

190415 NNPA Residential Appraisals_M - P_BROWNFIELD v2 - Version Notes

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

Scheme Ref: **M**
 No Units: **1** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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 %	Affordable Rent:	0%	
	LCHO (Int/Sub-Market etc.):	100%	100.0% % of total (>10% for HWP (Feb 2017))
"Market Housing" tenure split %	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)	(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	0	0	0	0	0	0
3 bed House	85	915	0	0	85	915
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
	85	915	0	0	85	915

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

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

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

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

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

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DEVELOPMENT COSTS			
Initial Payments -			
Planning Application Professional Fees, Surveys and reports			-
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	(121,431)
Developers Profit -			
Margin on AH	180,000	6.00% on AH values	(10,800)
Profit on "Market" units	0	6.00%	-
Profit analysis:	319,408	3.38% on costs	(10,800)
	180,000	6.00% blended	(10,800)
TOTAL COSTS			(330,208)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				(150,208)
SDLT	- @	5.00%	(slabbed)	10,500
Acquisition Agent fees	- @	1.00%		-
Acquisition Legal fees	- @	0.50%		-
Interest on Land	- @	6.25%		-
Residual Land Value				(139,708)
RLV analysis:	(139,708) £ per plot	(2,794,164) £ per ha	(1,130,783) £ 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)	(149,708)	£ per plot	(2,994,164)	£ per ha
			(1,211,721)	£ per acre
				(149,708)

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SENSITIVITY ANALYSIS		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	(149,708)							
	80%	(51,295)	(67,697)	(84,099)	(100,502)	(116,904)	(133,306)	(149,708)
	85%	(7,927)	(12,188)	(39,422)	(66,994)	(94,565)	(122,137)	(149,708)
	90%	2,360	(3,390)	(9,411)	(33,486)	(72,227)	(110,967)	(149,708)
	95%	11,572	4,783	(2,372)	(10,153)	(49,888)	(99,798)	(149,708)
	100%	20,784	12,460	4,136	(4,873)	(27,549)	(88,629)	(149,708)
	105%	29,996	20,137	10,277	406	(10,894)	(77,459)	(149,708)
	110%	39,208	27,814	16,419	5,024	(7,375)	(66,290)	(149,708)
	115%	48,421	35,490	22,560	9,630	(3,855)	(55,121)	(149,708)
	120%	57,633	43,167	28,702	14,236	(336)	(43,952)	(149,708)
	125%	66,845	50,844	34,843	18,842	2,841	(32,782)	(149,708)
	130%	76,057	58,521	40,985	23,448	5,912	(21,613)	(149,708)
	135%	85,269	66,198	47,126	28,054	8,983	(11,636)	(149,708)
	140%	94,482	73,875	53,268	32,661	12,054	(9,876)	(149,708)
	145%	103,694	81,551	59,409	37,267	15,124	(8,117)	(149,708)
	150%	112,906	89,228	65,551	41,873	18,195	(6,357)	(149,708)
	155%	122,118	96,905	71,692	46,479	21,266	(4,597)	(149,708)
160%	131,330	104,582	77,833	51,085	24,337	(2,838)	(149,708)	
165%	140,543	112,259	83,975	55,691	27,407	(1,078)	(149,708)	
170%	149,755	119,936	90,116	60,297	30,478	659	(149,708)	
175%	158,967	127,612	96,258	64,903	33,549	2,194	(149,708)	
180%	168,179	135,289	102,399	69,509	36,619	3,729	(149,708)	
		AH - % on site 100%						
Balance (RLV - BLV)	(149,708)							
	80%	54,008	45,684	37,360	29,036	20,712	12,388	3,933
	85%	45,702	37,378	29,054	20,730	12,406	4,082	(4,989)
	90%	37,396	29,072	20,748	12,424	4,100	(4,915)	(35,275)
	95%	29,090	20,766	12,442	4,118	(4,894)	(31,412)	(92,491)
	100%	20,784	12,460	4,136	(4,873)	(27,549)	(88,629)	(149,708)
	105%	12,478	4,154	(4,853)	(23,687)	(84,766)	(145,846)	(206,925)
	110%	4,172	(4,832)	(19,830)	(80,903)	(141,983)	(203,062)	(264,142)
	115%	(4,811)	(15,975)	(77,041)	(138,120)	(199,200)	(260,279)	(321,359)
	120%	(14,331)	(73,178)	(134,258)	(195,337)	(256,416)	(317,496)	(378,575)
	125%	(69,316)	(130,395)	(191,474)	(252,554)	(313,633)	(374,713)	(435,792)
	130%	(126,532)	(187,612)	(248,691)	(309,771)	(370,850)	(431,929)	(493,009)
	135%	(183,749)	(244,829)	(305,908)	(366,987)	(428,067)	(489,146)	(550,226)
	140%	(240,966)	(302,045)	(363,125)	(424,204)	(485,284)	(546,363)	(607,442)
	145%	(298,183)	(359,262)	(420,342)	(481,421)	(542,500)	(603,580)	(664,659)
	150%	(355,400)	(416,479)	(477,558)	(538,638)	(599,717)	(660,797)	(721,876)
	155%	(412,616)	(473,696)	(534,775)	(595,855)	(656,934)	(718,013)	(779,093)
160%	(469,833)	(530,913)	(591,992)	(653,071)	(714,151)	(775,230)	(836,310)	
165%	(527,050)	(588,129)	(649,209)	(710,288)	(771,368)	(832,447)	(893,526)	
170%	(584,267)	(645,346)	(706,426)	(767,505)	(828,584)	(889,664)	(950,743)	
175%	(641,483)	(702,563)	(763,642)	(824,722)	(885,801)	(946,881)	(1,007,960)	
180%	(698,700)	(759,780)	(820,859)	(881,939)	(943,018)	(1,004,097)	(1,065,177)	

