

190415 NNPA Residential Appraisals_U - X_BROWNFIELD v2 - with grant - Version Notes

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



Scheme Ref: U
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: **U**
 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			(2,000)
Statutory Planning Fees (Residential)			(385)
CIL (Market units only)	0 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	
		0 £ per unit (total units)	
Site Specific S106 Contributions	1 units @	1,000 per unit	(1,000)
	S106 analysis:	0.56% % of GDV	
AH Commuted Sum	85 sqm (total)	0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV	
Construction Costs -			
Site Clearance and Demolition	0.12 acres @	100,000 £ per acre (if brownfield)	(12,355)
1 bed House	- sqm @	1,500 psm	-
2 bed House	- sqm @	1,500 psm	-
3 bed House	85 sqm @	1,500 psm	(127,500)
4 bed House	- sqm @	1,500 psm	-
5 bed House	- sqm @	1,500 psm	-
1 bed Flat	- sqm @	1,500 psm	-
2 bed Flat	85 - sqm @	1,500 psm	-
Renewables	1 @	0 £per unit	-
External works (on plot)	127,500 @	15.00% 19,125 £per unit	(19,125)
Site wide costs	127,500 @	20.00% 25,500 £per unit	(25,500)
Contingency	127,500 @	3.00%	(3,825)
Professional Fees	127,500 @	6.50%	(8,288)
Disposal Costs -			
Residential Sales Agent Costs	- OMS @	1.00%	-
Residential Sales Legal Costs	- OMS @	0.50%	-
Marketing and Promotion	- OMS @	3.00%	-
Interest (on Development Costs) -	6.25% APR	0.506% psm	(124,779)
Developers Profit -			
Margin on AH	180,000	6.00% on AH values	(10,800)
Profit on "Market" units	0	6.00%	-
	Profit analysis:	3.33% on costs	(10,800)
		6.00% blended	(10,800)
TOTAL COSTS			(335,557)

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

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

BALANCE				
Surplus/(Deficit)	(155,057)	£ per plot	(3,101,136)	£ per ha
			(1,255,013)	£ per acre
				(155,057)

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

Scheme Ref: **U**
 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)	(155,057)	AH - % on site 100%							
		10%	25%	40%	55%	70%	85%	100%	
1.0%		30,679	20,629	10,579	529	(26,958)	(91,007)	(155,057)	
2.0%		28,618	18,911	9,205	(648)	(27,745)	(91,401)	(155,057)	
3.0%		26,557	17,194	7,831	(1,829)	(28,533)	(91,795)	(155,057)	
4.0%		24,495	15,476	6,457	(3,010)	(29,320)	(92,189)	(155,057)	
5.0%		22,434	13,758	5,082	(4,192)	(30,108)	(92,582)	(155,057)	
6.0%		20,373	12,040	3,708	(5,373)	(30,895)	(92,976)	(155,057)	
7.0%		18,311	10,323	2,334	(6,554)	(31,683)	(93,370)	(155,057)	
8.0%		16,250	8,605	960	(7,735)	(32,470)	(93,764)	(155,057)	
9.0%		14,189	6,887	(548)	(8,917)	(33,258)	(94,157)	(155,057)	
10.0%		12,128	5,170	(2,123)	(10,098)	(34,045)	(94,551)	(155,057)	
11.0%		10,066	3,452	(3,698)	(11,279)	(34,833)	(94,945)	(155,057)	
12.0%		8,005	1,734	(5,273)	(12,460)	(35,620)	(95,339)	(155,057)	
13.0%		5,944	(54)	(6,848)	(13,642)	(36,408)	(95,732)	(155,057)	
14.0%		3,882	(2,023)	(8,423)	(14,823)	(37,195)	(96,126)	(155,057)	
15.0%		1,821	(3,992)	(9,998)	(16,004)	(37,983)	(96,520)	(155,057)	
16.0%		(348)	(5,961)	(11,573)	(17,185)	(38,770)	(96,914)	(155,057)	
17.0%		(2,711)	(7,929)	(13,148)	(18,367)	(39,558)	(97,307)	(155,057)	
18.0%		(5,073)	(9,898)	(14,723)	(19,548)	(40,345)	(97,701)	(155,057)	
19.0%		(7,436)	(11,867)	(16,298)	(20,729)	(41,133)	(98,095)	(155,057)	
20.0%		(9,798)	(13,836)	(17,873)	(21,910)	(41,920)	(98,489)	(155,057)	

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

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

190415 NNPA Residential Appraisals_U - X_BROWNFIELD v2 - with grant

Scheme Ref: **U**
 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:	U
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)	3.33%
RLV (£ net)	(145,057)
RLV (£/acre)	(1,174,074)
RLV (£/ha)	(2,901,136)
RLV (£/plot)	(145,057)
Benchmark Land Value (BLV):	
BLV (£ net)	10,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	(155,057)
Surplus/Deficit (£/acre)	(1,255,013)
Surplus/Deficit (£/ha)	(3,101,136)
Surplus/Deficit (£/plot)	(155,057)
Plan Viability comments	Viable

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

Note, that they will all be viable with grant

Scheme Ref: **V**
 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:		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	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)		(sqft)	Total GIA (all units)			
1 bed House	0	0	0		0	0		0	
2 bed House	74	799	0		0	74		799	
3 bed House	0	0	171		1,839	171		1,839	
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	
	74	799	171		1,839	245		2,638	
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: **V**
 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	1.0	@	240,000	241,200
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	-
	1.0			241,200
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	180,500	-
2 bed House	0.0	@	204,250	-
3 bed House	1.0	@	285,000	286,425
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	-
	1.0			286,425
Sub-total GDV Residential				
	3.0			655,335
AH on-site cost analysis:				
	655 £ psm (total GIA sqm)		£MV less £GDV	160,515
			53,505 £ per unit (total units)	
AH Grant				
	1	@	32,108	31,787
Total GDV				
				687,122

