913	154,694	111,475	68,256	25,037	(18,182)	(174,284)
Unit Build Rates	100%	174,913	132,221	89,530	46,838	4,146	(41,329)	(308,871)
100%	110%	151,914	109,749	67,585	25,420	(16,744)	(135,723)	(443,457)
(% from base assumption)	115%	128,914	87,277	45,640	4,003	(40,285)	(273,887)	(578,044)
	120%	105,914	64,805	23,695	(17,415)	(111,472)	(412,051)	(712,630)
	125%	82,915	42,332	1,750	(41,658)	(253,214)	(550,215)	(847,217)
	130%	59,915	19,860	(20,297)	(101,532)	(394,955)	(688,379)	(981,803)
	135%	36,916	(2,612)	(45,449)	(246,851)	(536,697)	(826,543)	(1,116,390)
	140%	13,916	(25,901)	(105,907)	(392,170)	(678,439)	(964,707)	(1,250,976)
	145%	(9,083)	(51,657)	(254,799)	(537,490)	(820,181)	(1,102,872)	(1,385,563)
	150%	(33,922)	(124,586)	(403,696)	(682,809)	(961,922)	(1,241,036)	(1,520,149)
	155%	(60,282)	(277,057)	(552,593)	(828,128)	(1,103,664)	(1,379,200)	(1,654,736)
	160%	(157,573)	(429,531)	(701,490)	(973,448)	(1,245,406)	(1,517,364)	(1,789,322)
	165%	(313,626)	(582,006)	(850,387)	(1,118,767)	(1,387,148)	(1,655,528)	(1,923,909)
	170%	(469,678)	(734,481)	(999,283)	(1,264,086)	(1,528,889)	(1,793,692)	(2,058,495)
	175%	(625,730)	(886,955)	(1,148,180)	(1,409,406)	(1,670,631)	(1,931,856)	(2,193,082)
	180%	(781,782)	(1,039,430)	(1,297,077)	(1,554,725)	(1,812,373)	(2,070,020)	(2,327,668)

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

Balance (RLV - BLV)	41,411	AH - % on site 33%						
		10%	25%	40%	55%	70%	85%	100%
1.0%	234,280	184,999	135,719	86,439	37,159	(12,121)	(174,284)	
2.0%	227,006	178,938	130,870	82,802	34,735	(13,333)	(174,284)	
3.0%	219,733	172,877	126,021	79,166	32,310	(14,546)	(174,284)	
4.0%	212,460	166,816	121,173	75,529	29,886	(15,758)	(174,284)	
5.0%	205,186	160,755	116,324	71,892	27,461	(16,970)	(174,284)	
6.0%	197,913	154,694	111,475	68,256	25,037	(18,182)	(174,284)	
7.0%	190,639	148,633	106,626	64,619	22,612	(19,395)	(174,284)	
8.0%	183,366	142,571	101,777	60,982	20,188	(20,769)	(174,284)	
9.0%	176,093	136,510	96,928	57,346	17,763	(22,158)	(174,284)	
10.0%	168,819	130,449	92,079	53,709	15,339	(23,547)	(174,284)	
11.0%	161,546	124,388	87,230	50,072	12,914	(24,937)	(174,284)	
12.0%	154,272	118,327	82,381	46,436	10,490	(26,326)	(174,284)	
13.0%	146,999	112,266	77,532	42,799	8,065	(27,715)	(174,284)	
14.0%	139,726	106,205	72,683	39,162	5,641	(29,105)	(174,284)	
15.0%	132,452	100,143	67,834	35,525	3,217	(30,494)	(174,284)	
16.0%	125,179	94,082	62,986	31,889	792	(31,884)	(174,284)	
17.0%	117,906	88,021	58,137	28,252	(1,632)	(33,273)	(174,284)	
18.0%	110,632	81,960	53,288	24,615	(4,057)	(34,662)	(174,284)	
19.0%	103,359	75,899	48,439	20,979	(6,481)	(36,052)	(174,284)	
20.0%	96,085	69,838	43,590	17,342	(8,906)	(37,441)	(174,284)	