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

Balance (RLV - BLV)	(149,708)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
1.0%		31,090	21,049	11,007	965	(23,612)	(86,660)	(149,708)	
2.0%		29,029	19,331	9,633	(148)	(24,399)	(87,054)	(149,708)	
3.0%		26,968	17,613	8,258	(1,330)	(25,187)	(87,448)	(149,708)	
4.0%		24,907	15,895	6,884	(2,511)	(25,974)	(87,841)	(149,708)	
5.0%		22,845	14,178	5,510	(3,692)	(26,762)	(88,235)	(149,708)	
6.0%		20,784	12,460	4,136	(4,873)	(27,549)	(88,629)	(149,708)	
7.0%		18,723	10,742	2,762	(6,055)	(28,337)	(89,023)	(149,708)	
8.0%		16,661	9,024	1,387	(7,236)	(29,124)	(89,416)	(149,708)	
9.0%		14,600	7,307	(58)	(8,417)	(29,912)	(89,810)	(149,708)	
10.0%		12,539	5,589	(1,633)	(9,598)	(30,699)	(90,204)	(149,708)	
11.0%		10,478	3,871	(3,208)	(10,780)	(31,487)	(90,598)	(149,708)	
12.0%		8,416	2,153	(4,783)	(11,961)	(32,274)	(90,991)	(149,708)	
13.0%		6,355	426	(6,358)	(13,142)	(33,062)	(91,385)	(149,708)	
14.0%		4,294	(1,542)	(7,933)	(14,323)	(33,849)	(91,779)	(149,708)	
15.0%		2,232	(3,511)	(9,508)	(15,505)	(34,637)	(92,173)	(149,708)	
16.0%		123	(5,480)	(11,083)	(16,686)	(35,424)	(92,566)	(149,708)	
17.0%		(2,239)	(7,449)	(12,658)	(17,867)	(36,212)	(92,960)	(149,708)	
18.0%		(4,602)	(9,417)	(14,233)	(19,048)	(36,999)	(93,354)	(149,708)	
19.0%		(6,964)	(11,386)	(15,808)	(20,230)	(37,787)	(93,748)	(149,708)	
20.0%		(9,327)	(13,355)	(17,383)	(21,411)	(38,574)	(94,141)	(149,708)	

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: M
No Units: 1 **Location / Value Zone:** NP-wide **Development Scenario:** Brownfield
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 is captures the required KPI's that you would like carried forward and presented in the summary table]

Scheme Ref:	M
No Units:	1
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
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)	3.38%
RLV (£ net)	(139,708)
RLV (£/acre)	(1,130,783)
RLV (£/ha)	(2,794,164)
RLV (£/plot)	(139,708)
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	(149,708)
Surplus/Deficit (£/acre)	(1,211,721)
Surplus/Deficit (£/ha)	(2,994,164)
Surplus/Deficit (£/plot)	(149,708)
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: **N**
 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)		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							
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	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	
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)		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		1,839		245		
AH % by floor area analysis:		30.29% 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	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: **N**
 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	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	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
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	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
Sub-total GDV Residential				
	3.0			700,560
AH on-site cost analysis:				
	470 £ psm (total GIA sqm)		£MV less £GDV	115,290
			38,430 £ per unit (total units)	
AH Grant				
	1	@		-
Total GDV				
				700,560

Scheme Ref: **N**
 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)	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		
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	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)
Disposal Costs -				
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	(28,798)
Developers Profit -				
Margin on AH	127,710		6.00% on AH values	(7,663)
Profit on "Market" units	572,850		6.00%	(34,371)
	Profit analysis:			
	632,051		6.65% on costs	(42,034)
	700,560		6.00% blended	(42,034)
TOTAL COSTS				(674,084)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				26,476
SDLT	26,476 @		5.00% (slabbed)	9,176
Acquisition Agent fees	26,476 @		1.00%	(265)
Acquisition Legal fees	26,476 @		0.50%	(132)
Interest on Land	26,476 @		6.25%	(1,655)
Residual Land Value				33,600
RLV analysis:	11,200 £ per plot	224,000 £ per ha	90,652 £ 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	30,000

BALANCE				
Surplus/(Deficit)	1,200 £ per plot	24,000 £ per ha	9,713 £ per acre	3,600

