

190415 NNPA Residential Appraisals_Q - T_GREENFIELD v2 - Version Notes

Date	Version	Comments
190320	v1	Using BETA model v2 - MW inputted data for Q - T typologies

Scheme Ref: **Q**
 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 %	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	70.0	753		70.0	753
2 bed House	79.0	850		79.0	850
3 bed House	93.0	1,001		93.0	1,001
4 bed House	106.0	1,141		106.0	1,141
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	70.0	753		70.0	753
2 bed House	79.0	850		79.0	850
3 bed House	93.0	1,001		93.0	1,001
4 bed House	106.0	1,141		106.0	1,141
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	93	1,001	0	0	93	1,001
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
	93	1,001	0	0	93	1,001

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	160,000	2,286	130,000	1,857
2 bed House	180,000	2,278	146,250	1,851
3 bed House	260,000	2,796	211,250	2,272
4 bed House	320,000	3,019	260,000	2,453
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	200,000	2,857	160,000	2,286	190,000	2,714	0
2 bed House	225,000	2,848	180,000	2,278	213,750	2,706	0
3 bed House	325,000	3,495	260,000	2,796	308,750	3,320	325,000
4 bed House	400,000	3,774	320,000	3,019	380,000	3,585	0
5 bed House							0
1 bed Flat							0
2 bed Flat							0
							325,000



Scheme Ref: **Q**
 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				
Affordable Rent GDV - (part houses due to % mix)				
1 bed House	0.0	@	160,000	-
2 bed House	0.0	@	180,000	-
3 bed House	0.0	@	260,000	-
4 bed House	0.0	@	320,000	-
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	@	130,000	-
2 bed House	0.0	@	146,250	-
3 bed House	1.0	@	211,250	211,250
4 bed House	0.0	@	260,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			211,250
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	160,000	-
2 bed House	0.0	@	180,000	-
3 bed House	0.0	@	260,000	-
4 bed House	0.0	@	320,000	-
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	@	190,000	-
2 bed House	0.0	@	213,750	-
3 bed House	0.0	@	308,750	-
4 bed House	0.0	@	380,000	-
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			211,250
AH on-site cost analysis:			£MV less £GDV	113,750
	1,223 £ psm (total GIA sqm)		113,750 £ per unit (total units)	
AH Grant	1	@		-
Total GDV				211,250

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DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(2,000)
Statutory Planning Fees (Residential)				(385)
CIL (Market units only)	0 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	1 units @		1,000 per unit	(1,000)
	S106 analysis:	0.47% % of GDV		
AH Commuted Sum	93 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	0.12 acres @		£ per acre (if brownfield)	-
1 bed House	- sqm @		1,275 psm	-
2 bed House	- sqm @		1,275 psm	-
3 bed House	93 sqm @		1,275 psm	(118,575)
4 bed House	- sqm @		1,275 psm	-
5 bed House	- sqm @		1,275 psm	-
1 bed Flat	- sqm @		1,200 psm	-
2 bed Flat	93 - sqm @		1,200 psm	-
Renewables	1 @		0 £per unit	-
External works (on plot)	118,575 @		15.00% 17,786 £per unit	(17,786)
Site wide costs	118,575 @		20.00% 23,715 £per unit	(23,715)
Contingency	118,575 @		3.00%	(3,557)
Professional Fees	118,575 @		6.50%	(7,707)
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	(2,865)
Developers Profit -				
Margin on AH	211,250		6.00% on AH values	(12,675)
Profit on "Market" units	0		6.00%	-
	Profit analysis:			
	177,590		7.14% on costs	(12,675)
	211,250		6.00% blended	(12,675)
TOTAL COSTS				(190,265)

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RESIDUAL LAND VALUE				
Residual Land Value (gross)				20,985
SDLT	20,985 @		5.00% (slabbed)	9,451
Acquisition Agent fees	20,985 @		1.00%	(210)
Acquisition Legal fees	20,985 @		0.50%	(105)
Interest on Land	20,985 @		6.25%	(1,312)
Residual Land Value				28,809
RLV analysis:	28,809 £ per plot	576,181 £ per ha	233,177 £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0 dph		
Site Area (Resi)		0.05 ha	0.12 acres	
Density analysis:		1,860 sqm/ha	8,102 sqft/ac	
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	10,000

BALANCE				
Surplus/(Deficit)	18,809 £ per plot	376,181 £ per ha	152,239 £ per acre	18,809

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SENSITIVITY ANALYSIS								
		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	18,809							
	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	75,065	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	
		AH - % on site 100%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	18,809							
	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%							
	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)	