Scheme Ref: **V**
 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:	0.46% % 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	527,625 OMS @		1.00%	(5,276)
Residential Sales Legal Costs	527,625 OMS @		0.50%	(2,638)
Marketing and Promotion	527,625 OMS @		3.00%	(15,829)
Interest (on Development Costs) -				
		6.25% APR	0.506% psm	(24,235)
Developers Profit -				
Margin on AH	127,710		6.00% on AH values	(7,663)
Profit on "Market" units	527,625		6.00%	(31,658)
	Profit analysis:	625,452	6.29% on costs	(39,320)
		655,335	6.00% blended	(39,320)
TOTAL COSTS				(664,772)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				22,350
SDLT	22,350 @		5.00% (slabbed)	9,383
Acquisition Agent fees	22,350 @		1.00%	(223)
Acquisition Legal fees	22,350 @		0.50%	(112)
Interest on Land	22,350 @		6.25%	(1,397)
Residual Land Value				30,000
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0 dph		
Site Area (Resi)		0.15 ha	0.37 acres	
Density analysis:		1,634 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)	£ per plot	£ per ha	£ per acre	

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

SENSITIVITY ANALYSIS		AH - % on site 33%						
		10%	25%	40%	55%	70%	85%	100%
Balance (RLV - BLV)	80%	(287,675)	(411,731)	(535,788)	(659,844)	(783,901)	(907,957)	(1,032,014)
	85%	(89,752)	(246,781)	(403,827)	(560,874)	(717,920)	(874,967)	(1,032,014)
	90%	(31,713)	(81,849)	(271,867)	(461,903)	(651,940)	(841,977)	(1,032,014)
	95%	(2,527)	(35,011)	(139,906)	(362,933)	(585,960)	(808,987)	(1,032,014)
	100%	25,103	(10,009)	(48,864)	(263,962)	(519,979)	(775,997)	(1,032,014)
	105%	52,732	13,016	(27,753)	(164,992)	(453,999)	(743,006)	(1,032,014)
	110%	80,361	36,040	(8,281)	(66,042)	(388,019)	(710,016)	(1,032,014)
	115%	107,990	59,064	10,138	(41,606)	(322,039)	(677,026)	(1,032,014)
	120%	135,619	82,088	28,558	(25,773)	(256,058)	(644,036)	(1,032,014)
	125%	163,248	105,113	46,977	(11,158)	(190,078)	(611,046)	(1,032,014)
	130%	190,878	128,137	65,397	2,656	(124,098)	(578,056)	(1,032,014)
	135%	218,507	151,161	83,816	16,471	(58,139)	(545,065)	(1,032,014)
	140%	246,136	174,186	102,236	30,285	(44,904)	(512,075)	(1,032,014)
	145%	273,765	197,210	120,655	44,100	(34,348)	(479,085)	(1,032,014)
	150%	301,394	220,234	139,074	57,914	(23,793)	(446,095)	(1,032,014)
	155%	329,023	243,259	157,494	71,729	(14,036)	(413,105)	(1,032,014)
	160%	356,653	266,283	175,913	85,544	(4,826)	(380,115)	(1,032,014)
165%	384,282	289,307	194,333	99,358	4,384	(347,125)	(1,032,014)	
170%	411,911	312,332	212,752	113,173	13,593	(314,134)	(1,032,014)	
175%	439,540	335,356	231,172	126,987	22,803	(281,144)	(1,032,014)	
180%	467,169	358,380	249,591	140,802	32,013	(248,154)	(1,032,014)	
Local Occupancy and Principal Residency Values 100% (% from base assumption)	80%	124,356	87,472	50,588	13,705	(23,717)	(162,691)	(430,734)
	85%	99,542	63,102	26,661	(9,779)	(50,998)	(316,017)	(581,054)
	90%	74,729	38,732	2,734	(35,275)	(207,314)	(469,344)	(731,374)
	95%	49,916	14,361	(21,440)	(104,623)	(363,647)	(622,670)	(881,694)
	100%	25,103	(10,009)	(48,864)	(263,962)	(519,979)	(775,997)	(1,032,014)
	105%	289	(36,553)	(170,291)	(423,302)	(676,312)	(929,323)	(1,182,334)
	110%	(25,258)	(82,658)	(332,636)	(582,641)	(832,645)	(1,082,649)	(1,332,654)
	115%	(53,698)	(247,984)	(494,982)	(741,980)	(988,978)	(1,235,976)	(1,482,974)
	120%	(169,345)	(413,336)	(657,328)	(901,319)	(1,145,311)	(1,389,302)	(1,633,294)
	125%	(337,703)	(578,688)	(819,673)	(1,060,658)	(1,301,643)	(1,542,628)	(1,783,614)
	130%	(506,061)	(744,040)	(982,019)	(1,219,998)	(1,457,976)	(1,695,955)	(1,933,934)
	135%	(674,420)	(909,392)	(1,144,364)	(1,379,337)	(1,614,309)	(1,849,281)	(2,084,254)
	140%	(842,778)	(1,074,744)	(1,306,710)	(1,538,676)	(1,770,642)	(2,002,608)	(2,234,574)
	145%	(1,011,137)	(1,240,096)	(1,469,056)	(1,698,015)	(1,926,975)	(2,155,934)	(2,384,894)
	150%	(1,179,495)	(1,405,448)	(1,631,401)	(1,857,354)	(2,083,307)	(2,309,260)	(2,535,214)
	155%	(1,347,853)	(1,570,800)	(1,793,747)	(2,016,693)	(2,239,640)	(2,462,587)	(2,685,533)
	160%	(1,516,212)	(1,736,152)	(1,956,092)	(2,176,033)	(2,395,973)	(2,615,913)	(2,835,853)
165%	(1,684,570)	(1,901,504)	(2,118,438)	(2,335,372)	(2,552,306)	(2,769,240)	(2,986,173)	
170%	(1,852,929)	(2,066,856)	(2,280,784)	(2,494,711)	(2,708,639)	(2,922,566)	(3,136,493)	
175%	(2,021,287)	(2,232,208)	(2,443,129)	(2,654,050)	(2,864,971)	(3,075,892)	(3,286,813)	
180%	(2,189,645)	(2,397,560)	(2,605,475)	(2,813,389)	(3,021,304)	(3,229,219)	(3,437,133)	
Unit Build Rates 100% (% from base assumption)	80%	124,356	87,472	50,588	13,705	(23,717)	(162,691)	(430,734)
	85%	99,542	63,102	26,661	(9,779)	(50,998)	(316,017)	(581,054)
	90%	74,729	38,732	2,734	(35,275)	(207,314)	(469,344)	(731,374)
	95%	49,916	14,361	(21,440)	(104,623)	(363,647)	(622,670)	(881,694)
	100%	25,103	(10,009)	(48,864)	(263,962)	(519,979)	(775,997)	(1,032,014)
	105%	289	(36,553)	(170,291)	(423,302)	(676,312)	(929,323)	(1,182,334)
	110%	(25,258)	(82,658)	(332,636)	(582,641)	(832,645)	(1,082,649)	(1,332,654)
	115%	(53,698)	(247,984)	(494,982)	(741,980)	(988,978)	(1,235,976)	(1,482,974)
	120%	(169,345)	(413,336)	(657,328)	(901,319)	(1,145,311)	(1,389,302)	(1,633,294)
	125%	(337,703)	(578,688)	(819,673)	(1,060,658)	(1,301,643)	(1,542,628)	(1,783,614)
	130%	(506,061)	(744,040)	(982,019)	(1,219,998)	(1,457,976)	(1,695,955)	(1,933,934)
	135%	(674,420)	(909,392)	(1,144,364)	(1,379,337)	(1,614,309)	(1,849,281)	(2,084,254)
	140%	(842,778)	(1,074,744)	(1,306,710)	(1,538,676)	(1,770,642)	(2,002,608)	(2,234,574)
	145%	(1,011,137)	(1,240,096)	(1,469,056)	(1,698,015)	(1,926,975)	(2,155,934)	(2,384,894)
	150%	(1,179,495)	(1,405,448)	(1,631,401)	(1,857,354)	(2,083,307)	(2,309,260)	(2,535,214)
	155%	(1,347,853)	(1,570,800)	(1,793,747)	(2,016,693)	(2,239,640)	(2,462,587)	(2,685,533)
	160%	(1,516,212)	(1,736,152)	(1,956,092)	(2,176,033)	(2,395,973)	(2,615,913)	(2,835,853)
165%	(1,684,570)	(1,901,504)	(2,118,438)	(2,335,372)	(2,552,306)	(2,769,240)	(2,986,173)	
170%	(1,852,929)	(2,066,856)	(2,280,784)	(2,494,711)	(2,708,639)	(2,922,566)	(3,136,493)	
175%	(2,021,287)	(2,232,208)	(2,443,129)	(2,654,050)	(2,864,971)	(3,075,892)	(3,286,813)	
180%	(2,189,645)	(2,397,560)	(2,605,475)	(2,813,389)	(3,021,304)	(3,229,219)	(3,437,133)	