**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:** J  
**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>	J
No Units:	3
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	33%
Affordable Rent:	0%
LCHO (Int/Sub-Market etc.):	100%
GDV AH (£)	127,710
"Market Housing" %	67%
Local Connection housing:	0%
Principal Residency housing:	100%
GDV "Market Housing" (£)	572,850
Total GDV (£) (excluding Grant)	700,560
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	700,560
Site Specific S106 (£)	3,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	42,034
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	7.14%
RLV (£ net)	71,411
RLV (£/acre)	192,663
RLV (£/ha)	476,071
RLV (£/plot)	23,804
<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	41,411
Surplus/Deficit (£/acre)	111,725
Surplus/Deficit (£/ha)	276,071
Surplus/Deficit (£/plot)	13,804
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: **K**  
 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)		29%							
AH tenure split %		50%							
Affordable Rent:		50%							
LCHO (Int/Sub-Market etc.):		14.3% % of total (>10% for HWP (Feb 2017))							
"Market Housing" tenure split %		71%							
Local Connection housing:		0%							
Principal Residency housing:		100%							
		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	1	50.0%	1.0	0	0.0%	0.0	14%	1	
2 bed House	1	50.0%	1.0	0	0.0%	0.0	14%	1	
3 bed House	0	0.0%	0.0	2	40.0%	2.0	29%	2	
4 bed House	0	0.0%	0.0	3	60.0%	3.0	43%	3	
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	2	100.0%	2.0	5	100.0%	5.0	100%	7	
<b>AH Unit Floor areas -</b>									
	Net area per unit (sqm)	(sqft)	Net to Gross %		Gross (GIA) per unit				
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)	(sqft)	Net to Gross %		Gross (GIA) per unit				
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)	(sqft)	Mkt Units GIA (sqm)		(sqft)	Total GIA (all units)			
1 bed House	60	646	0		0	60		646	
2 bed House	75	808	0		0	75		808	
3 bed House	0	0	170		1,829	170		1,829	
4 bed House	0	0	354		3,809	354		3,809	
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	
	135	1,455	524		5,638	659		7,093	
AH % by floor area analysis: 20.51% 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	150,000	2,000	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	190,190		
2 bed House	215,000	2,867	172,000	2,293	204,250	2,723	215,215		
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	599,760		
4 bed House	425,000	3,602	340,000	2,881	403,750	3,422	1,274,490		
5 bed House							0		
1 bed Flat							0		
2 bed Flat							0		
							2,279,655		



Scheme Ref: **K**  
 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	0.5	@	133,000	66,567
2 bed House	0.5	@	150,000	75,075
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	-
	1.0			141,642
<b>LCHO GDV -</b>				
1 bed House	0.5	@	114,000	57,057
2 bed House	0.5	@	129,000	64,565
3 bed House	0.0	@	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			121,622
<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	2.0	@	285,000	569,772
4 bed House	3.0	@	403,750	1,210,766
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	5.0			1,780,538
<b>Sub-total GDV Residential</b>				
	7.0			2,043,801
AH on-site cost analysis:				
			£MV less £GDV	235,855
	358 £ psm (total GIA sqm)		33,694 £ per unit (total units)	
<b>AH Grant</b>				
	2	@		-
<b>Total GDV</b>				
				2,043,801