Scheme Ref: **Q**
 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)	18,809	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: **Q**
 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:	Q
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 (£)	211,250
"Market Housing" %	0%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	-
Total GDV (£) (excluding Grant)	211,250
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	211,250
Site Specific S106 (£)	1,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	12,675
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)	28,809
RLV (£/acre)	233,177
RLV (£/ha)	576,181
RLV (£/plot)	28,809
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	18,809
Surplus/Deficit (£/acre)	152,239
Surplus/Deficit (£/ha)	376,181
Surplus/Deficit (£/plot)	18,809
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: **R**
 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 %		Affordable Rent: 0%							
		LCHO (Int/Sub-Market etc.): 100%							
"Market Housing" tenure split %		67%							
		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	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				
1 bed House	70.0	753			70.0		753		
2 bed House	79.0	850			79.0		850		
3 bed House	93.0	1,001			93.0		1,001		
4 bed House	106.0	1,141			106.0		1,141		
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	70.0	753			70.0		753		
2 bed House	79.0	850			79.0		850		
3 bed House	93.0	1,001			93.0		1,001		
4 bed House	106.0	1,141			106.0		1,141		
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		Total GIA (all units)				
1 bed House	0	0	0		0		0		
2 bed House	78	842	0		78		842		
3 bed House	0	0	187		187		2,012		
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		
	78	842	187		2,012		2,854		
AH % by floor area analysis: 29.50% AH % by floor area due to mix									
Affordable Housing values (£) -									
	Aff. Rent £	£psm	LCHO £		£psm				
1 bed House	160,000	2,286	130,000		1,857				
2 bed House	180,000	2,278	146,250		1,851				
3 bed House	260,000	2,796	211,250		2,272				
4 bed House	320,000	3,019	260,000		2,453				
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	200,000	2,857	160,000	2,286	190,000	2,714	0		
2 bed House	225,000	2,848	180,000	2,278	213,750	2,706	222,750		
3 bed House	325,000	3,495	260,000	2,796	308,750	3,320	653,250		
4 bed House	400,000	3,774	320,000	3,019	380,000	3,585	0		
5 bed House							0		
1 bed Flat							0		
2 bed Flat							0		
							876,000		

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

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	160,000	-
2 bed House	0.0	@	180,000	-
3 bed House	0.0	@	260,000	-
4 bed House	0.0	@	320,000	-
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	@	130,000	-
2 bed House	1.0	@	146,250	144,788
3 bed House	0.0	@	211,250	-
4 bed House	0.0	@	260,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			144,788
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	160,000	-
2 bed House	0.0	@	180,000	-
3 bed House	1.0	@	260,000	261,300
4 bed House	0.0	@	320,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			261,300
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	190,000	-
2 bed House	0.0	@	213,750	-
3 bed House	1.0	@	308,750	310,294
4 bed House	0.0	@	380,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			310,294
Sub-total GDV Residential				
	3.0			716,381
AH on-site cost analysis:				
			£MV less £GDV	159,619
	602 £ psm (total GIA sqm)		53,206 £ per unit (total units)	
AH Grant				
	1	@		-
Total GDV				
				716,381

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

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(5,000)
Statutory Planning Fees (Residential)				(1,155)
CIL (Market units only)	187 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:	0.42% % of GDV		
AH Commuted Sum	265 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	0.37 acres @		£ per acre (if brownfield)	-
1 bed House	- sqm @		1,275 psm	-
2 bed House	78 sqm @		1,275 psm	(99,718)
3 bed House	187 sqm @		1,275 psm	(238,336)
4 bed House	- sqm @		1,275 psm	-
5 bed House	- sqm @		1,275 psm	-
1 bed Flat	- sqm @		1,200 psm	-
2 bed Flat	265 - sqm @		1,200 psm	-
Renewables	3 @		0 £per unit	-
External works (on plot)	338,054 @		15.00% 16,903 £per unit	(50,708)
Site wide costs	338,054 @		20.00% 22,537 £per unit	(67,611)
Contingency	338,054 @		3.00%	(10,142)
Professional Fees	338,054 @		6.50%	(21,973)
Disposal Costs -				
Residential Sales Agent Costs	571,594 OMS @		1.00%	(5,716)
Residential Sales Legal Costs	571,594 OMS @		0.50%	(2,858)
Marketing and Promotion	571,594 OMS @		3.00%	(17,148)
Interest (on Development Costs) -	6.25% APR		0.506% psm	(20,584)
Developers Profit -				
Margin on AH	144,788		6.00% on AH values	(8,687)
Profit on "Market" units	571,594		6.00%	(34,296)
	Profit analysis:	543,948	7.90% on costs	(42,983)
		716,381	6.00% blended	(42,983)
TOTAL COSTS				(586,931)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				129,450
SDLT	129,450 @		5.00% (slabbed)	4,027
Acquisition Agent fees	129,450 @		1.00%	(1,295)
Acquisition Legal fees	129,450 @		0.50%	(647)
Interest on Land	129,450 @		6.25%	(8,091)
Residual Land Value				123,445
RLV analysis:	41,148 £ per plot	822,968 £ per ha	333,050 £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0 dph		
Site Area (Resi)		0.15 ha	0.37 acres	
Density analysis:		1,768 sqm/ha	7,700 sqft/ac	
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	30,000

BALANCE				
Surplus/(Deficit)	31,148 £ per plot	622,968 £ per ha	252,112 £ per acre	93,445