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

Balance (RLV - BLV)	AH - % on site 33%							
	10%	25%	40%	55%	70%	85%	100%	
1.0%	56,022	15,757	(25,239)	(246,244)	(508,167)	(770,090)	(1,032,014)	
2.0%	49,838	10,604	(29,964)	(249,787)	(510,529)	(771,272)	(1,032,014)	
3.0%	43,654	5,451	(34,689)	(253,331)	(512,892)	(772,453)	(1,032,014)	
4.0%	37,470	298	(39,414)	(256,875)	(515,254)	(773,634)	(1,032,014)	
5.0%	31,286	(4,856)	(44,139)	(260,419)	(517,617)	(774,815)	(1,032,014)	
6.0%	25,103	(10,009)	(48,864)	(263,962)	(519,979)	(775,997)	(1,032,014)	
7.0%	18,919	(15,162)	(53,589)	(267,506)	(522,342)	(777,178)	(1,032,014)	
8.0%	12,735	(20,434)	(58,314)	(271,050)	(524,704)	(778,359)	(1,032,014)	
9.0%	6,551	(26,341)	(63,039)	(274,594)	(527,067)	(779,540)	(1,032,014)	
10.0%	367	(32,247)	(67,764)	(278,137)	(529,429)	(780,722)	(1,032,014)	
11.0%	(5,817)	(38,153)	(72,489)	(281,681)	(531,792)	(781,903)	(1,032,014)	
12.0%	(12,001)	(44,059)	(77,214)	(285,225)	(534,154)	(783,084)	(1,032,014)	
13.0%	(18,184)	(49,966)	(81,939)	(288,769)	(536,517)	(784,265)	(1,032,014)	
14.0%	(25,080)	(55,872)	(86,664)	(292,312)	(538,879)	(785,447)	(1,032,014)	
15.0%	(32,167)	(61,778)	(91,389)	(295,856)	(541,242)	(786,628)	(1,032,014)	
16.0%	(39,255)	(67,684)	(96,114)	(299,400)	(543,604)	(787,809)	(1,032,014)	
17.0%	(46,342)	(73,591)	(100,839)	(302,944)	(545,967)	(788,990)	(1,032,014)	
18.0%	(53,430)	(79,497)	(105,564)	(306,487)	(548,329)	(790,172)	(1,032,014)	
19.0%	(60,517)	(85,403)	(110,289)	(310,031)	(550,692)	(791,353)	(1,032,014)	
20.0%	(67,605)	(91,309)	(115,014)	(313,575)	(553,054)	(792,534)	(1,032,014)	

