Policy requirements scenario		Recommendation for CIL (per sqm)	Average headroom
Affordable housing threshold units	10	Small site (less than 11 units) typologies	£247
Affordable housing	35%	Larger site (11 to 199 units) typologies	£301
Social rented	60%	Urban extension (200 to 2,000 units) typologies	£367
Affordable rented	20%	CQ Areas 1 & 2	£316
Intermediate	20%	Gaydon-Lighthorne Heath (SS)	£430
		Long Marston Airfield	-£4

	Site typology	Value	Land	Dwellings	Affordable housing	Net site area	floorspace	floorspace	value	Benchmark		Headroom		Viable?
														,
				No.	%	Ha								
14/11-4			4				C	0	D11-	D 11-	D 11-	D C	OII II-1-1- O	
Wksht	144 - 21 - 6 - (4)	area	type		00/	0.00	Sqm	Sqm	Per Ha	Per Ha	Per Ha		CIL liable Sqm	
1	West village/town (1)	West	West Small Greenfield	1	0%	0.03	126	126	£377,774	£910,000	-£532,226	-£127	-£127	No
2	East village/town (1)	East	East Small Greenfield	1	0%	0.03	126	126	£1,069,032	£1,110,000	-£40,968	-£10	-£10	Marginal
3	Central village/town (1)	Central	Central Small Greenfield	1	0%	0.03	126	125	£2,747,907	£1,230,000	£1,517,907	£363	£364	Yes
4	West village/town (3)	West	West Small Greenfield	3	0%	0.10	377	377	£1,505,155	£910,000	£595,155	£158	£158	Yes
5	East village/town (3)	East	East Small Brownfield	3	0%	0.10	377	377	£2,067,111	£1,220,000	£847,111	£225	£225	Yes
6	Central village/town (3)	Central	Central Small Brownfield	3	0%	0.10	377	377	£3,519,515	£1,350,000	£2,169,515	£576	£576	Yes
7	West Brownfield infill (5)	West	West Small Brownfield	5	0%	0.15	628	628	£1,606,592	£1,000,000	£606,592	£145	£145	Yes
8	Central Small Brownfield (7)	Central	Central Small Brownfield	7	0%	0.20	879	879	£4,060,860	£1,350,000	£2,710,860	£617	£617	Yes
9	East Greenfield infill (7)	East	East Small Greenfield	7	0%	0.20	879	879	£2,408,349	£1,110,000	£1,298,349	£296	£296	Yes
10	East Brownfield infill (10)	East	East Small Brownfield	10	0%	0.25	1,255	1,255	£2,735,590	£1,220,000	£1,515,590	£302	£302	Yes
27	West Brownfield (10)	West	West Small Brownfield	10	0%	0.27	1,255	1,255	£1,788,856	£1,000,000	£788,856	£170	£170	Yes
11	Central Greenfield (20)	Central	Central Small Greenfield	20	35%	0.47	1,805	1,208	£3,013,941	£1,230,000	£1,783,941	£467	£697	Yes
28	West Brownfield (25)	West	West Small Brownfield	25	35%	0.70	2,203	1,457	£982,441	£1,000,000	-£17,559	-£6	-£8	Marginal
29	West Brownfield (50)	West	West Brownfield	50	35%	1.46	4,406	2,914	£913,177	£740,000	£173,177	£57	£87	Yes
12	East Brownfield (30)	East	East Brownfield	30	35%	0.76	2,707	1,812	£1,673,149	£900,000	£773,149	£218	£325	Yes
13	East Greenfield (75)	East	East Small Greenfield	75	35%	2.12	6,767	4,531	£1,483,463	£1,110,000	£373,463	£117	£175	Yes
30	West Brownfield (100)	West	West Brownfield	100	35%	2.77	8,811	5,829	£951,207	£740,000	£211,207	£66	£100	Yes
14	Central Large Brownfield (120)	Central	Central Brownfield	120	35%	3.07	10,828	7,249	£2,710,894	£990,000	£1,720,894	£488	£728	Yes