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

		AH - % on site 33%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	3,600								
	80%	(55,080)	(207,977)	(379,583)	(551,189)	(722,796)	(894,402)	(1,066,008)	
	85%	(20,689)	(52,737)	(234,063)	(442,049)	(650,035)	(858,022)	(1,066,008)	
	90%	9,468	(24,079)	(88,551)	(332,909)	(577,275)	(821,642)	(1,066,008)	
	95%	39,473	1,510	(38,931)	(223,769)	(504,515)	(785,262)	(1,066,008)	
	100%	69,479	26,514	(16,450)	(114,629)	(431,755)	(748,882)	(1,066,008)	
	105%	99,484	51,519	3,554	(48,052)	(358,995)	(712,502)	(1,066,008)	
	110%	129,490	76,523	23,557	(30,857)	(286,235)	(678,122)	(1,066,008)	
	115%	159,495	101,528	43,561	(14,406)	(213,475)	(639,742)	(1,066,008)	
	120%	189,501	126,533	63,565	597	(140,715)	(603,362)	(1,066,008)	
	125%	219,506	151,537	83,568	15,599	(67,968)	(566,982)	(1,066,008)	
	130%	249,511	176,542	103,572	30,602	(45,709)	(530,602)	(1,066,008)	
	135%	279,517	201,546	123,576	45,605	(34,246)	(494,222)	(1,066,008)	
	140%	309,522	226,551	143,579	60,608	(22,782)	(457,841)	(1,066,008)	
	145%	339,528	251,555	163,583	75,610	(12,362)	(421,461)	(1,066,008)	
	150%	369,533	276,560	183,587	90,613	(2,360)	(385,081)	(1,066,008)	
155%	399,539	301,565	203,590	105,616	7,642	(348,701)	(1,066,008)		
160%	429,544	326,569	223,594	120,619	17,643	(312,321)	(1,066,008)		
165%	459,550	351,574	243,597	135,621	27,645	(275,941)	(1,066,008)		
170%	489,555	376,578	263,601	150,624	37,647	(239,561)	(1,066,008)		
175%	519,561	401,583	283,605	165,627	47,649	(203,181)	(1,066,008)		
180%	549,566	426,587	303,608	180,630	57,651	(166,801)	(1,066,008)		
		AH - % on site 33%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	3,600								
	80%	169,494	124,743	79,993	35,243	(9,507)	(121,431)	(450,861)	
	85%	144,490	100,186	55,882	11,579	(34,658)	(278,294)	(604,648)	
	90%	119,486	75,629	31,772	(12,086)	(111,879)	(435,157)	(758,434)	
	95%	94,482	51,072	7,661	(38,125)	(271,817)	(592,019)	(912,221)	
	100%	69,479	26,514	(16,450)	(114,629)	(431,755)	(748,882)	(1,066,008)	
	105%	44,475	1,957	(43,638)	(277,643)	(591,694)	(905,744)	(1,219,795)	
	110%	19,471	(23,053)	(129,682)	(440,657)	(751,632)	(1,062,607)	(1,373,582)	
	115%	(5,533)	(51,199)	(295,772)	(603,671)	(911,570)	(1,219,469)	(1,527,369)	
	120%	(32,149)	(157,038)	(461,862)	(766,685)	(1,071,509)	(1,376,332)	(1,681,155)	
	125%	(60,807)	(326,204)	(627,952)	(929,699)	(1,231,447)	(1,533,195)	(1,834,942)	
	130%	(196,697)	(495,369)	(794,041)	(1,092,713)	(1,391,385)	(1,690,057)	(1,988,729)	
	135%	(368,939)	(664,535)	(960,131)	(1,255,727)	(1,551,324)	(1,846,920)	(2,142,516)	
	140%	(541,180)	(833,700)	(1,126,221)	(1,418,741)	(1,711,262)	(2,003,782)	(2,296,303)	
	145%	(713,421)	(1,002,866)	(1,292,311)	(1,581,755)	(1,871,200)	(2,160,645)	(2,450,090)	
	150%	(885,662)	(1,172,031)	(1,458,400)	(1,744,769)	(2,031,138)	(2,317,507)	(2,603,877)	
155%	(1,057,904)	(1,341,197)	(1,624,490)	(1,907,784)	(2,191,077)	(2,474,370)	(2,757,663)		
160%	(1,230,145)	(1,510,363)	(1,790,580)	(2,070,798)	(2,351,015)	(2,631,233)	(2,911,450)		
165%	(1,402,386)	(1,679,528)	(1,956,670)	(2,233,812)	(2,510,953)	(2,788,095)	(3,065,237)		
170%	(1,574,628)	(1,848,694)	(2,122,760)	(2,396,826)	(2,670,892)	(2,944,958)	(3,219,024)		
175%	(1,746,869)	(2,017,859)	(2,288,849)	(2,559,840)	(2,830,830)	(3,101,820)	(3,372,811)		
180%	(1,919,110)	(2,187,025)	(2,454,939)	(2,722,854)	(2,990,768)	(3,258,683)	(3,526,598)		
		AH - % on site 33%							
		10%	25%	40%	55%	70%	85%	100%	
Unit Build Rates	100%								
	110%	19,471	(23,053)	(129,682)	(440,657)	(751,632)	(1,062,607)	(1,373,582)	
	115%	(5,533)	(51,199)	(295,772)	(603,671)	(911,570)	(1,219,469)	(1,527,369)	
	120%	(32,149)	(157,038)	(461,862)	(766,685)	(1,071,509)	(1,376,332)	(1,681,155)	
	125%	(60,807)	(326,204)	(627,952)	(929,699)	(1,231,447)	(1,533,195)	(1,834,942)	
	130%	(196,697)	(495,369)	(794,041)	(1,092,713)	(1,391,385)	(1,690,057)	(1,988,729)	
	135%	(368,939)	(664,535)	(960,131)	(1,255,727)	(1,551,324)	(1,846,920)	(2,142,516)	
	140%	(541,180)	(833,700)	(1,126,221)	(1,418,741)	(1,711,262)	(2,003,782)	(2,296,303)	
	145%	(713,421)	(1,002,866)	(1,292,311)	(1,581,755)	(1,871,200)	(2,160,645)	(2,450,090)	
	150%	(885,662)	(1,172,031)	(1,458,400)	(1,744,769)	(2,031,138)	(2,317,507)	(2,603,877)	
	155%	(1,057,904)	(1,341,197)	(1,624,490)	(1,907,784)	(2,191,077)	(2,474,370)	(2,757,663)	
	160%	(1,230,145)	(1,510,363)	(1,790,580)	(2,070,798)	(2,351,015)	(2,631,233)	(2,911,450)	
	165%	(1,402,386)	(1,679,528)	(1,956,670)	(2,233,812)	(2,510,953)	(2,788,095)	(3,065,237)	
	170%	(1,574,628)	(1,848,694)	(2,122,760)	(2,396,826)	(2,670,892)	(2,944,958)	(3,219,024)	
	175%	(1,746,869)	(2,017,859)	(2,288,849)	(2,559,840)	(2,830,830)	(3,101,820)	(3,372,811)	
	180%	(1,919,110)	(2,187,025)	(2,454,939)	(2,722,854)	(2,990,768)	(3,258,683)	(3,526,598)	