Scheme Ref: **K**  
 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)	524 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:	0.34% % of GDV		
AH Commuted Sum	659 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	60 sqm @		1,500 psm	(90,090)
2 bed House	75 sqm @		1,500 psm	(112,613)
3 bed House	170 sqm @		1,500 psm	(254,898)
4 bed House	354 sqm @		1,500 psm	(530,788)
5 bed House	- sqm @		1,500 psm	-
1 bed Flat	- sqm @		1,500 psm	-
2 bed Flat	659 - sqm @		1,500 psm	-
Renewables	7 @		0 £per unit	-
External works (on plot)	988,388 @		15.00% 21,180 £per unit	(148,258)
Site wide costs	988,388 @		20.00% 28,240 £per unit	(197,678)
Contingency	988,388 @		3.00%	(29,652)
Professional Fees	988,388 @		6.50%	(64,245)
<b>Disposal Costs -</b>				
Residential Sales Agent Costs	1,780,538 OMS @		1.00%	(17,805)
Residential Sales Legal Costs	1,780,538 OMS @		0.50%	(8,903)
Marketing and Promotion	1,780,538 OMS @		3.00%	(53,416)
Interest (on Development Costs) -	6.25% APR		0.506% psm	(110,811)
<b>Developers Profit -</b>				
Margin on AH	263,263		6.00% on AH values	(15,796)
Profit on "Market" units	1,780,538		6.00%	(106,832)
	Profit analysis:			
	1,639,851		7.48% on costs	(122,628)
	2,043,801		6.00% blended	(122,628)
<b>TOTAL COSTS</b>				<b>(1,762,479)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				281,321
SDLT	281,321	@	5.00% (slabbed)	(3,566)
Acquisition Agent fees	281,321	@	1.00%	(2,813)
Acquisition Legal fees	281,321	@	0.50%	(1,407)
Interest on Land	281,321	@	6.25%	(17,583)
Residual Land Value				<b>255,953</b>
RLV analysis:	36,565 £ per plot	731,294 £ per ha	295,951 £ per acre	

BENCHMARK LAND VALUE				
Residential Density			20.0 dph	
Site Area (Resi)		0.35 ha		0.86 acres
Density analysis:		1,883 sqm/ha		8,201 sqft/ac
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	<b>70,000</b>

BALANCE				
Surplus/(Deficit)	26,565 £ per plot	531,294 £ per ha	215,012 £ per acre	<b>185,953</b>