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

SENSITIVITY ANALYSIS								
		AH - % on site 33%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	93,445							
	80%	26,875	12,162	(2,550)	(17,263)	(33,799)	(63,619)	(174,284)
	85%	56,807	37,105	17,404	(2,297)	(22,364)	(44,944)	(174,284)
	90%	86,738	62,048	37,358	12,668	(12,022)	(39,227)	(174,284)
	95%	116,670	86,991	57,313	27,634	(2,044)	(33,509)	(174,284)
	100%	146,601	111,934	77,267	42,600	7,933	(27,791)	(174,284)
	105%	176,533	136,877	97,222	57,566	17,910	(22,074)	(174,284)
	110%	206,465	161,820	117,176	72,532	27,887	(16,757)	(174,284)
	115%	236,396	186,763	137,130	87,497	37,865	(11,768)	(174,284)
	120%	266,328	211,706	157,085	102,463	47,842	(6,780)	(174,284)
	125%	296,259	236,649	177,039	117,429	57,819	(1,791)	(174,284)
	130%	326,191	261,592	196,994	132,395	67,796	3,197	(174,284)
	135%	356,123	286,535	216,948	147,361	77,773	8,186	(174,284)
	140%	386,054	311,478	236,902	162,326	87,751	13,175	(174,284)
	145%	415,986	336,421	256,857	177,292	97,728	18,163	(174,284)
	150%	445,918	361,364	276,811	192,258	107,705	23,152	(174,284)
155%	475,849	386,307	296,766	207,224	117,682	28,140	(174,284)	
160%	505,781	411,250	316,720	222,190	127,659	33,129	(174,284)	
165%	535,712	436,193	336,674	237,156	137,637	38,118	(174,284)	
170%	565,644	461,136	356,629	252,121	147,614	43,106	(174,284)	
175%	595,576	486,079	376,583	267,087	157,591	48,095	(174,284)	
180%	625,507	511,022	396,538	282,053	167,568	53,083	(174,284)	
		AH - % on site 33%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	93,445							
	80%	238,600	201,823	165,047	128,271	91,495	54,718	17,335
	85%	215,600	179,351	143,102	106,853	70,604	34,355	(2,302)
	90%	192,601	156,879	121,157	85,435	49,714	13,992	(22,294)
	95%	169,601	134,407	99,212	64,018	28,823	(6,371)	(44,800)
	100%	146,601	111,934	77,267	42,600	7,933	(27,791)	(174,284)
	105%	123,602	89,462	55,322	21,182	(12,958)	(58,828)	(308,871)
	110%	100,602	66,990	33,377	(235)	(35,945)	(196,990)	(443,457)
	115%	77,603	44,517	11,432	(21,968)	(92,265)	(335,154)	(578,044)
	120%	54,603	22,045	(10,513)	(46,515)	(234,007)	(473,318)	(712,630)
	125%	31,604	(427)	(34,351)	(140,015)	(375,749)	(611,483)	(847,217)
	130%	8,604	(23,396)	(59,503)	(285,334)	(517,490)	(749,647)	(981,803)
	135%	(14,396)	(49,152)	(202,074)	(430,653)	(659,232)	(887,811)	(1,116,390)
	140%	(40,010)	(125,970)	(350,971)	(575,973)	(800,974)	(1,025,975)	(1,250,976)
	145%	(66,371)	(278,445)	(499,868)	(721,292)	(942,715)	(1,164,139)	(1,385,563)
	150%	(213,074)	(430,919)	(648,765)	(866,611)	(1,084,457)	(1,302,303)	(1,520,149)
155%	(369,126)	(583,394)	(797,662)	(1,011,931)	(1,226,199)	(1,440,467)	(1,654,736)	
160%	(525,178)	(735,869)	(946,559)	(1,157,250)	(1,367,941)	(1,578,631)	(1,789,322)	
165%	(681,230)	(888,343)	(1,095,456)	(1,302,569)	(1,509,682)	(1,716,795)	(1,923,909)	
170%	(837,282)	(1,040,818)	(1,244,353)	(1,447,889)	(1,651,424)	(1,854,960)	(2,058,495)	
175%	(993,334)	(1,193,292)	(1,393,250)	(1,593,208)	(1,793,166)	(1,993,124)	(2,193,082)	
180%	(1,149,387)	(1,345,767)	(1,542,147)	(1,738,527)	(1,934,908)	(2,131,288)	(2,327,668)	
Unit Build Rates								
100%								
(% from base assumption)								



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

	93,445	AH - % on site 33%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	93,445	180,097	139,847	99,598	59,348	19,098	(21,393)	(174,284)
1.0%		180,097	139,847	99,598	59,348	19,098	(21,393)	(174,284)
2.0%		173,398	134,265	95,132	55,998	16,865	(22,673)	(174,284)
3.0%		166,699	128,682	90,665	52,649	14,632	(23,952)	(174,284)
4.0%		160,000	123,100	86,199	49,299	12,399	(25,232)	(174,284)
Profit on "Market" units		153,301	117,517	81,733	45,950	10,166	(26,512)	(174,284)
6.0%		146,601	111,934	77,267	42,600	7,933	(27,791)	(174,284)
(% profit)		139,902	106,352	72,801	39,250	5,700	(29,071)	(174,284)
8.0%		133,203	100,769	68,335	35,901	3,467	(30,351)	(174,284)
9.0%		126,504	95,186	63,869	32,551	1,234	(31,630)	(174,284)
10.0%		119,805	89,604	59,403	29,202	(999)	(32,910)	(174,284)
11.0%		113,106	84,021	54,937	25,852	(3,232)	(34,190)	(174,284)
12.0%		106,406	78,438	50,471	22,503	(5,465)	(35,470)	(174,284)
13.0%		99,707	72,856	46,004	19,153	(7,698)	(36,749)	(174,284)
14.0%		93,008	67,273	41,538	15,803	(9,932)	(38,029)	(174,284)
15.0%		86,309	61,691	37,072	12,454	(12,165)	(39,309)	(174,284)
16.0%		79,610	56,108	32,606	9,104	(14,398)	(40,588)	(174,284)
17.0%		72,911	50,525	28,140	5,755	(16,631)	(41,868)	(174,284)
18.0%		66,211	44,943	23,674	2,405	(18,864)	(43,148)	(174,284)
19.0%		59,512	39,360	19,208	(945)	(21,330)	(44,427)	(174,284)
20.0%		52,813	33,777	14,742	(4,294)	(23,890)	(45,707)	(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: R
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]