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

	3,600	AH - % on site 33%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	3,600							
1.0%	103,048	54,489	5,930	(95,391)	(418,930)	(742,469)	(1,066,008)	
2.0%	96,334	48,894	1,454	(99,239)	(421,495)	(743,752)	(1,066,008)	
3.0%	89,620	43,299	(3,022)	(103,086)	(424,060)	(745,034)	(1,066,008)	
4.0%	82,906	37,704	(7,498)	(106,934)	(426,625)	(746,317)	(1,066,008)	
Profit on "Market" units	5.0%	76,193	32,109	(11,974)	(110,781)	(429,190)	(747,599)	(1,066,008)
6.00%	69,479	26,514	(16,450)	(114,629)	(431,755)	(748,882)	(1,066,008)	
(% profit)	7.0%	62,765	20,919	(21,134)	(118,476)	(434,320)	(750,164)	(1,066,008)
8.0%	56,051	15,325	(26,264)	(122,324)	(436,885)	(751,447)	(1,066,008)	
9.0%	49,337	9,730	(31,394)	(126,171)	(439,450)	(752,729)	(1,066,008)	
10.0%	42,623	4,135	(36,524)	(130,019)	(442,015)	(754,012)	(1,066,008)	
11.0%	35,909	(1,460)	(41,654)	(133,866)	(444,580)	(755,294)	(1,066,008)	
12.0%	29,195	(7,055)	(46,784)	(137,714)	(447,145)	(756,577)	(1,066,008)	
13.0%	22,481	(12,650)	(51,914)	(141,561)	(449,710)	(757,859)	(1,066,008)	
14.0%	15,768	(18,245)	(57,044)	(145,409)	(452,275)	(759,142)	(1,066,008)	
15.0%	9,054	(24,474)	(62,174)	(149,256)	(454,840)	(760,424)	(1,066,008)	
16.0%	2,340	(30,886)	(67,304)	(153,104)	(457,405)	(761,707)	(1,066,008)	
17.0%	(4,374)	(37,299)	(72,434)	(156,951)	(459,970)	(762,989)	(1,066,008)	
18.0%	(11,088)	(43,711)	(77,564)	(160,799)	(462,535)	(764,272)	(1,066,008)	
19.0%	(17,802)	(50,124)	(82,694)	(164,646)	(465,100)	(765,554)	(1,066,008)	
20.0%	(25,249)	(56,536)	(87,824)	(168,494)	(467,665)	(766,837)	(1,066,008)	

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: N
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:	N
No Units:	3
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
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)	6.65%
RLV (£ net)	33,600
RLV (£/acre)	90,652
RLV (£/ha)	224,000
RLV (£/plot)	11,200
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	3,600
Surplus/Deficit (£/acre)	9,713
Surplus/Deficit (£/ha)	24,000
Surplus/Deficit (£/plot)	1,200
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: **0**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 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%							
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	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	
AH Unit Floor areas -									
	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		
"Mkt" Unit Floor areas -									
	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		
Total Gross Floor areas -									
	AH units GIA (sqm)	(sqft)	Mkt Units GIA (sqm)		Total GIA (all units)				
1 bed House	60	646	0		60		646		
2 bed House	75	808	0		75		808		
3 bed House	0	0	170		170		1,829		
4 bed House	0	0	354		354		3,809		
5 bed House	0	0	0		0		0		
1 bed Flat	0	0	0		0		0		
2 bed Flat	0	0	0		0		0		
	135	1,455	524		659		7,093		
AH % by floor area analysis: 20.51% 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	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: **0**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 Notes:

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	0.5	@	133,000	66,567
2 bed House	0.5	@	150,500	75,325
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			141,892
LCHO GDV -				
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
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	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
Sub-total GDV Residential				
	7.0			2,044,051
AH on-site cost analysis:				
	358 £ psm (total GIA sqm)		£MV less £GDV	235,604
			33,658 £ per unit (total units)	
AH Grant				
	2	@		-
Total GDV				
				2,044,051

Scheme Ref: **0**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 Notes:

DEVELOPMENT COSTS			
Initial Payments -			
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	
Construction Costs -			
Site Clearance and Demolition	0.86 acres @	100,000 £ per acre (if brownfield)	(86,485)
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)
Disposal Costs -			
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	(123,449)
Developers Profit -			
Margin on AH	263,513	6.00% on AH values	(15,811)
Profit on "Market" units	1,780,538	6.00%	(106,832)
	Profit analysis:	7.05% on costs	(122,643)
		6.00% blended	(122,643)
TOTAL COSTS			(1,861,617)

Scheme Ref: **0**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 Notes:

RESIDUAL LAND VALUE				
Residual Land Value (gross)				182,434
SDLT	182,434 @		5.00% (slabbed)	1,378
Acquisition Agent fees	182,434 @		1.00%	(1,824)
Acquisition Legal fees	182,434 @		0.50%	(912)
Interest on Land	182,434 @		6.25%	(11,402)
Residual Land Value				169,673
RLV analysis:	24,239 £ per plot	484,781 £ per ha	196,188 £ 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	70,000

BALANCE				
Surplus/(Deficit)	14,239 £ per plot	284,781 £ per ha	115,249 £ per acre	99,673