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: **V**
 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:	V
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:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	527,625
Total GDV (£) (excluding Grant)	655,335
AH Grant (£)	31,787
AH Grant (£/unit)	32,108
Total GDV (£) (including Grant)	687,122
Site Specific S106 (£)	3,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	39,320
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	6.29%
RLV (£ net)	30,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
Benchmark Land Value (BLV):	
BLV (£ net)	30,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	
Surplus/Deficit (£/acre)	
Surplus/Deficit (£/ha)	
Surplus/Deficit (£/plot)	
Plan Viability comments	Viable

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

Note, that they will all be viable with grant

Scheme Ref: **W**
 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:		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	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		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: **W**
 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	1.0	@	240,000		239,904
4 bed House	1.5	@	340,000		509,796
5 bed House	0.0	@	0		-
1 bed Flat	0.0	@	0		-
2 bed Flat	0.0	@	0		-
	2.5				749,700
Principal Residence "Mkt" GDV -					
1 bed House	0.0	@	180,500		-
2 bed House	0.0	@	204,250		-
3 bed House	1.0	@	285,000		284,886
4 bed House	1.5	@	403,750		605,383
5 bed House	0.0	@	0		-
1 bed Flat	0.0	@	0		-
2 bed Flat	0.0	@	0		-
	2.5				890,269
Sub-total GDV Residential					
	7.0				1,903,482
AH on-site cost analysis:					
				£MV less £GDV	376,173
	571 £ psm (total GIA sqm)			53,739 £ per unit (total units)	
AH Grant					
	2	@	5,252		10,515
Total GDV					
					1,913,997

Scheme Ref: **W**
 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:	0.37% % 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	1,639,969 OMS @		1.00%	(16,400)
Residential Sales Legal Costs	1,639,969 OMS @		0.50%	(8,200)
Marketing and Promotion	1,639,969 OMS @		3.00%	(49,199)
Interest (on Development Costs) -		6.25% APR	0.506% psm	(122,393)
Developers Profit -				
Margin on AH	263,513		6.00% on AH values	(15,811)
Profit on "Market" units	1,639,969		6.00%	(98,398)
	Profit analysis:		6.60% on costs	(114,209)
			6.00% blended	(114,209)
TOTAL COSTS				(1,845,802)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				68,195
SDLT	68,195 @		5.00% (slabbed)	7,090
Acquisition Agent fees	68,195 @		1.00%	(682)
Acquisition Legal fees	68,195 @		0.50%	(341)
Interest on Land	68,195 @		6.25%	(4,262)
Residual Land Value				70,000
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	

BENCHMARK LAND VALUE				
Residential Density		20.0 dph		
Site Area (Resi)		0.35 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)	£ per plot	£ per ha	£ per acre	