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

		AH - % on site 29%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	185,953								
	80%	202,041	153,865	105,688	57,512	9,335	(38,841)	(91,372)	
	85%	288,272	225,723	163,175	100,627	38,079	(24,469)	(91,372)	
	90%	374,502	297,582	220,662	143,742	66,822	(10,098)	(91,372)	
	95%	460,733	369,441	278,149	186,857	95,566	4,274	(91,372)	
	100%	546,963	441,300	335,636	229,973	124,309	18,646	(91,372)	
	105%	633,194	513,158	393,123	273,088	153,053	33,018	(91,372)	
	110%	719,424	585,017	450,610	316,203	181,796	47,389	(91,372)	
	Local Occupancy and Principal Residency Values 100% (% from base assumption)	115%	805,654	656,876	508,097	359,318	210,540	61,761	(91,372)
		120%	891,885	728,734	565,584	402,434	239,283	76,133	(91,372)
		125%	978,115	800,593	623,071	445,549	268,027	90,504	(91,372)
		130%	1,064,346	872,452	680,558	488,664	296,770	104,876	(91,372)
		135%	1,150,576	944,311	738,045	531,779	325,514	119,248	(91,372)
		140%	1,236,807	1,016,169	795,532	574,895	354,257	133,620	(91,372)
		145%	1,323,037	1,088,028	853,019	618,010	383,001	147,991	(91,372)
		150%	1,409,268	1,159,887	910,506	661,125	411,744	162,363	(91,372)
		155%	1,495,498	1,231,746	967,993	704,240	440,488	176,735	(91,372)
160%		1,581,729	1,303,604	1,025,480	747,355	469,231	191,107	(91,372)	
165%	1,667,959	1,375,463	1,082,967	790,471	497,975	205,478	(91,372)		
170%	1,754,190	1,447,322	1,140,454	833,586	526,718	219,850	(91,372)		
175%	1,840,420	1,519,180	1,197,941	876,701	555,462	234,222	(91,372)		
180%	1,926,650	1,591,039	1,255,428	919,816	584,205	248,594	(91,372)		
		AH - % on site 29%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	185,953								
	80%	784,194	668,997	553,800	438,604	323,407	208,026	90,913	
	85%	724,886	612,073	499,259	386,446	273,633	160,819	46,357	
	90%	665,578	555,148	444,718	334,288	223,858	113,428	1,802	
	95%	606,271	498,224	390,177	282,130	174,084	66,037	(42,753)	
	100%	546,963	441,300	335,636	229,973	124,309	18,646	(91,372)	
	Unit Build Rates 100% (% from base assumption)	105%	487,655	384,375	281,095	177,815	74,535	(28,745)	(226,823)
		110%	428,348	327,451	226,554	125,657	24,760	(78,568)	(514,238)
		115%	369,040	270,527	172,013	73,499	(25,014)	(132,884)	(801,653)
		120%	309,733	213,602	117,472	21,342	(77,023)	(418,170)	(1,089,068)
		125%	250,425	156,678	62,931	(30,816)	(134,071)	(720,805)	(1,376,483)
		130%	191,117	99,754	8,390	(86,404)	(382,980)	(1,023,439)	(1,663,897)
		135%	131,810	42,829	(46,151)	(146,184)	(700,834)	(1,326,073)	(1,951,312)
		140%	72,502	(14,095)	(106,712)	(408,668)	(1,018,688)	(1,628,708)	(2,238,727)
		145%	13,194	(72,703)	(169,223)	(741,742)	(1,336,542)	(1,931,342)	(2,526,142)
		150%	(46,113)	(137,946)	(495,235)	(1,074,815)	(1,654,396)	(2,233,976)	(2,813,557)
	155%	(112,131)	(279,221)	(843,527)	(1,407,888)	(1,972,250)	(2,536,611)	(3,100,972)	
160%	(180,106)	(642,679)	(1,191,820)	(1,740,962)	(2,290,103)	(2,839,245)	(3,388,387)		
165%	(472,269)	(1,006,191)	(1,540,113)	(2,074,035)	(2,607,957)	(3,141,879)	(3,675,802)		
170%	(851,001)	(1,369,703)	(1,888,406)	(2,407,108)	(2,925,811)	(3,444,514)	(3,963,216)		
175%	(1,229,732)	(1,733,215)	(2,236,699)	(2,740,182)	(3,243,665)	(3,747,148)	(4,250,631)		
180%	(1,608,464)	(2,096,728)	(2,584,991)	(3,073,255)	(3,561,519)	(4,049,782)	(4,538,046)		



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

Balance (RLV - BLV)	185,953	AH - % on site 29%						
		10%	25%	40%	55%	70%	85%	100%
1.0%	643,568	521,804	400,040	278,275	156,511	34,747	(91,372)	
2.0%	624,247	505,703	387,159	268,615	150,071	31,526	(91,372)	
3.0%	604,926	489,602	374,278	258,954	143,630	28,306	(91,372)	
4.0%	585,605	473,501	361,398	249,294	137,190	25,086	(91,372)	
5.0%	566,284	457,401	348,517	239,633	130,750	21,866	(91,372)	
6.0%	546,963	441,300	335,636	229,973	124,309	18,646	(91,372)	
7.0%	527,642	425,199	322,755	220,312	117,869	15,426	(91,372)	
8.0%	508,321	409,098	309,875	210,652	111,429	12,205	(91,372)	
9.0%	489,000	392,997	296,994	200,991	104,988	8,985	(91,372)	
10.0%	469,679	376,896	284,113	191,331	98,548	5,765	(91,372)	
11.0%	450,358	360,795	271,233	181,670	92,107	2,545	(91,372)	
12.0%	431,037	344,694	258,352	172,009	85,667	(675)	(91,372)	
13.0%	411,716	328,593	245,471	162,349	79,227	(3,895)	(91,372)	
14.0%	392,394	312,492	232,590	152,688	72,786	(7,116)	(91,372)	
15.0%	373,073	296,392	219,710	143,028	66,346	(10,336)	(91,372)	
16.0%	353,752	280,291	206,829	133,367	59,906	(13,556)	(91,372)	
17.0%	334,431	264,190	193,948	123,707	53,465	(16,776)	(91,372)	
18.0%	315,110	248,089	181,068	114,046	47,025	(19,996)	(91,372)	
19.0%	295,789	231,988	168,187	104,386	40,585	(23,217)	(91,372)	
20.0%	276,468	215,887	155,306	94,725	34,144	(26,437)	(91,372)	