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

SENSITIVITY ANALYSIS								
		AH - % on site 29%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	99,673							
	80%	(139,576)	(280,148)	(573,164)	(866,186)	(1,159,208)	(1,452,231)	(1,745,253)
	85%	(41,970)	(100,743)	(180,621)	(571,722)	(962,899)	(1,354,076)	(1,745,253)
	90%	45,425	(22,655)	(95,300)	(277,258)	(766,590)	(1,255,921)	(1,745,253)
	95%	132,821	50,175	(32,472)	(123,246)	(570,280)	(1,157,767)	(1,745,253)
	100%	220,217	123,004	25,792	(73,163)	(373,971)	(1,059,612)	(1,745,253)
	105%	307,613	195,834	84,056	(27,723)	(177,691)	(961,457)	(1,745,253)
	110%	395,008	268,664	142,320	15,975	(117,803)	(863,302)	(1,745,253)
	115%	482,404	341,494	200,583	59,673	(84,414)	(765,148)	(1,745,253)
	120%	569,800	414,324	258,847	103,371	(52,105)	(666,993)	(1,745,253)
	125%	657,196	487,153	317,111	147,069	(22,974)	(568,838)	(1,745,253)
	130%	744,591	559,983	375,375	190,767	6,158	(470,684)	(1,745,253)
	135%	831,987	632,813	433,639	234,465	35,290	(372,529)	(1,745,253)
140%	919,383	705,643	491,903	278,162	64,422	(274,374)	(1,745,253)	
145%	1,006,779	778,472	550,166	321,860	93,554	(176,227)	(1,745,253)	
150%	1,094,174	851,302	608,430	365,558	122,686	(129,054)	(1,745,253)	
155%	1,181,570	924,132	666,694	409,256	151,818	(112,360)	(1,745,253)	
160%	1,268,966	996,962	724,958	452,954	180,950	(95,665)	(1,745,253)	
165%	1,356,362	1,069,792	783,222	496,652	210,082	(78,971)	(1,745,253)	
170%	1,443,757	1,142,621	841,485	540,350	239,214	(62,276)	(1,745,253)	
175%	1,531,153	1,215,451	899,749	584,047	268,346	(47,356)	(1,745,253)	
180%	1,618,549	1,288,281	958,013	627,745	297,478	(32,790)	(1,745,253)	
		AH - % on site 29%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	99,673							
	80%	507,556	394,437	281,318	168,199	55,081	(58,038)	(519,797)
	85%	435,721	326,579	217,437	108,294	(848)	(117,368)	(826,161)
	90%	363,887	258,721	153,555	48,389	(56,776)	(396,095)	(1,132,525)
	95%	292,052	190,863	89,674	(11,516)	(120,480)	(727,854)	(1,438,889)
	100%	220,217	123,004	25,792	(73,163)	(373,971)	(1,059,612)	(1,745,253)
	105%	148,382	55,146	(38,090)	(141,822)	(731,123)	(1,391,370)	(2,051,617)
	110%	76,547	(12,712)	(108,178)	(453,423)	(1,088,276)	(1,723,128)	(2,357,981)
	115%	4,712	(83,649)	(226,574)	(835,969)	(1,445,428)	(2,054,887)	(2,664,345)
	120%	(68,236)	(161,424)	(634,452)	(1,218,516)	(1,802,580)	(2,386,645)	(2,970,709)
	125%	(150,569)	(483,722)	(1,042,392)	(1,601,063)	(2,159,733)	(2,718,403)	(3,277,073)
	130%	(383,783)	(917,057)	(1,450,333)	(1,983,609)	(2,516,885)	(3,050,161)	(3,583,437)
	135%	(842,510)	(1,350,392)	(1,858,274)	(2,366,156)	(2,874,038)	(3,381,920)	(3,889,801)
140%	(1,301,239)	(1,783,727)	(2,266,215)	(2,748,702)	(3,231,190)	(3,713,678)	(4,196,165)	
145%	(1,759,968)	(2,217,062)	(2,674,155)	(3,131,249)	(3,588,342)	(4,045,436)	(4,502,530)	
150%	(2,218,697)	(2,650,397)	(3,082,096)	(3,513,796)	(3,945,495)	(4,377,194)	(4,808,894)	
155%	(2,677,427)	(3,083,732)	(3,490,037)	(3,896,342)	(4,302,647)	(4,708,952)	(5,115,258)	
160%	(3,136,156)	(3,517,067)	(3,897,978)	(4,278,889)	(4,659,800)	(5,040,711)	(5,421,622)	
165%	(3,594,885)	(3,950,402)	(4,305,918)	(4,661,435)	(5,016,952)	(5,372,469)	(5,727,986)	
170%	(4,053,614)	(4,383,737)	(4,713,859)	(5,043,982)	(5,374,105)	(5,704,227)	(6,034,350)	
175%	(4,512,343)	(4,817,072)	(5,121,800)	(5,426,528)	(5,731,257)	(6,035,985)	(6,340,714)	
180%	(4,971,072)	(5,250,406)	(5,529,741)	(5,809,075)	(6,088,409)	(6,367,744)	(6,647,078)	
		AH - % on site 29%						
		10%	25%	40%	55%	70%	85%	100%
Unit Build Rates	100%							
	110%	76,547	(12,712)	(108,178)	(453,423)	(1,088,276)	(1,723,128)	(2,357,981)
	115%	4,712	(83,649)	(226,574)	(835,969)	(1,445,428)	(2,054,887)	(2,664,345)
	120%	(68,236)	(161,424)	(634,452)	(1,218,516)	(1,802,580)	(2,386,645)	(2,970,709)
	125%	(150,569)	(483,722)	(1,042,392)	(1,601,063)	(2,159,733)	(2,718,403)	(3,277,073)
	130%	(383,783)	(917,057)	(1,450,333)	(1,983,609)	(2,516,885)	(3,050,161)	(3,583,437)
	135%	(842,510)	(1,350,392)	(1,858,274)	(2,366,156)	(2,874,038)	(3,381,920)	(3,889,801)
	140%	(1,301,239)	(1,783,727)	(2,266,215)	(2,748,702)	(3,231,190)	(3,713,678)	(4,196,165)
	145%	(1,759,968)	(2,217,062)	(2,674,155)	(3,131,249)	(3,588,342)	(4,045,436)	(4,502,530)
	150%	(2,218,697)	(2,650,397)	(3,082,096)	(3,513,796)	(3,945,495)	(4,377,194)	(4,808,894)
	155%	(2,677,427)	(3,083,732)	(3,490,037)	(3,896,342)	(4,302,647)	(4,708,952)	(5,115,258)
	160%	(3,136,156)	(3,517,067)	(3,897,978)	(4,278,889)	(4,659,800)	(5,040,711)	(5,421,622)
	165%	(3,594,885)	(3,950,402)	(4,305,918)	(4,661,435)	(5,016,952)	(5,372,469)	(5,727,986)
170%	(4,053,614)	(4,383,737)	(4,713,859)	(5,043,982)	(5,374,105)	(5,704,227)	(6,034,350)	
175%	(4,512,343)	(4,817,072)	(5,121,800)	(5,426,528)	(5,731,257)	(6,035,985)	(6,340,714)	
180%	(4,971,072)	(5,250,406)	(5,529,741)	(5,809,075)	(6,088,409)	(6,367,744)	(6,647,078)	