Scheme Ref: **W**
 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)	80%	(731,028)	(900,066)	(1,069,103)	(1,238,141)	(1,407,178)	(1,576,216)	(1,745,253)
	85%	(188,711)	(448,038)	(707,481)	(966,924)	(1,226,367)	(1,485,810)	(1,745,253)
	90%	(81,584)	(135,890)	(345,858)	(695,707)	(1,045,556)	(1,395,404)	(1,745,253)
	95%	1,728	(59,070)	(128,689)	(424,490)	(864,744)	(1,304,999)	(1,745,253)
	100%	82,224	8,010	(67,183)	(153,350)	(683,933)	(1,214,593)	(1,745,253)
	105%	162,720	75,090	(12,540)	(106,112)	(503,122)	(1,124,187)	(1,745,253)
	110%	243,216	142,170	41,125	(59,983)	(322,310)	(1,033,782)	(1,745,253)
	115%	323,712	209,250	94,789	(19,673)	(145,041)	(943,376)	(1,745,253)
	120%	404,208	276,330	148,453	20,575	(114,288)	(852,970)	(1,745,253)
	125%	484,704	343,410	202,117	60,823	(83,535)	(762,565)	(1,745,253)
	130%	565,200	410,490	255,781	101,071	(53,639)	(672,159)	(1,745,253)
	135%	645,696	477,570	309,445	141,319	(26,807)	(581,753)	(1,745,253)
	140%	726,192	544,651	363,109	181,567	25	(491,348)	(1,745,253)
	145%	806,688	611,731	416,773	221,815	26,857	(400,942)	(1,745,253)
	150%	887,184	678,811	470,437	262,063	53,689	(310,537)	(1,745,253)
	155%	967,680	745,891	524,101	302,311	80,521	(220,131)	(1,745,253)
	160%	1,048,177	812,971	577,765	342,559	107,353	(137,841)	(1,745,253)
165%	1,128,673	880,051	631,429	382,807	134,186	(122,464)	(1,745,253)	
170%	1,209,169	947,131	685,093	423,055	161,018	(107,088)	(1,745,253)	
175%	1,289,665	1,014,211	738,757	463,303	187,850	(91,711)	(1,745,253)	
180%	1,370,161	1,081,291	792,421	503,551	214,682	(76,335)	(1,745,253)	
Local Occupancy and Principal Residency Values 100% (% from base assumption)	80%	369,563	279,443	189,323	99,203	9,083	(84,185)	(519,797)
	85%	297,728	211,585	125,441	39,298	(46,846)	(219,318)	(826,161)
	90%	225,893	143,727	61,560	(20,607)	(109,098)	(551,077)	(1,132,525)
	95%	154,059	75,868	(2,322)	(83,583)	(326,781)	(882,835)	(1,438,889)
	100%	82,224	8,010	(67,183)	(153,350)	(683,933)	(1,214,593)	(1,745,253)
	105%	10,389	(59,899)	(140,400)	(535,820)	(1,041,085)	(1,546,351)	(2,051,617)
	110%	(61,730)	(137,674)	(438,494)	(918,366)	(1,398,238)	(1,878,109)	(2,357,981)
	115%	(144,063)	(391,958)	(846,435)	(1,300,913)	(1,755,390)	(2,209,868)	(2,664,345)
	120%	(396,209)	(825,293)	(1,254,376)	(1,683,459)	(2,112,543)	(2,541,626)	(2,970,709)
	125%	(854,939)	(1,258,628)	(1,662,317)	(2,066,006)	(2,469,695)	(2,873,384)	(3,277,073)
	130%	(1,313,668)	(1,691,963)	(2,070,258)	(2,448,553)	(2,826,847)	(3,205,142)	(3,583,437)
	135%	(1,772,397)	(2,125,298)	(2,478,198)	(2,831,099)	(3,184,000)	(3,536,901)	(3,889,801)
	140%	(2,231,126)	(2,558,632)	(2,886,139)	(3,213,646)	(3,541,152)	(3,868,659)	(4,196,165)
	145%	(2,689,855)	(2,991,967)	(3,294,080)	(3,596,192)	(3,898,305)	(4,200,417)	(4,502,530)
	150%	(3,148,584)	(3,425,302)	(3,702,021)	(3,978,739)	(4,255,457)	(4,532,175)	(4,808,894)
	155%	(3,607,313)	(3,858,637)	(4,109,961)	(4,361,285)	(4,612,610)	(4,863,934)	(5,115,258)
	160%	(4,066,042)	(4,291,972)	(4,517,902)	(4,743,832)	(4,969,762)	(5,195,692)	(5,421,622)
165%	(4,524,771)	(4,725,307)	(4,925,843)	(5,126,379)	(5,326,914)	(5,527,450)	(5,727,986)	
170%	(4,983,501)	(5,158,642)	(5,333,784)	(5,508,925)	(5,684,067)	(5,859,208)	(6,034,350)	
175%	(5,442,230)	(5,591,977)	(5,741,724)	(5,891,472)	(6,041,219)	(6,190,967)	(6,340,714)	
180%	(5,900,959)	(6,025,312)	(6,149,665)	(6,274,018)	(6,398,372)	(6,522,725)	(6,647,078)	
Unit Build Rates 100% (% from base assumption)	80%	369,563	279,443	189,323	99,203	9,083	(84,185)	(519,797)
	85%	297,728	211,585	125,441	39,298	(46,846)	(219,318)	(826,161)
	90%	225,893	143,727	61,560	(20,607)	(109,098)	(551,077)	(1,132,525)
	95%	154,059	75,868	(2,322)	(83,583)	(326,781)	(882,835)	(1,438,889)
	100%	82,224	8,010	(67,183)	(153,350)	(683,933)	(1,214,593)	(1,745,253)
	105%	10,389	(59,899)	(140,400)	(535,820)	(1,041,085)	(1,546,351)	(2,051,617)
	110%	(61,730)	(137,674)	(438,494)	(918,366)	(1,398,238)	(1,878,109)	(2,357,981)
	115%	(144,063)	(391,958)	(846,435)	(1,300,913)	(1,755,390)	(2,209,868)	(2,664,345)
	120%	(396,209)	(825,293)	(1,254,376)	(1,683,459)	(2,112,543)	(2,541,626)	(2,970,709)
	125%	(854,939)	(1,258,628)	(1,662,317)	(2,066,006)	(2,469,695)	(2,873,384)	(3,277,073)
	130%	(1,313,668)	(1,691,963)	(2,070,258)	(2,448,553)	(2,826,847)	(3,205,142)	(3,583,437)
	135%	(1,772,397)	(2,125,298)	(2,478,198)	(2,831,099)	(3,184,000)	(3,536,901)	(3,889,801)
	140%	(2,231,126)	(2,558,632)	(2,886,139)	(3,213,646)	(3,541,152)	(3,868,659)	(4,196,165)
	145%	(2,689,855)	(2,991,967)	(3,294,080)	(3,596,192)	(3,898,305)	(4,200,417)	(4,502,530)
	150%	(3,148,584)	(3,425,302)	(3,702,021)	(3,978,739)	(4,255,457)	(4,532,175)	(4,808,894)
	155%	(3,607,313)	(3,858,637)	(4,109,961)	(4,361,285)	(4,612,610)	(4,863,934)	(5,115,258)
	160%	(4,066,042)	(4,291,972)	(4,517,902)	(4,743,832)	(4,969,762)	(5,195,692)	(5,421,622)
165%	(4,524,771)	(4,725,307)	(4,925,843)	(5,126,379)	(5,326,914)	(5,527,450)	(5,727,986)	
170%	(4,983,501)	(5,158,642)	(5,333,784)	(5,508,925)	(5,684,067)	(5,859,208)	(6,034,350)	
175%	(5,442,230)	(5,591,977)	(5,741,724)	(5,891,472)	(6,041,219)	(6,190,967)	(6,340,714)	
180%	(5,900,959)	(6,025,312)	(6,149,665)	(6,274,018)	(6,398,372)	(6,522,725)	(6,647,078)	