Scheme Ref:	R
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 (£)	144,788
"Market Housing" %	67%
Local Connection housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	571,594
Total GDV (£) (excluding Grant)	716,381
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	716,381
Site Specific S106 (£)	3,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	42,983
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	7.90%
RLV (£ net)	123,445
RLV (£/acre)	333,050
RLV (£/ha)	822,968
RLV (£/plot)	41,148
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	93,445
Surplus/Deficit (£/acre)	252,112
Surplus/Deficit (£/ha)	622,968
Surplus/Deficit (£/plot)	31,148
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: **S**
 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:		60%							
Principal Residency housing:		40%							
		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)			Net to Gross %		Gross (GIA) per unit (sqm)			(sqft)
1 bed House	70.0					70.0			753
2 bed House	79.0					79.0			850
3 bed House	93.0					93.0			1,001
4 bed House	106.0					106.0			1,141
5 bed House	0.0					0.0			0
1 bed Flat	0.0			85.0%		0.0			0
2 bed Flat	0.0			85.0%		0.0			0
"Mkt" Unit Floor areas -									
	Net area per unit (sqm)			Net to Gross %		Gross (GIA) per unit (sqm)			(sqft)
1 bed House	70.0					70.0			753
2 bed House	79.0					79.0			850
3 bed House	93.0					93.0			1,001
4 bed House	106.0					106.0			1,141
5 bed House	0.0					0.0			0
1 bed Flat	0.0			85.0%		0.0			0
2 bed Flat	0.0			85.0%		0.0			0
Total Gross Floor areas -									
	AH units GIA (sqm)			Mkt Units GIA (sqm)		Total GIA (all units) (sqm)			(sqft)
1 bed House	70			0		70			754
2 bed House	79			0		79			851
3 bed House	0			186		186			2,001
4 bed House	0			318		318			3,422
5 bed House	0			0		0			0
1 bed Flat	0			0		0			0
2 bed Flat	0			0		0			0
	149			504		653			7,028
AH % by floor area analysis:		22.84% AH % by floor area due to mix							
Affordable Housing values (£) -									
	Aff. Rent £		£psm		LCHO £		£psm		
1 bed House	160,000		2,286		130,000		1,857		
2 bed House	180,000		2,278		146,250		1,851		
3 bed House	260,000		2,796		211,250		2,272		
4 bed House	320,000		3,019		260,000		2,453		
5 bed House									
1 bed Flat									
2 bed Flat									
"Market" Sales values (£) -									
	£ OMS (per unit)		£psm	Local Connection		£psm	£ Principal Res		£psm
1 bed House	200,000		2,857	160,000		2,286	190,000		2,714
2 bed House	225,000		2,848	180,000		2,278	213,750		2,706
3 bed House	325,000		3,495	260,000		2,796	308,750		3,320
4 bed House	400,000		3,774	320,000		3,019	380,000		3,585
5 bed House									0
1 bed Flat									0
2 bed Flat									0
									2,274,685

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

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	0.5	@	160,000	80,080
2 bed House	0.5	@	180,000	90,090
3 bed House	0.0	@	260,000	-
4 bed House	0.0	@	320,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			170,170
LCHO GDV -				
1 bed House	0.5	@	130,000	65,065
2 bed House	0.5	@	146,250	73,198
3 bed House	0.0	@	211,250	-
4 bed House	0.0	@	260,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			138,263
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	160,000	-
2 bed House	0.0	@	180,000	-
3 bed House	1.2	@	260,000	311,875
4 bed House	1.8	@	320,000	575,770
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	3.0			887,645
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	190,000	-
2 bed House	0.0	@	213,750	-
3 bed House	0.8	@	308,750	246,901
4 bed House	1.2	@	380,000	455,818
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	2.0			702,719
Sub-total GDV Residential				
	7.0			1,898,797
AH on-site cost analysis:				
	576 £ psm (total GIA sqm)		£MV less £GDV	375,888
			53,698 £ per unit (total units)	
AH Grant				
	2	@		-
Total GDV				
				1,898,797

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

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(11,000)
Statutory Planning Fees (Residential)				(2,695)
CIL (Market units only)	504 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:	0.37% % of GDV		
AH Commuted Sum	653 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	0.86 acres @		£ per acre (if brownfield)	-
1 bed House	70 sqm @		1,275 psm	(89,339)
2 bed House	79 sqm @		1,275 psm	(100,826)
3 bed House	186 sqm @		1,275 psm	(237,055)
4 bed House	318 sqm @		1,275 psm	(405,288)
5 bed House	- sqm @		1,275 psm	-
1 bed Flat	- sqm @		1,200 psm	-
2 bed Flat	653 - sqm @		1,200 psm	-
Renewables	7 @		0 £per unit	-
External works (on plot)	832,508 @		15.00% 17,839 £per unit	(124,876)
Site wide costs	832,508 @		20.00% 23,786 £per unit	(166,502)
Contingency	832,508 @		3.00%	(24,975)
Professional Fees	832,508 @		6.50%	(54,113)
Disposal Costs -				
Residential Sales Agent Costs	1,590,364 OMS @		1.00%	(15,904)
Residential Sales Legal Costs	1,590,364 OMS @		0.50%	(7,952)
Marketing and Promotion	1,590,364 OMS @		3.00%	(47,711)
Interest (on Development Costs) -	6.25% APR		0.506% psm	(93,276)
Developers Profit -				
Margin on AH	308,433		6.00% on AH values	(18,506)
Profit on "Market" units	1,590,364		6.00%	(95,422)
	Profit analysis:			
	1,388,511		8.21% on costs	(113,928)
	1,898,797		6.00% blended	(113,928)
TOTAL COSTS				(1,502,439)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				396,358
SDLT	396,358	@	5.00% (slabbed)	(9,318)
Acquisition Agent fees	396,358	@	1.00%	(3,964)
Acquisition Legal fees	396,358	@	0.50%	(1,982)
Interest on Land	396,358	@	6.25%	(24,772)
Residual Land Value				356,322
RLV analysis:	50,903 £ per plot	1,018,064 £ per ha	412,005 £ per acre	