Scheme Ref: **0**
 No Units: **7** Location / Value Zone: **NP-wide** Development Scenario: **Brownfield**
 Notes:

	99,673	AH - % on site 29%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	99,673	318,128	204,597	91,066	(22,465)	(336,565)	(1,040,909)	(1,745,253)
		298,546	188,278	78,011	(32,256)	(344,046)	(1,044,649)	(1,745,253)
		278,963	171,960	64,956	(42,047)	(351,527)	(1,048,390)	(1,745,253)
		259,381	155,641	51,901	(51,838)	(359,008)	(1,052,131)	(1,745,253)
Profit on "Market" units		239,799	139,323	38,847	(61,941)	(366,490)	(1,055,871)	(1,745,253)
6.00%		220,217	123,004	25,792	(73,163)	(373,971)	(1,059,612)	(1,745,253)
(% profit)		200,635	106,686	12,737	(84,384)	(381,452)	(1,063,353)	(1,745,253)
		181,053	90,367	(318)	(95,606)	(388,933)	(1,067,093)	(1,745,253)
		161,470	74,049	(13,372)	(106,828)	(396,415)	(1,070,834)	(1,745,253)
		141,888	57,731	(26,427)	(118,050)	(403,896)	(1,074,574)	(1,745,253)
		122,306	41,412	(39,482)	(129,272)	(411,377)	(1,078,315)	(1,745,253)
		102,724	25,094	(52,537)	(140,494)	(418,858)	(1,082,056)	(1,745,253)
		83,142	8,775	(66,482)	(151,716)	(426,340)	(1,085,796)	(1,745,253)
		63,560	(7,543)	(81,444)	(162,938)	(433,821)	(1,089,537)	(1,745,253)
		43,977	(23,862)	(96,407)	(174,159)	(441,302)	(1,093,278)	(1,745,253)
		24,395	(40,180)	(111,369)	(185,381)	(448,783)	(1,097,018)	(1,745,253)
		4,813	(56,499)	(126,332)	(196,603)	(456,265)	(1,100,759)	(1,745,253)
		(14,769)	(74,763)	(141,294)	(207,825)	(463,746)	(1,104,499)	(1,745,253)
		(34,351)	(93,466)	(156,257)	(219,047)	(471,227)	(1,108,240)	(1,745,253)
		(53,933)	(112,170)	(171,219)	(230,269)	(478,708)	(1,111,981)	(1,745,253)

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: **0**
 No Units: **7** 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:	0
No Units:	7
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
Notes:	0
AH %	29%
Affordable Rent:	50%
LCHO (Int/Sub-Market etc.):	50%
GDV AH (£)	263,513
"Market Housing" %	71%
Local Connection housing:	0%
Principal Residency housing:	100%
GDV "Market Housing" (£)	1,780,538
Total GDV (£) (excluding Grant)	2,044,051
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	2,044,051
Site Specific S106 (£)	7,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	122,643
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	7.05%
RLV (£ net)	169,673
RLV (£/acre)	196,188
RLV (£/ha)	484,781
RLV (£/plot)	24,239
Benchmark Land Value (BLV):	
BLV (£ net)	70,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	99,673
Surplus/Deficit (£/acre)	115,249
Surplus/Deficit (£/ha)	284,781
Surplus/Deficit (£/plot)	14,239
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: **P**
 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)	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
Total number of units	2	100.0%	2.0	8	100.0%	8.0	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	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
	160	1,722	726	7,815	886	9,537

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	150,500	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	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
							2,995,000

Scheme Ref: **P**
 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	0.0	@	133,000	-
2 bed House	0.5	@	150,500	75,250
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			180,250
LCHO GDV -				
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
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	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
Sub-total GDV Residential				
	10.0			2,690,750
AH on-site cost analysis:				
			EMV less £GDV	304,250
	343 £ psm (total GIA sqm)		30,425 £ per unit (total units)	
AH Grant				
	2	@		-
Total GDV				
				2,690,750