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

Scheme Ref:	<b>K</b>
No Units:	7
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	29%
Affordable Rent:	50%
LCHO (Int/Sub-Market etc.):	50%
GDV AH (£)	263,263
"Market Housing" %	71%
Local Connection housing:	0%
Principal Residency housing:	100%
GDV "Market Housing" (£)	1,780,538
Total GDV (£) (excluding Grant)	2,043,801
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	2,043,801
Site Specific S106 (£)	7,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	122,628
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	7.48%
RLV (£ net)	255,953
RLV (£/acre)	295,951
RLV (£/ha)	731,294
RLV (£/plot)	36,565
<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	185,953
Surplus/Deficit (£/acre)	215,012
Surplus/Deficit (£/ha)	531,294
Surplus/Deficit (£/plot)	26,565
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: **L**  
 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)	20%		
AH tenure split %	Affordable Rent:	50%	
	LCHO (Int/Sub-Market etc.):	50%	10.0% % of total (>10% for HWP (Feb 2017))
"Market Housing" tenure split %	80%		
	Local Occupancy housing:	0%	
	Principal Residency housing:	100%	
	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	1	50.0%	1.0	2	25.0%	2.0	30%	3
3 bed House	1	50.0%	1.0	4	50.0%	4.0	50%	5
4 bed House	0	0.0%	0.0	2	25.0%	2.0	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>2</b>	<b>100.0%</b>	<b>2.0</b>	<b>8</b>	<b>100.0%</b>	<b>8.0</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	0	0	0	0	0	0
2 bed House	75	807	150	1,615	225	2,422
3 bed House	85	915	340	3,660	425	4,575
4 bed House	0	0	236	2,540	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>160</b>	<b>1,722</b>	<b>726</b>	<b>7,815</b>	<b>886</b>	<b>9,537</b>

AH % by floor area analysis: 18.06% 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	150,000	2,000	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	645,000
3 bed House	300,000	3,529	240,000	2,824	285,000	3,353	1,500,000
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>2,995,000</b>



Scheme Ref: **L**  
 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	0.0	@	133,000	-
2 bed House	0.5	@	150,000	75,000
3 bed House	0.5	@	210,000	105,000
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	-
	1.0			180,000
<b>LCHO GDV -</b>				
1 bed House	0.0	@	114,000	-
2 bed House	0.5	@	129,000	64,500
3 bed House	0.5	@	180,000	90,000
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			154,500
<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	2.0	@	204,250	408,500
3 bed House	4.0	@	285,000	1,140,000
4 bed House	2.0	@	403,750	807,500
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	8.0			2,356,000
<b>Sub-total GDV Residential</b>				
	<b>10.0</b>			<b>2,690,500</b>
AH on-site cost analysis:				
			£MV less £GDV	304,500
	344 £ psm (total GIA sqm)		30,450 £ per unit (total units)	
<b>AH Grant</b>				
	2	@		-
<b>Total GDV</b>				
				<b>2,690,500</b>