BENCHMARK LAND VALUE				
Residential Density			20.0 dph	
Site Area (Resi)		0.35 ha		0.86 acres
Density analysis:		1,866 sqm/ha		8,127 sqft/ac
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha		80,939 £ per acre
				70,000

BALANCE				
Surplus/(Deficit)	40,903 £ per plot	818,064 £ per ha	331,066 £ per acre	286,322

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

SENSITIVITY ANALYSIS		AH - % on site 29%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	286,322								
	80%	71,334	44,942	18,550	(7,842)	(34,234)	(60,790)	(91,372)	
	85%	149,395	109,993	70,591	31,189	(8,213)	(47,616)	(91,372)	
	90%	227,457	175,044	122,632	70,219	17,807	(34,605)	(91,372)	
	95%	305,518	240,095	174,673	109,250	43,827	(21,595)	(91,372)	
	100%	383,579	305,146	226,713	148,281	69,848	(8,585)	(91,372)	
	105%	461,640	370,197	278,754	187,311	95,868	4,425	(91,372)	
	Local Occupancy and Principal Residency Values 100% (% from base assumption)	110%	539,702	435,248	330,795	226,342	121,889	17,436	(91,372)
		115%	617,763	500,299	382,836	265,373	147,909	30,446	(91,372)
		120%	695,824	565,350	434,877	304,403	173,930	43,456	(91,372)
		125%	773,885	630,402	486,918	343,434	199,950	56,466	(91,372)
		130%	851,947	695,453	538,959	382,464	225,970	69,476	(91,372)
		135%	930,008	760,504	590,999	421,495	251,991	82,487	(91,372)
		140%	1,008,069	825,555	643,040	460,526	278,011	95,497	(91,372)
		145%	1,086,130	890,606	695,081	499,556	304,032	108,507	(91,372)
		150%	1,164,192	955,657	747,122	538,587	330,052	121,517	(91,372)
		155%	1,242,253	1,020,708	799,163	577,618	356,073	134,527	(91,372)
160%	1,320,314	1,085,759	851,204	616,648	382,093	147,538	(91,372)		
165%	1,398,375	1,150,810	903,244	655,679	408,113	160,548	(91,372)		
170%	1,476,437	1,215,861	955,285	694,710	434,134	173,558	(91,372)		
175%	1,554,498	1,280,912	1,007,326	733,740	460,154	186,568	(91,372)		
180%	1,632,559	1,345,963	1,059,367	772,771	486,175	199,578	(91,372)		
Balance (RLV - BLV)	286,322								
	80%	620,810	532,844	444,878	356,912	268,946	180,786	90,913	
	85%	561,502	475,919	390,337	304,754	219,171	133,588	46,357	
	90%	502,194	418,995	335,796	252,596	169,397	86,197	1,802	
	95%	442,887	362,071	281,254	200,438	119,622	38,806	(42,753)	
	100%	383,579	305,146	226,713	148,281	69,848	(8,585)	(91,372)	
	Unit Build Rates 100% (% from base assumption)	105%	324,271	248,222	172,172	96,123	20,073	(55,976)	(226,823)
		110%	264,964	191,298	117,631	43,965	(29,701)	(109,778)	(514,238)
		115%	205,656	134,373	63,090	(8,193)	(82,394)	(299,033)	(801,653)
		120%	146,349	77,449	8,549	(60,475)	(139,443)	(601,668)	(1,089,068)
		125%	87,041	20,525	(45,992)	(120,254)	(432,122)	(904,302)	(1,376,483)
		130%	27,733	(36,400)	(106,529)	(293,015)	(749,976)	(1,206,937)	(1,663,897)
		135%	(31,574)	(98,267)	(184,431)	(626,088)	(1,067,829)	(1,509,571)	(1,951,312)
		140%	(95,468)	(163,510)	(532,639)	(959,161)	(1,385,683)	(1,812,205)	(2,238,727)
		145%	(163,442)	(469,630)	(880,932)	(1,292,235)	(1,703,537)	(2,114,840)	(2,526,142)
		150%	(437,059)	(833,142)	(1,229,225)	(1,625,308)	(2,021,391)	(2,417,474)	(2,813,557)
	155%	(815,791)	(1,196,654)	(1,577,518)	(1,958,381)	(2,339,245)	(2,720,108)	(3,100,972)	
160%	(1,194,523)	(1,560,167)	(1,925,811)	(2,291,455)	(2,657,099)	(3,022,743)	(3,388,387)		
165%	(1,573,255)	(1,923,679)	(2,274,104)	(2,624,528)	(2,974,953)	(3,325,377)	(3,675,802)		
170%	(1,951,986)	(2,287,191)	(2,622,396)	(2,957,601)	(3,292,806)	(3,628,011)	(3,963,216)		
175%	(2,330,718)	(2,650,704)	(2,970,689)	(3,290,675)	(3,610,660)	(3,930,646)	(4,250,631)		
180%	(2,709,450)	(3,014,216)	(3,318,982)	(3,623,748)	(3,928,514)	(4,233,280)	(4,538,046)		