15	East Urban extension (200)	East	Strategic site	200	35%	5.73	18,046	12,081	£1,268,308	£640,000	£628,308	£199	£298	Yes
16	Central Urban extension (500)	Central	Strategic site	500	35%	13.38	45,116	30,203	£2,023,697	£640,000	£1,383,697	£410	£613	Yes
32	East Urban extension (500)	East	Strategic site	500	35%	13.38	44,057	29,144	£885,033	£640,000	£245,033	£74	£113	Yes
17	Central Urban extension (2000)	Central	Strategic site	2,000	35%	62.61	180,462	120,813	£1,500,251	£640,000	£860,251	£298	£446	Yes
26	CQ Areas 1 & 2	Central	Central Brownfield	581	25%	11.38	46,385	37,108	£2,021,909	£990,000	£1,031,909	£253	£316	Yes
20	Gaydon-Lighthorne Heath (SS)	GLH	Strategic site	3,000	35%	75.34	270,693	181,220	£1,675,209	£640,000	£1,035,209	£288	£430	Yes
33	Long Marston Airfield	Central	Strategic site	3,500	35%	100.00	308,396	204,011	£632,701	£640,000	-£7,299	-£2	-£4	Marginal
36	Central Brownfield flats (30)	Central	Central Brownfield	30	35%	0.20	1,980	1,287	-£1,845,858	£990,000	-£2,835,858	-£286	-£441	No

West village/tow	vn (West		1 Units							
ITEM										
Net Site Area	0.03	Greenfield	West Small Gree	nfield	Residual Value £377,774	per net ha	Ī	Technical Checks: Sqm/ha	4,173	
Stamp Duty	Non-resi land						•	Dwgs/ha Units/pa	33 1	
Nr of units	Private 1.00	Affordable 0.00		Social rent 0.00	Affordable rent 0.00	Intermediate 0.00		Profit on GDV GDV=Total costs	20.0%	
1.0	Development Val	це								
1.1	Private units				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			0.00 0.00	56 80	0	£2,200 £2,731	£0 £0	
		3 bed house 4+ bed house			0.00 1.00	91 126	0 125	£2,731 £2,731	£0 £341,889	
					1	.0	125			
1.2	Social rent	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £880	Total Value £0	
		2 bed house 3 bed house			0.00 0.00	80 91	0	£1,092 £1,092	£0 £0	
		4+ bed house			0.00	126	0 -	£1,092	£0	
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			0.00	56 80	0	£1,166 £1,447	£0 £0	
		3 bed house 4+ bed house			0.00	91 126	0	£1,447 £1,447	£0 £0	
1.3	Intermediate	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,485	Total Value £0	
		2 bed house 3 bed house			0.00	80 91	0	£1,843 £1,843	£0 £0	
		4+ bed house			0.00	126	0 -	£1,843	£0	
	Gross Developme	ent value							£341,889	
2.0	Development Cos	ote .								
		, , , , , , , , , , , , , , , , , , ,								
2.1	Site Acquisition									
2.1.1	Net site value (resi								£11,333	
2.1.2	Stamp duty Stamp duty	Resi land Non-resi land				HMRC rate	letter durchin		03 03 0000	
2.1.4	Purchaser costs					1.750%	of land value		£198	
	Site costs								£11,531.56	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)			No. of units 0.00	Size sq.m 66	Total sq.m	Cost per sq.m £1,177	Total Costs £0	
		2 bed house 3 bed house			0.00 0.00	80 91	0	£1,485 £1,485	£0 £0	
		4+ bed house			1.00	126	126	£1,485	£186,385	
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house			0.00 0.00	66 80	0	£1,177 £1,485	£0 £0	