Scheme Ref: **P**
 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)	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	
Construction Costs -			
Site Clearance and Demolition	1.24 acres @	100,000 £ per acre (if brownfield)	(123,550)
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)
Disposal Costs -			
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	(225,771)
Developers Profit -			
Margin on AH	334,750	6.00% on AH values	(20,085)
Profit on "Market" units	2,356,000	6.00%	(141,360)
	Profit analysis:	6.71% on costs	(161,445)
		6.00% blended	(161,445)
TOTAL COSTS			(2,566,041)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				124,709
SDLT	124,709 @	5.00% (slabbed)		4,265
Acquisition Agent fees	124,709 @	1.00%		(1,247)
Acquisition Legal fees	124,709 @	0.50%		(624)
Interest on Land	124,709 @	6.25%		(7,794)
Residual Land Value				119,308
RLV analysis:	11,931 £ per plot	238,617 £ per ha	96,567 £ 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	100,000

BALANCE				
Surplus/(Deficit)	1,931 £ per plot	38,617 £ per ha	15,628 £ per acre	19,308

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

SENSITIVITY ANALYSIS								
		AH - % on site 20%						
Balance (RLV - BLV)		10%	25%	40%	55%	70%	85%	100%
	19,308							
	80%	(932,847)	(1,162,999)	(1,393,151)	(1,623,303)	(1,853,455)	(2,083,607)	(2,313,759)
	85%	(269,298)	(609,927)	(950,693)	(1,291,460)	(1,632,226)	(1,972,993)	(2,313,759)
	90%	(123,167)	(200,779)	(508,236)	(959,617)	(1,410,997)	(1,862,378)	(2,313,759)
	95%	(15,753)	(102,287)	(199,597)	(627,774)	(1,189,769)	(1,751,764)	(2,313,759)
	100%	87,369	(14,722)	(120,804)	(295,962)	(968,540)	(1,641,149)	(2,313,759)
	105%	190,490	71,213	(48,065)	(178,717)	(747,311)	(1,530,535)	(2,313,759)
	110%	293,612	157,147	20,683	(119,622)	(526,082)	(1,419,921)	(2,313,759)
Local Occupancy and Principal Residency Values	115%	396,733	243,082	89,431	(64,221)	(304,854)	(1,309,306)	(2,313,759)
100%	120%	499,855	329,016	158,178	(12,660)	(197,234)	(1,198,692)	(2,313,759)
(% from base assumption)	125%	602,976	414,951	226,926	38,901	(157,837)	(1,088,078)	(2,313,759)
	130%	706,097	500,885	295,674	90,462	(118,440)	(977,463)	(2,313,759)
	135%	809,219	586,820	364,421	142,022	(80,377)	(866,849)	(2,313,759)
	140%	912,340	672,755	433,169	193,583	(46,003)	(756,234)	(2,313,759)
	145%	1,015,462	758,689	501,916	245,144	(11,629)	(645,620)	(2,313,759)
	150%	1,118,583	844,624	570,664	296,704	22,745	(535,006)	(2,313,759)
	155%	1,221,705	930,558	639,412	348,265	57,119	(424,391)	(2,313,759)
	160%	1,324,826	1,016,493	708,159	399,826	91,493	(313,777)	(2,313,759)
	165%	1,427,948	1,102,427	776,907	451,387	125,866	(215,751)	(2,313,759)
	170%	1,531,069	1,188,362	845,655	502,947	160,240	(116,053)	(2,313,759)
	175%	1,634,191	1,274,297	914,402	554,508	194,614	(176,354)	(2,313,759)
	180%	1,737,312	1,360,231	983,150	606,069	228,988	(156,656)	(2,313,759)
		AH - % on site 20%						
Balance (RLV - BLV)		10%	25%	40%	55%	70%	85%	100%
	19,308							
	80%	460,131	351,337	242,544	133,750	24,957	(83,836)	(284,560)
	85%	366,940	259,822	152,705	45,587	(61,531)	(180,214)	(791,860)
	90%	273,750	168,308	62,866	(42,576)	(156,569)	(606,100)	(1,299,160)
	95%	180,559	76,793	(26,973)	(136,766)	(440,790)	(1,123,624)	(1,806,459)
	100%	87,369	(14,722)	(120,804)	(295,962)	(968,540)	(1,641,149)	(2,313,759)
Unit Build Rates	105%	(5,822)	(108,682)	(223,771)	(833,906)	(1,496,290)	(2,158,674)	(2,821,059)
100%	110%	(100,402)	(213,570)	(719,722)	(1,371,881)	(2,024,040)	(2,676,199)	(3,328,358)
(% from base assumption)	115%	(207,211)	(625,989)	(1,267,923)	(1,909,857)	(2,551,790)	(3,193,724)	(3,835,658)
	120%	(552,707)	(1,184,415)	(1,816,124)	(2,447,832)	(3,079,541)	(3,711,249)	(4,342,958)
	125%	(1,121,358)	(1,742,841)	(2,364,324)	(2,985,808)	(3,607,291)	(4,228,774)	(4,850,257)
	130%	(1,690,009)	(2,301,267)	(2,912,525)	(3,523,783)	(4,135,041)	(4,746,299)	(5,357,557)
	135%	(2,258,660)	(2,859,693)	(3,460,726)	(4,061,758)	(4,662,791)	(5,263,824)	(5,864,857)
	140%	(2,827,312)	(3,418,119)	(4,008,926)	(4,599,734)	(5,190,541)	(5,781,349)	(6,372,156)
	145%	(3,395,963)	(3,976,545)	(4,557,127)	(5,137,709)	(5,718,291)	(6,298,874)	(6,879,456)
	150%	(3,964,614)	(4,534,971)	(5,105,328)	(5,675,685)	(6,246,042)	(6,816,399)	(7,386,755)
	155%	(4,533,265)	(5,093,397)	(5,653,529)	(6,213,660)	(6,773,792)	(7,333,923)	(7,894,055)
	160%	(5,101,916)	(5,651,823)	(6,201,729)	(6,751,636)	(7,301,542)	(7,851,448)	(8,401,355)
	165%	(5,670,568)	(6,210,249)	(6,749,930)	(7,289,611)	(7,829,292)	(8,368,973)	(8,908,654)
	170%	(6,239,219)	(6,768,675)	(7,298,131)	(7,827,586)	(8,357,042)	(8,886,498)	(9,415,954)
	175%	(6,807,870)	(7,327,101)	(7,846,331)	(8,365,562)	(8,884,793)	(9,404,023)	(9,923,254)
	180%	(7,376,521)	(7,885,527)	(8,394,532)	(8,903,537)	(9,412,543)	(9,921,548)	(10,430,553)