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

Balance (RLV - BLV)	286,322	AH - % on site 29%						
		10%	25%	40%	55%	70%	85%	100%
1.0%	471,032	378,024	285,016	192,007	98,999	5,991	(91,372)	
2.0%	453,542	363,448	273,355	183,262	93,169	3,076	(91,372)	
3.0%	436,051	348,873	261,695	174,517	87,339	160	(91,372)	
4.0%	418,560	334,297	250,034	165,771	81,508	(2,755)	(91,372)	
5.0%	401,070	319,722	238,374	157,026	75,678	(5,670)	(91,372)	
6.0%	383,579	305,146	226,713	148,281	69,848	(8,585)	(91,372)	
7.0%	366,088	290,571	215,053	139,535	64,018	(11,500)	(91,372)	
8.0%	348,598	275,995	203,393	130,790	58,187	(14,415)	(91,372)	
9.0%	331,107	261,420	191,732	122,045	52,357	(17,330)	(91,372)	
10.0%	313,616	246,844	180,072	113,299	46,527	(20,245)	(91,372)	
11.0%	296,126	232,269	168,411	104,554	40,697	(23,160)	(91,372)	
12.0%	278,635	217,693	156,751	95,809	34,867	(26,076)	(91,372)	
13.0%	261,144	203,117	145,090	87,063	29,036	(28,991)	(91,372)	
14.0%	243,654	188,542	133,430	78,318	23,206	(31,906)	(91,372)	
15.0%	226,163	173,966	121,770	69,573	17,376	(34,821)	(91,372)	
16.0%	208,672	159,391	110,109	60,827	11,546	(37,736)	(91,372)	
17.0%	191,182	144,815	98,449	52,082	5,715	(40,651)	(91,372)	
18.0%	173,691	130,240	86,788	43,337	(115)	(43,566)	(91,372)	
19.0%	156,200	115,664	75,128	34,591	(5,945)	(46,481)	(91,372)	
20.0%	138,710	101,089	63,467	25,846	(11,775)	(49,396)	(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: S
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:	S
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 (£)	308,433
"Market Housing" %	71%
Local Connection housing:	60%
Principal Residency housing:	40%
GDV "Market Housing" (£)	1,590,364
Total GDV (£) (excluding Grant)	1,898,797
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	1,898,797
Site Specific S106 (£)	7,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	113,928
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	8.21%
RLV (£ net)	356,322
RLV (£/acre)	412,005
RLV (£/ha)	1,018,064
RLV (£/plot)	50,903
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	286,322
Surplus/Deficit (£/acre)	331,066
Surplus/Deficit (£/ha)	818,064
Surplus/Deficit (£/plot)	40,903
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: **T**
 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:	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	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	70.0	753	%	70.0	753
2 bed House	79.0	850		79.0	850
3 bed House	93.0	1,001		93.0	1,001
4 bed House	106.0	1,141		106.0	1,141
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	70.0	753	%	70.0	753
2 bed House	79.0	850		79.0	850
3 bed House	93.0	1,001		93.0	1,001
4 bed House	106.0	1,141		106.0	1,141
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	79	850	158	1,701	237	2,551
3 bed House	93	1,001	372	4,004	465	5,005
4 bed House	0	0	212	2,282	212	2,282
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
	172	1,851	742	7,987	914	9,838

AH % by floor area analysis: 18.82% AH % by floor area due to mix

Affordable Housing values (£) -	Aff. Rent £	£psm	LCHO £	£psm
1 bed House	160,000	2,286	130,000	1,857
2 bed House	180,000	2,278	146,250	1,851
3 bed House	260,000	2,796	211,250	2,272
4 bed House	320,000	3,019	260,000	2,453
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	200,000	2,857	160,000	2,286	190,000	2,714	0
2 bed House	225,000	2,848	180,000	2,278	213,750	2,706	675,000
3 bed House	325,000	3,495	260,000	2,796	308,750	3,320	1,625,000
4 bed House	400,000	3,774	320,000	3,019	380,000	3,585	800,000
5 bed House							0
1 bed Flat							0
2 bed Flat							0
							3,100,000



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

GROSS DEVELOPMENT VALUE				
Affordable Rent GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	160,000	-
2 bed House	0.5	@	180,000	90,000
3 bed House	0.5	@	260,000	130,000
4 bed House	0.0	@	320,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			220,000
LCHO GDV -				
1 bed House	0.0	@	130,000	-
2 bed House	0.5	@	146,250	73,125
3 bed House	0.5	@	211,250	105,625
4 bed House	0.0	@	260,000	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.0			178,750
Local Connection "Mtk" GDV -				
1 bed House	0.0	@	160,000	-
2 bed House	1.0	@	180,000	180,000
3 bed House	2.0	@	260,000	520,000
4 bed House	1.0	@	320,000	320,000
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	4.0			1,020,000
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	190,000	-
2 bed House	1.0	@	213,750	213,750
3 bed House	2.0	@	308,750	617,500
4 bed House	1.0	@	380,000	380,000
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	4.0			1,211,250
Sub-total GDV Residential				
	10.0			2,630,000
AH on-site cost analysis:				
	514 £ psm (total GIA sqm)		£MV less £GDV	470,000
			47,000 £ per unit (total units)	
AH Grant				
	2	@		-
Total GDV				
				2,630,000