Scheme Ref: **L**  
 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)	726 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:	0.37% % of GDV		
AH Commuted Sum	886 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	- sqm @		1,500 psm	-
2 bed House	225 sqm @		1,500 psm	(337,500)
3 bed House	425 sqm @		1,500 psm	(637,500)
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	886 - sqm @		1,500 psm	-
Renewables	10 @		0 £per unit	-
External works (on plot)	1,329,000 @		15.00% 19,935 £per unit	(199,350)
Site wide costs	1,329,000 @		20.00% 26,580 £per unit	(265,800)
Contingency	1,329,000 @		3.00%	(39,870)
Professional Fees	1,329,000 @		6.50%	(86,385)
<b>Disposal Costs -</b>				
Residential Sales Agent Costs	2,356,000 OMS @		1.00%	(23,560)
Residential Sales Legal Costs	2,356,000 OMS @		0.50%	(11,780)
Marketing and Promotion	2,356,000 OMS @		3.00%	(70,680)
Interest (on Development Costs) -	6.25% APR		0.506% psm	(201,129)
<b>Developers Profit -</b>				
Margin on AH	334,500		6.00% on AH values	(20,070)
Profit on "Market" units	2,356,000		6.00%	(141,360)
	Profit analysis:			
	2,256,404		7.15% on costs	(161,430)
	2,690,500		6.00% blended	(161,430)
<b>TOTAL COSTS</b>				<b>(2,417,834)</b>

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				272,666
SDLT		272,666 @	5.00% (slabbed)	(3,133)
Acquisition Agent fees		272,666 @	1.00%	(2,727)
Acquisition Legal fees		272,666 @	0.50%	(1,363)
Interest on Land		272,666 @	6.25%	(17,042)
Residual Land Value				<b>248,401</b>
RLV analysis:	24,840 £ per plot	496,802 £ per ha	201,053 £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0 dph		
Site Area (Resi)		0.50 ha	1.24 acres	
Density analysis:		1,772 sqm/ha	7,719 sqft/ac	
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	<b>100,000</b>

BALANCE				
Surplus/(Deficit)	14,840 £ per plot	296,802 £ per ha	120,114 £ per acre	<b>148,401</b>

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

SENSITIVITY ANALYSIS								
		AH - % on site 20%						
Balance (RLV - BLV)		10%	25%	40%	55%	70%	85%	100%
	148,401	114,454	97,515	80,576	63,637	46,697	29,758	10,741
	80%	220,486	185,875	151,264	116,653	82,041	47,430	10,741
	85%	326,518	274,235	221,952	169,669	117,385	65,102	10,741
	90%	432,551	362,595	292,640	222,685	152,729	82,774	10,741
	95%	538,583	450,955	363,328	275,701	188,074	100,446	10,741
	100%	644,615	539,316	434,016	328,717	223,418	118,118	10,741
	105%	750,647	627,676	504,704	381,733	258,762	135,790	10,741
Local Occupancy and								
Principal Residency Values								
100%								
(% from base assumption)								
	115%	856,679	716,036	575,392	434,749	294,106	153,462	10,741
	120%	962,711	804,396	646,081	487,765	329,450	171,134	10,741
	125%	1,068,744	892,756	716,769	540,781	364,794	188,806	10,741
	130%	1,174,776	981,116	787,457	593,797	400,138	206,478	10,741
	135%	1,280,808	1,069,476	858,145	646,813	435,482	224,150	10,741
	140%	1,386,840	1,157,836	928,833	699,829	470,826	241,822	10,741
	145%	1,492,872	1,246,197	999,521	752,846	506,170	259,494	10,741
	150%	1,598,904	1,334,557	1,070,209	805,862	541,514	277,167	10,741
	155%	1,704,936	1,422,917	1,140,897	858,878	576,858	294,839	10,741
	160%	1,810,969	1,511,277	1,211,585	911,894	612,202	312,511	10,741
	165%	1,917,001	1,599,637	1,282,274	964,910	647,546	330,183	10,741
	170%	2,023,033	1,687,997	1,352,962	1,017,926	682,890	347,855	10,741
	175%	2,129,065	1,776,357	1,423,650	1,070,942	718,234	365,527	10,741
	180%	2,235,097	1,864,718	1,494,338	1,123,958	753,578	383,199	10,741

  