		3 bed house 4+ bed house			0.00 0.00	91 126	0	£1,485 £1,485	£0 £0	
2.3.3	Extra-over BR2013				-		per unit		03	
2.4	Extra over constr	uction costs			1.00				£186,385	
2.4.1	Externals					10%	on build cost		£18,639	
2.4.2		mediation/demolitior					per net ha		03	
2.4.2	Site opening up co	sts				£5,000	per unit		£5,000	
_									£23,639	
2.5	Professional Fee	3					,			
2.5.1						10%	on build costs		£18,638.54	
2.6	Contingency								£18,639	
2.6.1						5%	on build costs		£9,319.27	
									£9,319	
2.7	Developer contrib	outions					1 .			
2.7.1	Lifetime homes						per unit		03	
2.7.2	Higher housing sta	indarc					build cost		£4,660	
2.7.3	CIL						per sqm		£0	
2.7.4	S106/S278					£0	per unit		£0	
2.7.5	-						ır			
									£4,660	
2.8	Sale cost									
2.8.1	Private units only					3.00%	on OM GDV		£10,257	
									£10,257	
3.0	TOTAL DEVELOP Developer's Profi	MENT COSTS (incl	uding land)						£264,430	
3.1	Private units					20%	on OM GDV		£68,378	
3.2	Affordable units						on AH transfer values		03	
									£68,378	
	TOTAL PROJECT	COSTS [EXCLUDII	NG INTERESTI			-			£332,807	
			(CLUDING INTEREST)						£9,081	
4.0	Finance Costs					APR		PCM		
4.1	Finance					6.50%	on net costs	0.526%	-£9,081	
	TOTAL PROJECT	COSTS [INCLUDIN	IG INTEREST]						£341,889	

East village/town	ı (East	1	Units							
ITEM					Residual Value			Technical Observa	=	
Net Site Area	0.03	Greenfield	East Small Green	nfield	£1,069,032	per net ha]	Technical Checks: Sqm/ha	4,173	
Stamp Duty	Non-resi land	Affectable		Coolel re	Affordable rent	Intermediate		Dwgs/ha Units/pa	33	
Nr of units	Private 1.00	Affordable 0.00		0.00	Affordable rent 0.00	0.00		Profit on GDV GDV=Total costs	20.0%	
1.0	Development Valu	ie								
1.1	Private units	Flore (All A)			No. of units	Size sq.m	Total sq.m	£psm £2,300	Total Value	
		Flats (NIA) 2 bed house 3 bed house			0.00 0.00 0.00	56 80 91	0 0 0	£2,300 £2,961 £2,961	0.00 £0 £0	
		4+ bed house			1.00	126	125 125	£2,961	£370,689	
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			0.00	56 80	0	£920 £1,184	£0 £0	
		3 bed house 4+ bed house			0.00	91 126	0	£1,184 £1,184	03 03	
					-					
1.3	Affordable rent	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,219	Total Value £0	
		2 bed house 3 bed house			0.00	80 91	0	£1,569 £1,569	£0 £0	
		4+ bed house			0.00	126	- 0	£1,569	£0	
1.3	Intermediate	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,553	Total Value £0	
		2 bed house 3 bed house			0.00 0.00	80 91	0	£1,999 £1,999	£0 £0	
		4+ bed house			0.00	126		£1,999	£0	
	Gross Developme	ant value							£370,689	
									2370,003	
2.0	Development Cos	its								
2.1	Site Acquisition									
2.1.1	Net site value (resi								£32,071	
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land				HMRC rate HMRC rate	_		0 <u>3</u> 03	
2.1.4	Purchaser costs					1.750%	of land value		£561	
	Site costs								£32,632	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)			No. of units 0.00	Size sq.m 66	Total sq.m	Cost per sq.m £1,177	Total Costs £0	
		2 bed house 3 bed house			0.00	80 91	0	£1,485 £1,485	£0 £0	
		4+ bed house			1.00	126	126	£1,485	£186,385	
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house			0.00 0.00	66 80	0	£1,177 £1,485	03 03	
		3 bed house 4+ bed house			0.00	91 126	0	£1,485 £1,485	£0 £0	
2.3.3	Extra-over BR2013					£0	per unit		£0	
2.4	Extra over constr	uction costs			1.00				£186,385	
2.4.1	Externals					10%	on build cost		£18,639	
2.4.2		mediation/demolitior				£0	per net ha		£0	
2.4.2	Site opening up co	sts				£5,000	per unit		£5,000	