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

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees, Surveys and reports				(15,000)
Statutory Planning Fees (Residential)				(3,850)
CIL (Market units only)	742 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:	0.38% % of GDV		
AH Commuted Sum	914 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance and Demolition	1.24 acres @		£ per acre (if brownfield)	-
1 bed House	- sqm @		1,275 psm	-
2 bed House	237 sqm @		1,275 psm	(302,175)
3 bed House	465 sqm @		1,275 psm	(592,875)
4 bed House	212 sqm @		1,275 psm	(270,300)
5 bed House	- sqm @		1,275 psm	-
1 bed Flat	- sqm @		1,200 psm	-
2 bed Flat	914 - sqm @		1,200 psm	-
Renewables	10 @		0 £per unit	-
External works (on plot)	1,165,350 @		15.00% 17,480 £per unit	(174,803)
Site wide costs	1,165,350 @		20.00% 23,307 £per unit	(233,070)
Contingency	1,165,350 @		3.00%	(34,961)
Professional Fees	1,165,350 @		6.50%	(75,748)
Disposal Costs -				
Residential Sales Agent Costs	2,231,250 OMS @		1.00%	(22,313)
Residential Sales Legal Costs	2,231,250 OMS @		0.50%	(11,156)
Marketing and Promotion	2,231,250 OMS @		3.00%	(66,938)
Interest (on Development Costs) -	6.25% APR		0.506% psm	(176,666)
Developers Profit -				
Margin on AH	398,750		6.00% on AH values	(23,925)
Profit on "Market" units	2,231,250		6.00%	(133,875)
	Profit analysis:	1,989,853	7.93% on costs	(157,800)
		2,630,000	6.00% blended	(157,800)
TOTAL COSTS				(2,147,653)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				482,347
SDLT	482,347 @		5.00% (slabbed)	(13,617)
Acquisition Agent fees	482,347 @		1.00%	(4,823)
Acquisition Legal fees	482,347 @		0.50%	(2,412)
Interest on Land	482,347 @		6.25%	(30,147)
Residual Land Value				431,347
RLV analysis:	43,135 £ per plot	862,695 £ per ha	349,128 £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0 dph		
Site Area (Resi)		0.50 ha	1.24 acres	
Density analysis:		1,828 sqm/ha	7,963 sqft/ac	
Benchmark Land Value	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	100,000

BALANCE				
Surplus/(Deficit)	33,135 £ per plot	662,695 £ per ha	268,189 £ per acre	331,347

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

SENSITIVITY ANALYSIS									
		AH - % on site 20%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	331,347								
	80%	(19,481)	(14,098)	(8,715)	(3,331)	2,052	7,436	10,741	
	85%	78,180	67,286	56,393	45,499	34,606	23,712	10,741	
	90%	175,841	148,671	121,500	94,330	67,160	39,989	10,741	
	95%	273,502	230,055	186,608	143,161	99,713	56,266	10,741	
	100%	371,164	311,439	251,715	191,991	132,267	72,543	10,741	
	105%	468,825	392,824	316,823	240,822	164,821	88,820	10,741	
	Local Occupancy and Principal Residency Values (% from base assumption)	110%	566,486	474,208	381,930	289,652	197,375	105,097	10,741
		115%	664,147	555,592	447,038	338,483	229,928	121,374	10,741
		120%	761,808	636,977	512,145	387,314	262,482	137,651	10,741
		125%	859,470	718,361	577,253	436,144	295,036	153,927	10,741
		130%	957,131	799,745	642,360	484,975	327,590	170,204	10,741
		135%	1,054,792	881,130	707,468	533,805	360,143	186,481	10,741
		140%	1,152,453	962,514	772,575	582,636	392,697	202,758	10,741
		145%	1,250,114	1,043,898	837,683	631,467	425,251	219,035	10,741
		150%	1,347,776	1,125,283	902,790	680,297	457,804	235,312	10,741
		155%	1,445,437	1,206,667	967,897	729,128	490,358	251,589	10,741
160%	1,543,098	1,288,051	1,033,005	777,958	522,912	267,865	10,741		
165%	1,640,759	1,369,436	1,098,112	826,789	555,466	284,142	10,741		
170%	1,738,420	1,450,820	1,163,220	875,620	588,019	300,419	10,741		
175%	1,836,081	1,532,204	1,228,327	924,450	620,573	316,696	10,741		
180%	1,933,743	1,613,589	1,293,435	973,281	653,127	332,973	10,741		
		AH - % on site 20%							
		10%	25%	40%	55%	70%	85%	100%	
Balance (RLV - BLV)	331,347								
	80%	696,491	633,189	569,888	506,586	443,285	377,762	311,549	
	85%	615,159	552,752	490,345	427,938	365,530	301,674	236,347	
	90%	533,827	472,314	410,802	349,289	287,776	225,587	161,145	
	95%	452,495	391,877	331,258	270,640	210,022	149,403	85,943	
	100%	371,164	311,439	251,715	191,991	132,267	72,543	10,741	
	Unit Build Rates (% from base assumption)	105%	289,832	231,002	172,172	113,342	54,513	(4,317)	(64,461)
		110%	208,500	150,564	92,629	34,694	(23,242)	(81,177)	(146,993)
		115%	127,168	70,127	13,086	(43,955)	(102,676)	(168,053)	(338,520)
		120%	45,836	(10,311)	(66,457)	(127,441)	(191,793)	(428,338)	(802,066)
		125%	(35,496)	(90,930)	(154,257)	(217,583)	(529,070)	(897,341)	(1,265,611)
		130%	(120,821)	(183,122)	(277,993)	(640,718)	(1,003,530)	(1,366,343)	(1,729,156)
		135%	(214,038)	(405,930)	(763,280)	(1,120,635)	(1,477,990)	(1,835,346)	(2,192,701)
		140%	(544,859)	(896,757)	(1,248,655)	(1,600,552)	(1,952,450)	(2,304,348)	(2,656,246)
		145%	(1,041,149)	(1,387,589)	(1,734,030)	(2,080,470)	(2,426,910)	(2,773,350)	(3,119,791)
		150%	(1,537,439)	(1,878,421)	(2,219,404)	(2,560,387)	(2,901,370)	(3,242,353)	(3,583,336)
	155%	(2,033,728)	(2,369,254)	(2,704,779)	(3,040,305)	(3,375,830)	(3,711,355)	(4,046,881)	
160%	(2,530,018)	(2,860,086)	(3,190,154)	(3,520,222)	(3,850,290)	(4,180,358)	(4,510,426)		
165%	(3,026,308)	(3,350,918)	(3,675,529)	(4,000,139)	(4,324,750)	(4,649,360)	(4,973,971)		
170%	(3,522,597)	(3,841,750)	(4,160,904)	(4,480,057)	(4,799,210)	(5,118,363)	(5,437,516)		
175%	(4,018,887)	(4,332,583)	(4,646,278)	(4,959,974)	(5,273,670)	(5,587,365)	(5,901,061)		
180%	(4,515,177)	(4,823,415)	(5,131,653)	(5,439,891)	(5,748,130)	(6,056,368)	(6,364,608)		