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

Balance (RLV - BLV)	AH - % on site 29%							
	10%	25%	40%	55%	70%	85%	100%	
1.0%	172,405	83,161	(6,083)	(101,670)	(649,480)	(1,197,366)	(1,745,253)	
2.0%	154,369	68,131	(18,107)	(112,006)	(656,370)	(1,200,812)	(1,745,253)	
3.0%	136,332	53,101	(30,131)	(122,342)	(663,261)	(1,204,257)	(1,745,253)	
4.0%	118,296	38,070	(42,155)	(132,678)	(670,152)	(1,207,702)	(1,745,253)	
5.0%	100,260	23,040	(54,179)	(143,014)	(677,042)	(1,211,148)	(1,745,253)	
6.0%	82,224	8,010	(67,183)	(153,350)	(683,933)	(1,214,593)	(1,745,253)	
7.0%	64,187	(7,020)	(80,964)	(163,686)	(690,824)	(1,218,038)	(1,745,253)	
8.0%	46,151	(22,050)	(94,746)	(174,022)	(697,714)	(1,221,484)	(1,745,253)	
9.0%	28,115	(37,080)	(108,527)	(184,358)	(704,605)	(1,224,929)	(1,745,253)	
10.0%	10,079	(52,111)	(122,308)	(194,694)	(711,495)	(1,228,374)	(1,745,253)	
11.0%	(7,957)	(68,257)	(136,089)	(205,030)	(718,386)	(1,231,820)	(1,745,253)	
12.0%	(25,994)	(85,484)	(149,871)	(215,366)	(725,277)	(1,235,265)	(1,745,253)	
13.0%	(44,030)	(102,711)	(163,652)	(225,701)	(732,167)	(1,238,710)	(1,745,253)	
14.0%	(62,441)	(119,937)	(177,433)	(236,037)	(739,058)	(1,242,156)	(1,745,253)	
15.0%	(83,113)	(137,164)	(191,214)	(246,373)	(745,949)	(1,245,601)	(1,745,253)	
16.0%	(103,785)	(154,390)	(204,996)	(256,709)	(752,839)	(1,249,046)	(1,745,253)	
17.0%	(124,457)	(171,617)	(218,777)	(267,045)	(759,730)	(1,252,491)	(1,745,253)	
18.0%	(145,129)	(188,843)	(232,558)	(277,381)	(766,620)	(1,255,937)	(1,745,253)	
19.0%	(165,800)	(206,070)	(246,339)	(287,717)	(773,511)	(1,259,382)	(1,745,253)	
20.0%	(186,472)	(223,296)	(260,121)	(298,053)	(780,402)	(1,262,827)	(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: **W**
 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:	W
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:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	1,639,969
Total GDV (£) (excluding Grant)	1,903,482
AH Grant (£)	10,515
AH Grant (£/unit)	5,252
Total GDV (£) (including Grant)	1,913,997
Site Specific S106 (£)	7,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	114,209
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	6.60%
RLV (£ net)	70,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
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	
Surplus/Deficit (£/acre)	
Surplus/Deficit (£/ha)	
Surplus/Deficit (£/plot)	
Plan Viability comments	Viable

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

Note, that they will all be viable with grant

Scheme Ref: **X**
 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:	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	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: **X**
 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	1.0	@	172,000	172,000
3 bed House	2.0	@	240,000	480,000
4 bed House	1.0	@	340,000	340,000
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	4.0			992,000
Principal Residence "Mkt" GDV -				
1 bed House	0.0	@	180,500	-
2 bed House	1.0	@	204,250	204,250
3 bed House	2.0	@	285,000	570,000
4 bed House	1.0	@	403,750	403,750
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	4.0			1,178,000
Sub-total GDV Residential				
	10.0			2,504,750
AH on-site cost analysis:				
	553 £ psm (total GIA sqm)		£MV less £GDV	490,250
			49,025 £ per unit (total units)	
AH Grant				
	2	@	65,731	131,463
Total GDV				
				2,636,213

Scheme Ref: **X**
 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:	0.40% % 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	2,170,000 OMS @		1.00%	(21,700)
Residential Sales Legal Costs	2,170,000 OMS @		0.50%	(10,850)
Marketing and Promotion	2,170,000 OMS @		3.00%	(65,100)
Interest (on Development Costs) -		6.25% APR	0.506% psm	(212,894)
Developers Profit -				
Margin on AH	334,750		6.00% on AH values	(20,085)
Profit on "Market" units	2,170,000		6.00%	(130,200)
	Profit analysis:			
	2,383,349		6.31% on costs	(150,285)
	2,504,750		6.00% blended	(150,285)
TOTAL COSTS				(2,533,634)

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

RESIDUAL LAND VALUE				
Residual Land Value (gross)				102,579
SDLT	102,579	@	5.00% (slabbed)	5,371
Acquisition Agent fees	102,579	@	1.00%	(1,026)
Acquisition Legal fees	102,579	@	0.50%	(513)
Interest on Land	102,579	@	6.25%	(6,411)
Residual Land Value				100,000
RLV analysis:	10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	