		AH - % on site 20%						
Balance (RLV - BLV)		10%	25%	40%	55%	70%	85%	100%
	148,401	863,910	772,705	681,501	590,296	499,091	405,675	311,549
	80%	782,578	692,268	601,958	511,647	421,337	329,588	236,347
	85%	701,246	611,830	522,414	432,998	343,582	253,500	161,145
	90%	619,915	531,393	442,871	354,350	265,828	177,306	85,943
	95%	538,583	450,955	363,328	275,701	188,074	100,446	10,741
Unit Build Rates								
100%								
(% from base assumption)								
	105%	457,251	370,518	283,785	197,052	110,319	23,586	(64,461)
	110%	375,919	290,080	204,242	118,403	32,565	(53,274)	(146,993)
	115%	294,587	209,643	124,699	39,754	(45,190)	(136,072)	(338,520)
	120%	213,255	129,205	45,156	(38,894)	(127,831)	(248,759)	(802,066)
	125%	131,923	48,768	(34,388)	(121,641)	(216,948)	(717,756)	(1,265,611)
	130%	50,591	(31,670)	(117,501)	(211,783)	(644,362)	(1,186,759)	(1,729,156)
	135%	(30,740)	(115,411)	(208,668)	(581,883)	(1,118,822)	(1,655,761)	(2,192,701)
	140%	(115,371)	(207,603)	(530,319)	(1,061,800)	(1,593,282)	(2,124,764)	(2,656,246)
	145%	(208,588)	(489,669)	(1,015,693)	(1,541,718)	(2,067,742)	(2,593,766)	(3,119,791)
	150%	(459,955)	(980,501)	(1,501,068)	(2,021,635)	(2,542,202)	(3,062,769)	(3,583,336)
	155%	(956,224)	(1,471,333)	(1,986,443)	(2,501,552)	(3,016,662)	(3,531,771)	(4,046,881)
	160%	(1,452,514)	(1,962,166)	(2,471,818)	(2,981,470)	(3,491,122)	(4,000,774)	(4,510,426)
	165%	(1,948,803)	(2,452,998)	(2,957,193)	(3,461,387)	(3,965,582)	(4,469,776)	(4,973,971)
	170%	(2,445,093)	(2,943,830)	(3,442,567)	(3,941,305)	(4,440,042)	(4,938,779)	(5,437,516)
	175%	(2,941,383)	(3,434,662)	(3,927,942)	(4,421,222)	(4,914,502)	(5,407,781)	(5,901,061)
	180%	(3,437,672)	(3,925,495)	(4,413,317)	(4,901,139)	(5,388,962)	(5,876,784)	(6,364,608)

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

		AH - % on site 20%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	148,401							
	1.0%	657,474	550,032	442,589	335,147	227,704	120,262	10,741
	2.0%	633,696	530,217	426,737	323,258	219,778	116,298	10,741
	3.0%	609,918	510,401	410,885	311,368	211,852	112,335	10,741
	4.0%	586,139	490,586	395,033	299,479	203,926	108,372	10,741
Profit on "Market" units	5.0%	562,361	470,771	379,180	287,590	196,000	104,409	10,741
6.00%	6.0%	538,583	450,955	363,328	275,701	188,074	100,446	10,741
(% profit)	7.0%	514,804	431,140	347,476	263,812	180,147	96,483	10,741
	8.0%	491,026	411,325	331,624	251,922	172,221	92,520	10,741
	9.0%	467,248	391,510	315,771	240,033	164,295	88,557	10,741
	10.0%	443,469	371,694	299,919	228,144	156,369	84,594	10,741
	11.0%	419,691	351,879	284,067	216,255	148,443	80,631	10,741
	12.0%	395,913	332,064	268,215	204,366	140,517	76,668	10,741
	13.0%	372,134	312,248	252,363	192,477	132,591	72,705	10,741
	14.0%	348,356	292,433	236,510	180,587	124,665	68,742	10,741
	15.0%	324,578	272,618	220,658	168,698	116,738	64,779	10,741
	16.0%	300,799	252,803	204,806	156,809	108,812	60,816	10,741
	17.0%	277,021	232,987	188,954	144,920	100,886	56,853	10,741
	18.0%	253,243	213,172	173,101	133,031	92,960	52,890	10,741
	19.0%	229,464	193,357	157,249	121,142	85,034	48,926	10,741
	20.0%	205,686	173,541	141,397	109,252	77,108	44,963	10,741