Scheme Ref: **T**
 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)	331,347							
	1.0%	480,669	402,694	324,719	246,744	168,769	90,794	10,741
	2.0%	458,768	384,443	310,118	235,793	161,469	87,144	10,741
	3.0%	436,867	366,192	295,518	224,843	154,168	83,494	10,741
	4.0%	414,966	347,941	280,917	213,892	146,868	79,843	10,741
Profit on "Market" units	5.0%	393,065	329,690	266,316	202,942	139,568	76,193	10,741
6.00%	6.0%	371,164	311,439	251,715	191,991	132,267	72,543	10,741
(% profit)	7.0%	349,262	293,189	237,115	181,041	124,967	68,893	10,741
	8.0%	327,361	274,938	222,514	170,090	117,666	65,243	10,741
	9.0%	305,460	256,687	207,913	159,140	110,366	61,592	10,741
	10.0%	283,559	238,436	193,312	148,189	103,066	57,942	10,741
	11.0%	261,658	220,185	178,712	137,238	95,765	54,292	10,741
	12.0%	239,757	201,934	164,111	126,288	88,465	50,642	10,741
	13.0%	217,856	183,683	149,510	115,337	81,165	46,992	10,741
	14.0%	195,955	165,432	134,909	104,387	73,864	43,342	10,741
	15.0%	174,054	147,181	120,309	93,436	66,564	39,691	10,741
	16.0%	152,152	128,930	105,708	82,486	59,263	36,041	10,741
	17.0%	130,251	110,679	91,107	71,535	51,963	32,391	10,741
	18.0%	108,350	92,428	76,506	60,585	44,663	28,741	10,741
	19.0%	86,449	74,177	61,906	49,634	37,362	25,091	10,741
	20.0%	64,548	55,926	47,305	38,683	30,062	21,440	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: **T**
 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]

Scheme Ref:	T
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 (£)	398,750
"Market Housing" %	80%
Local Occupancy housing:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	2,231,250
Total GDV (£) (excluding Grant)	2,630,000
AH Grant (£)	-
AH Grant (£/unit)	-
Total GDV (£) (including Grant)	2,630,000
Site Specific S106 (£)	10,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	157,800
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	7.93%
RLV (£ net)	431,347
RLV (£/acre)	349,128
RLV (£/ha)	862,695
RLV (£/plot)	43,135
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	331,347
Surplus/Deficit (£/acre)	268,189
Surplus/Deficit (£/ha)	662,695
Surplus/Deficit (£/plot)	33,135
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_Q - T_GREENFIELD v2 - Summary Table

Scheme Ref:	Q	R	S	T
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 (£)		£144,788	£308,433	£388,750
"Market Housing" %		67%	71%	80%
Local Connection housing:		50%	60%	50%
Principal Residency housing:		50%	40%	50%
GDV "Market Housing" (£)		57159375%	159036360%	223125000%
Total GDV (£) (excluding Grant)		£716,381	£1,898,797	£2,630,000
AH Grant (£)		£0	£0	£0
AH Grant (£/unit)		£0	£0	£0
Total GDV (£) (including Grant)		£716,381	£1,898,797	£2,630,000
Site Specific S106 (£)		£3,000	£7,000	£10,000
Site Specific S106 (£/unit)		£1,000	£1,000	£1,000
Total Developers Profit (£)		£42,963	£113,928	£157,800
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)		7.90%	8.21%	7.93%
RLV (£ net)		£123,445	£356,322	£431,347
RLV (£/acre)		£333,050	£412,005	£349,128
RLV (£/ha)		£822,968	£1,018,064	£862,695
RLV (£/plot)		£41,148	£50,903	£43,135
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		£93,445	£286,322	£331,347
Surplus/Deficit (£/acre)		£252,112	£331,066	£268,189
Surplus/Deficit (£/ha)		£622,968	£818,064	£662,695
Surplus/Deficit (£/plot)		£31,148	£40,903	£33,135
Plan Viability comments		Visible	Visible	Visible