BENCHMARK LAND VALUE				
Residential Density			20.0 dph	
Site Area (Resi)		0.50 ha		1.24 acres
Density analysis:		1,772 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)	() £ per plot	() £ per ha	() £ per acre	0

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

SENSITIVITY ANALYSIS		AH - % on site 20%						
		()	10%	25%	40%	55%	70%	85%
Balance (RLV - BLV)	80%	(1,771,188)	(1,861,616)	(1,952,045)	(2,042,473)	(2,132,902)	(2,223,330)	(2,313,759)
	85%	(1,159,898)	(1,352,208)	(1,544,518)	(1,736,828)	(1,929,138)	(2,121,449)	(2,313,759)
	90%	(548,608)	(842,799)	(1,136,991)	(1,431,183)	(1,725,375)	(2,019,567)	(2,313,759)
	95%	(182,262)	(333,439)	(729,465)	(1,125,538)	(1,521,612)	(1,917,685)	(2,313,759)
	100%	(75,455)	(159,309)	(321,971)	(819,893)	(1,317,848)	(1,815,804)	(2,313,759)
	105%	19,526	(71,258)	(172,642)	(514,248)	(1,114,085)	(1,713,922)	(2,313,759)
	110%	114,506	7,893	(100,068)	(222,261)	(910,322)	(1,612,040)	(2,313,759)
	115%	209,486	87,043	(35,401)	(167,831)	(706,558)	(1,510,159)	(2,313,759)
	120%	304,466	166,193	27,920	(113,401)	(502,795)	(1,408,277)	(2,313,759)
	125%	399,447	245,343	91,240	(62,864)	(299,034)	(1,306,395)	(2,313,759)
Local Occupancy and Principal Residency Values 100% (% from base assumption)	130%	494,427	324,494	154,560	(15,374)	(199,308)	(1,204,514)	(2,313,759)
	135%	589,407	403,644	217,880	32,117	(163,021)	(1,102,632)	(2,313,759)
	140%	684,388	482,794	281,200	79,607	(126,734)	(1,000,750)	(2,313,759)
	145%	779,368	561,944	344,521	127,097	(90,448)	(898,869)	(2,313,759)
	150%	874,348	641,095	407,841	174,587	(58,667)	(796,987)	(2,313,759)
	155%	969,329	720,245	471,161	222,077	(27,007)	(695,105)	(2,313,759)
	160%	1,064,309	799,395	534,481	269,567	4,653	(593,224)	(2,313,759)
	165%	1,159,289	878,545	597,801	317,057	36,313	(491,342)	(2,313,759)
	170%	1,254,270	957,696	661,122	364,548	67,974	(389,460)	(2,313,759)
	175%	1,349,250	1,036,846	724,442	412,038	99,634	(287,579)	(2,313,759)
180%	1,444,230	1,115,996	787,762	459,528	131,294	(212,641)	(2,313,759)	
Balance (RLV - BLV)	80%	297,307	215,651	133,995	52,339	(29,317)	(114,111)	(284,560)
	85%	204,117	124,136	44,156	(35,825)	(119,649)	(263,229)	(791,860)
	90%	110,926	32,622	(45,683)	(129,028)	(262,359)	(780,754)	(1,299,160)
	95%	17,736	(58,893)	(142,248)	(281,949)	(790,098)	(1,298,279)	(1,806,459)
	100%	(75,455)	(159,309)	(321,971)	(819,893)	(1,317,848)	(1,815,804)	(2,313,759)
	105%	(180,211)	(382,424)	(870,139)	(1,357,869)	(1,845,599)	(2,333,329)	(2,821,059)
	110%	(463,330)	(940,835)	(1,418,339)	(1,895,844)	(2,373,349)	(2,850,854)	(3,328,358)
	115%	(1,031,981)	(1,499,261)	(1,966,540)	(2,433,820)	(2,901,099)	(3,368,378)	(3,835,658)
	120%	(1,600,632)	(2,057,687)	(2,514,741)	(2,971,795)	(3,428,849)	(3,885,903)	(4,342,958)
	125%	(2,169,284)	(2,616,113)	(3,062,941)	(3,509,770)	(3,956,599)	(4,403,428)	(4,850,257)
Unit Build Rates 100% (% from base assumption)	130%	(2,737,935)	(3,174,539)	(3,611,142)	(4,047,746)	(4,484,350)	(4,920,953)	(5,357,557)
	135%	(3,306,586)	(3,732,964)	(4,159,343)	(4,585,721)	(5,012,100)	(5,438,478)	(5,864,857)
	140%	(3,875,237)	(4,291,390)	(4,707,544)	(5,123,697)	(5,539,850)	(5,956,003)	(6,372,156)
	145%	(4,443,888)	(4,849,816)	(5,255,744)	(5,661,672)	(6,067,600)	(6,473,528)	(6,879,456)
	150%	(5,012,540)	(5,408,242)	(5,803,945)	(6,199,648)	(6,595,350)	(6,991,053)	(7,386,755)
	155%	(5,581,191)	(5,966,668)	(6,352,146)	(6,737,623)	(7,123,100)	(7,508,578)	(7,894,055)
	160%	(6,149,842)	(6,525,094)	(6,900,346)	(7,275,598)	(7,650,851)	(8,026,103)	(8,401,355)
	165%	(6,718,493)	(7,083,520)	(7,448,547)	(7,813,574)	(8,178,601)	(8,543,628)	(8,908,654)
	170%	(7,287,145)	(7,641,946)	(7,996,748)	(8,351,549)	(8,706,351)	(9,061,153)	(9,415,954)
	175%	(7,855,796)	(8,200,372)	(8,544,948)	(8,889,525)	(9,234,101)	(9,578,677)	(9,923,254)
180%	(8,424,447)	(8,758,798)	(9,093,149)	(9,427,500)	(9,761,851)	(10,096,202)	(10,430,553)	