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

<b>Scheme Ref:</b>	L
No Units:	10
Location / Value Zone:	NP-wide
Development Scenario:	Greenfield
Notes:	0
AH %	20%
Affordable Rent:	50%
LCHO (Int/Sub-Market etc.):	50%
GDV AH (£)	334,500
"Market Housing" %	80%
Local Occupancy housing:	0%
Principal Residency housing:	100%
GDV "Market Housing" (£)	2,356,000
Total GDV (£) (excluding Grant)	2,690,500
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	2,690,500
Site Specific S106 (£)	10,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	161,430
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	7.15%
RLV (£ net)	248,401
RLV (£/acre)	201,053
RLV (£/ha)	496,802
RLV (£/plot)	24,840
<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	148,401
Surplus/Deficit (£/acre)	120,114
Surplus/Deficit (£/ha)	296,802
Surplus/Deficit (£/plot)	14,840
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\_I - L\_GREENFIELD v2 - Summary Table

Scheme Ref:	I	J	K	L
No Units:	1	3	7	10
Location / Value Zone:		NP-wide	NP-wide	NP-wide
Development Scenario:		Greenfield	Greenfield	Greenfield
Notes:				0
AH %		33%	29%	20%
Affordable Rent:		0%	50%	50%
LCHO (Int/Sub-Market etc.):		100%	50%	50%
GDV AH (£)		£127,710	£263,263	£334,500
"Market Housing" %		67%	71%	80%
Local Connection housing:		0%	0%	0%
Principal Residency housing:		100%	100%	100%
GDV "Market Housing" (£)		£572,850	£1,780,538	£2,356,000
Total GDV (£) (excluding Grant)		£700,560	£2,043,801	£2,690,500
AH Grant (£)		£0	£0	£0
AH Grant (£/unit)		£0	£0	£0
Total GDV (£) (including Grant)		£700,560	£2,043,801	£2,690,500
Site Specific S106 (£)		£3,000	£7,000	£10,000
Site Specific S106 (£/unit)		£1,000	£1,000	£1,000
Total Developers Profit (£)		£42,034	£122,628	£161,430
Developers Profit (% on "Mkt" GDV)		6.00%	6.00%	6.00%
Developers Profit (% on AH GDV)		6.00%	6.00%	6.00%
Developers Profit (% blended)		6.00%	6.00%	6.00%
Developers Profit (% on costs)		7.14%	7.48%	7.15%
RLV (£ net)		£71,411	£255,953	£248,401
RLV (£/acre)		£192,663	£295,951	£201,053
RLV (£/ha)		£476,071	£731,294	£496,802
RLV (£/plot)		£23,804	£36,565	£24,840
Benchmark Land Value (BLV):				
BLV (£ net)		£30,000	£70,000	£100,000
BLV (£/acre)		£80,939	£80,939	£80,939
BLV (£/ha)		£200,000	£200,000	£200,000
BLV (£/plot)		£10,000	£10,000	£10,000
Balance for Plan VA:				
Surplus/Deficit		£41,411	£185,953	£148,401
Surplus/Deficit (£/acre)		£111,725	£215,012	£120,114
Surplus/Deficit (£/ha)		£276,071	£531,294	£296,802
Surplus/Deficit (£/plot)		£13,804	£26,565	£14,840
Plan Viability comments		Viabile	Viabile	Viabile

Viabile	Viabile	Viabile	Viabile
Marginal	Marginal	Marginal	Marginal
Not Viabile	Not Viabile	Not Viabile	Not Viabile