									£23,639	
2.5	Professional Fees	3					7			
2.5.1						10%	on build costs		£18,639	
2.6	Contingency								£18,639	
2.6.1						5%	on build costs		£9,319	
2.7	Davidana a santali								£9,319	
2.7.1	Developer contrib	butions				£0	per unit		03	
2.7.1	Higher housing sta	ndori					build cost			
2.7.3	CIL	nuarc					per sqm		£4,660 £0	
2.7.4	S106/S278					£0	per unit		£0	
2.7.5							⊒ 7-			
							_			
									£4,660	
2.8	Sale cost						7			
2.8.1	Private units only					3.00%	on OM GDV		£11,121 £11,121	
<u> </u>	TOTAL DEVELOR	MENT COSTS (including	g land)						£11,121 £286,394	
3.0	Developer's Profit		g .urruj						2200,004	
3.1	Private units					20%	on OM GDV		£74,138	
3.2	Affordable units					6%	on AH transfer values		£0	
									£74,138	
	TOTAL PROJECT	COSTS [EXCLUDING IN	NTEREST]						£360,532	
4.0		TOTAL COSTS [EXCLU	DING INTEREST]						£10,157	
4.1	Finance Costs Finance					APR	on net costs	PCM 0.536%	-610 457	
1 min 1	i mante					6.50%	Tour liet copts	0.526%	-£10,157	
	TOTAL PROJECT	COSTS [INCLUDING IN	TEREST!						£370,689	
This appraisal has	s been prepared by Pe	eter Brett Associates for t	he Council. The ap	praisal has	been prepared in lin	e with the RICS va	aluation guidance. The purpos	e of the appraisal is to inform the Cou	uncil about the impact of planning policy	has on viab
strategic level. Thi	is appraisal is not a fo	ormal 'Red Book' (RICS V	aluation - Profession	onal Standa	irds January 2014) v	aluation and shou	ld not be relied upon as such.			

Central village/tov	wn (Central	1	I Units						
ITEM				Residual Value			Technical Checks:	_	
Net Site Area Stamp Duty	0.03 Non-resi land	Greenfield	Central Small Greenfield	£2,747,907	per net ha	1	Sqm/ha Dwgs/ha	4	,173 33
No of code	Private	Affordable		re Affordable rent	Intermediate		Units/pa Profit on GDV	-	1 20.0%
Nr of units	1.00	0.00	0.00	0.00	0.00		GDV=Total costs		-
1.0 1.1	Development Val	ue		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.1	Frivate units	Flats (NIA) 2 bed house		0.00 0.00	56 80	0 0	£2,450 £3,519	£0 £0	
		3 bed house 4+ bed house		0.00 1.00	91 126	0 125	£3,519 £3,519	£0 £440,636	
					.0	125			
1.2	Social rent	Flats (NIA) 2 bed house		No. of units 0.00 0.00	Size sq.m 56 80	Total sq.m 0 0	£psm £980 £1,408	Total Value £0 £0	
		3 bed house 4+ bed house		0.00	91 126	0	£1,408 £1,408	£0 £0	
				-	_	-			
1.3	Affordable rent	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,299	Total Value £0	
		2 bed house 3 bed house 4+ bed house		0.00 0.00 0.00	80 91 126	0 0 0	£1,865 £1,865 £1,865	03 03 03	
		44 bed flouse		-		-	21,000	20	
1.3	Intermediate	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,654	Total Value £0	
		2 bed house 3 bed house		0.00	80 91	0	£2,376 £2,376	£0 £0	
		4+ bed house		0.00	126	- 0	£2,376	£0	
	Gross Developme	ent value						£440,636	
2.0	Development Cos	sts							
2.1	Site Acquisition								
2.1.1	Net site value (resi	idual land value						£82,437	
2.1.2	Stamp duty	Resi land			HMRC rate			60	
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land			1.750%	of land value		£0 £1,443	
	Site costs							£83,880	
2.3	Build Costs								
2.3.1	Private units	Flore (CIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house 3 bed house		0.00 0.00 0.00	66 80 91	0 0 0	£1,177 £1,485 £1,485	03 03 03	
		4+ bed house		1.00	126	126 126	£1,485 £1,485	£186,385	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		0.00 0.00	66 80	0 0	£1,177 £1,485	£0 £0	
		3 bed house 4+ bed house		0.00	91 126	0	£1,485 £1,485	£0 £0	