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

	19,308	AH - % on site 20%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	19,308	202,997	81,635	(39,727)	(229,700)	(924,365)	(1,619,062)	(2,313,759)
1.0%		179,871	62,364	(55,144)	(242,952)	(933,200)	(1,623,479)	(2,313,759)
2.0%		156,745	43,092	(70,561)	(256,205)	(942,035)	(1,627,897)	(2,313,759)
3.0%		133,620	23,821	(85,978)	(269,457)	(950,870)	(1,632,314)	(2,313,759)
4.0%		110,494	4,549	(103,134)	(282,710)	(959,705)	(1,636,732)	(2,313,759)
Profit on "Market" units		87,369	(14,722)	(120,804)	(295,962)	(968,540)	(1,641,149)	(2,313,759)
6.00%		64,243	(33,993)	(138,474)	(309,215)	(977,375)	(1,645,567)	(2,313,759)
(% profit)		41,117	(53,265)	(156,144)	(322,467)	(986,210)	(1,649,984)	(2,313,759)
8.0%		17,992	(72,536)	(173,814)	(335,720)	(995,045)	(1,654,402)	(2,313,759)
9.0%		(5,134)	(92,144)	(191,484)	(348,972)	(1,003,880)	(1,658,819)	(2,313,759)
10.0%		(28,259)	(114,232)	(209,154)	(362,225)	(1,012,715)	(1,663,237)	(2,313,759)
11.0%		(51,385)	(136,319)	(226,824)	(375,477)	(1,021,550)	(1,667,654)	(2,313,759)
12.0%		(74,511)	(158,407)	(244,494)	(388,730)	(1,030,385)	(1,672,072)	(2,313,759)
13.0%		(98,825)	(180,494)	(262,164)	(401,982)	(1,039,220)	(1,676,489)	(2,313,759)
14.0%		(125,330)	(202,582)	(279,834)	(415,235)	(1,048,055)	(1,680,907)	(2,313,759)
15.0%		(151,835)	(224,669)	(297,504)	(428,487)	(1,056,890)	(1,685,324)	(2,313,759)
16.0%		(178,340)	(246,757)	(315,174)	(441,740)	(1,065,725)	(1,689,742)	(2,313,759)
17.0%		(204,845)	(268,844)	(332,844)	(454,992)	(1,074,560)	(1,694,159)	(2,313,759)
18.0%		(231,350)	(290,932)	(350,514)	(468,245)	(1,083,395)	(1,698,577)	(2,313,759)
19.0%		(257,855)	(313,019)	(368,184)	(481,497)	(1,092,230)	(1,702,994)	(2,313,759)
20.0%								

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

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

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

Scheme Ref:	P
No Units:	10
Location / Value Zone:	NP-wide
Development Scenario:	Brownfield
Notes:	0
AH %	20%
Affordable Rent:	50%
LCHO (Int/Sub-Market etc.):	50%
GDV AH (£)	334,750
"Market Housing" %	80%
Local Occupancy housing:	0%
Principal Residency housing:	100%
GDV "Market Housing" (£)	2,356,000
Total GDV (£) (excluding Grant)	2,690,750
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	2,690,750
Site Specific S106 (£)	10,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	161,445
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	6.71%
RLV (£ net)	119,308
RLV (£/acre)	96,567
RLV (£/ha)	238,617
RLV (£/plot)	11,931
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	19,308
Surplus/Deficit (£/acre)	15,628
Surplus/Deficit (£/ha)	38,617
Surplus/Deficit (£/plot)	1,931
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_M - P_BROWNFIELD v2 - Summary Table

Scheme Ref:	M	N	O	P
No Units:	1	3	7	10
Location / Value Zone:		NP-wide	NP-wide	NP-wide
Development Scenario:		Brownfield	Brownfield	Brownfield
Notes:				0
AH %		33%	29%	20%
Affordable Rent:		0%	50%	50%
LCHO (Int/Sub-Market etc.):		100%	50%	50%
GDV AH (£)		£127,710	£263,513	£334,750
"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	£2,386,000
Total GDV (£) (excluding Grant)		£700,560	£2,044,051	£2,690,750
AH Grant (£)		£0	£0	£0
AH Grant (£/unit)		£0	£0	£0
Total GDV (£) (including Grant)		£700,560	£2,044,051	£2,690,750
Site Specific S106 (£)		£3,000	£7,000	£10,000
Site Specific S106 (£/unit)		£1,000	£1,000	£1,000
Total Developers Profit (£)		£42,034	£122,643	£161,445
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)		6.65%	7.05%	6.71%
RLV (£ net)		£33,600	£169,673	£119,308
RLV (£/acre)		£90,652	£196,188	£96,567
RLV (£/ha)		£224,000	£484,781	£238,617
RLV (£/plot)		£11,200	£24,239	£11,931
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		£3,600	£99,673	£19,308
Surplus/Deficit (£/acre)		£9,713	£115,249	£15,628
Surplus/Deficit (£/ha)		£24,000	£284,781	£38,617
Surplus/Deficit (£/plot)		£1,200	£14,239	£1,931
Plan Viability comments		Marginal	Viabile	Viabile

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