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

Balance (RLV - BLV)	()	AH - % on site 20%						
		10%	25%	40%	55%	70%	85%	100%
1.0%		31,045	(61,658)	(240,596)	(758,862)	(1,277,161)	(1,795,460)	(2,313,759)
2.0%		9,745	(79,408)	(256,871)	(771,068)	(1,285,298)	(1,799,529)	(2,313,759)
3.0%		(11,555)	(98,277)	(273,146)	(783,275)	(1,293,436)	(1,803,597)	(2,313,759)
4.0%		(32,855)	(118,621)	(289,421)	(795,481)	(1,301,573)	(1,807,666)	(2,313,759)
Profit on "Market" units		(54,155)	(138,965)	(305,696)	(807,687)	(1,309,711)	(1,811,735)	(2,313,759)
6.00%		(75,455)	(159,309)	(321,971)	(819,893)	(1,317,848)	(1,815,804)	(2,313,759)
(% profit)		(97,815)	(179,652)	(338,246)	(832,100)	(1,325,986)	(1,819,872)	(2,313,759)
		(122,227)	(199,996)	(354,521)	(844,306)	(1,334,123)	(1,823,941)	(2,313,759)
		(146,640)	(220,340)	(370,796)	(856,512)	(1,342,261)	(1,828,010)	(2,313,759)
		(171,052)	(240,684)	(387,071)	(868,718)	(1,350,398)	(1,832,079)	(2,313,759)
		(195,465)	(261,027)	(403,346)	(880,925)	(1,358,536)	(1,836,147)	(2,313,759)
		(219,877)	(281,371)	(419,621)	(893,131)	(1,366,673)	(1,840,216)	(2,313,759)
		(244,290)	(301,715)	(435,896)	(905,337)	(1,374,811)	(1,844,285)	(2,313,759)
		(268,702)	(322,059)	(452,171)	(917,543)	(1,382,948)	(1,848,354)	(2,313,759)
		(293,115)	(342,402)	(468,446)	(929,750)	(1,391,086)	(1,852,422)	(2,313,759)
		(317,527)	(362,746)	(484,721)	(941,956)	(1,399,223)	(1,856,491)	(2,313,759)
		(341,940)	(383,090)	(500,996)	(954,162)	(1,407,361)	(1,860,560)	(2,313,759)
		(366,352)	(403,434)	(517,271)	(966,368)	(1,415,498)	(1,864,629)	(2,313,759)
		(390,765)	(423,777)	(533,546)	(978,575)	(1,423,636)	(1,868,697)	(2,313,759)
		(415,177)	(444,121)	(549,821)	(990,781)	(1,431,773)	(1,872,766)	(2,313,759)

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: **X**
 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:	X
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:	50%
Principal Residency housing:	50%
GDV "Market Housing" (£)	2,170,000
Total GDV (£) (excluding Grant)	2,504,750
AH Grant (£)	131,463
AH Grant (£/unit)	65,731
Total GDV (£) (including Grant)	2,636,213
Site Specific S106 (£)	10,000
Site Specific S106 (£/unit)	1,000
Total Developers Profit (£)	150,285
Developers Profit (% on "Mkt" GDV)	6.00%
Developers Profit (% on AH GDV)	6.00%
Developers Profit (% blended)	6.00%
Developers Profit (% on costs)	6.31%
RLV (£ net)	100,000
RLV (£/acre)	80,939
RLV (£/ha)	200,000
RLV (£/plot)	10,000
Benchmark Land Value (BLV):	
BLV (£ net)	100,000
BLV (£/acre)	80,939
BLV (£/ha)	200,000
BLV (£/plot)	10,000
Balance for Plan VA:	
Surplus/Deficit	(0)
Surplus/Deficit (£/acre)	(0)
Surplus/Deficit (£/ha)	(0)
Surplus/Deficit (£/plot)	(0)
Plan Viability comments	Viable

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

Note, that they will all be viable with grant

190415 NNPA Residential Appraisals_U - X_BROWNFIELD v2 - with grant - Summary Table

Scheme Ref:	U	V	W	X
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:		50%	50%	50%
Principal Residency housing:		50%	50%	50%
GDV "Market Housing" (£)		£527,625	£1,639,969	£2,170,000
Total GDV (£) (excluding Grant)		£655,335	£1,903,482	£2,504,750
AH Grant (£)		£31,787	£10,515	£131,463
AH Grant (£/unit)		£32,108	£5,252	£65,731
Total GDV (£) (including Grant)		£687,122	£1,913,997	£2,636,213
Site Specific S106 (£)		£3,000	£7,000	£10,000
Site Specific S106 (£/unit)		£1,000	£1,000	£1,000
Total Developers Profit (£)		£39,320	£114,209	£160,285
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)		6.29%	6.60%	6.31%
RLV (£ net)		£30,000	£70,000	£100,000
RLV (£/acre)		£80,939	£80,939	£80,939
RLV (£/ha)		£200,000	£200,000	£200,000
RLV (£/plot)		£10,000	£10,000	£10,000
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		£0	£0	£0
Surplus/Deficit (£/acre)		£0	£0	£0
Surplus/Deficit (£/ha)		£0	£0	£0
Surplus/Deficit (£/plot)		£0	£0	£0
Plan Viability comments		Visible	Visible	Visible