2.3.3	Extra-over BR2013				£0	per unit		£0	
				1.00				£186,385	
2.4	Extra over constr	uction costs							
2.4.1	Externals				10%	on build cost		£18,638.54	
2.4.2	Site abnormals (re	mediation/demolitior			£0	per net ha		£0	
2.4.2	Site opening up co	ests			£5,000	per unit		£5,000	
								•••	
2.5	Professional Fee:	S						£23,639	
2.5.1					10%	on build costs		£18,639	
2.6	Contingency							£18,639	
2.6.1	Contingency				5%	on build costs		£9,319	
					370			£9,319	
2.7	Developer contrib	outions							
2.7.1	Lifetime homes					per unit		03	
2.7.2 2.7.3	Higher housing sta CIL	indard				build cost per sqm		£4,660 £0	
2.7.4	S106/S278					per sqm per unit		£0	
2.7.5					£0]-			
2.8	Sale cost							£4,660	
2.8.1	Private units only				3.00%	on OM GDV		£13,219	
						- 		£13,219	
		MENT COSTS (includin	g land)					£339,740	
3.0	Developer's Profi	t							
3.1	Private units Affordable units					on OM GDV on AH transfer values		£88,127 £0	_
U.2	Anordable Units				0%	Town transier values		£88,127	
	TOTAL PROJECT	COSTS [EXCLUDING IN	NTERESTI					£427,867	
		TOTAL COSTS [EXCLU						£12,768	
4.0	Finance Costs				APR		РСМ	LILY OU	
4.1	Finance					on net costs	PCM 0.526%	-£12,768	
This appraisal has		COSTS [INCLUDING IN		been prenared in line	vith the RICS value	ation guidance. The numose	of the appraisal is to inform the Cou	£440,636	olicy has on viahili
			uation – Professional Standar				.,	, , , , , , , , , , , , , , , , , , ,	,

West village/tow	n West	3 Units					
ITEM							
Net Site Area	0.10	Greenfield West Small Green	Residual Value field £1,505,155	per net ha		Technical Checks: Sqm/ha	3,756
Stamp Duty	Non-resi land	Greenileid West Small Greeni	£1,505,155	per net na	_	Dwgs/ha	30
	Private	Affordable	Social re Affordable rent	Intermediate	_	Units/pa Profit on GDV	3 20.0%
Nr of units	3.00	0.00	0.00 0.00	0.00		GDV=Total costs	-
1.0	Development Value	ue					
1.1	Private units	Flats (NIA)	No. of units 0.00	Size sq.m 56	Total sq.m	£psm £2,200	Total Value £0
		2 bed house 3 bed house	0.00 0.00	80 91	0	£2,731 £2,731	£0 £0
		4+ bed house	3.00	126	376	£2,731	£1,025,667
4.0	01-1						Total Walva
1.2	Social rent	Flats (NIA) 2 bed house	No. of units	Size sq.m 56	Total sq.m	£psm £880	Total Value
		3 bed house	0.00 0.00	80 91	0	£1,092 £1,092	03 03
		4+ bed house	0.00	126	- 0	£1,092	03
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house	0.00 0.00	56 80	0	£1,166 £1,447	0 <u>3</u>
		3 bed house 4+ bed house	0.00 0.00	91 126	0	£1,447 £1,447	0 <u>3</u>
			•		•		
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,485	Total Value £0
		2 bed house 3 bed house	0.00 0.00	80 91	0	£1,843 £1,843	£0 £0
		4+ bed house	0.00	126		£1,843	£0
	Gross Developme						£1,025,667
	Gross Developme	ent value					£1,023,007
2.0	Development Cos	sts					
2.1	Site Acquisition						
2.1.1	Net site value (resi	idual land value					£150,516
2.1.2	Stamp duty	Resi land		HMRC rate			02
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land		HMRC rate 1.750%	of land value		£10 £2,634
	Site costs						£153,160
2.3	Build Costs						
2.3.1	Private units	Flats (GIA)	No. of units 0.00	Size sq.m 66	Total sq.m	Cost per sq.m £1,177	Total Costs £0
		2 bed house 3 bed house	0.00 0.00	80 91	0	£1,237 £1,237	£0.00 £0.00
		4+ bed house	3.00	3 126	377	£1,237	£465,909.79
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) 2 bed house	0.00 0.00	66 80	0	£1,177 £1,237	£0.00 £0.00
		3 bed house 4+ bed house	0.00	91 126	0	£1,237 £1,237	£0.00 £0.00
2.3.3	Extra-over BR2013		-	£0	per unit	21,207	£0
2.3.3	Extra-over Bit2010			2.0	per unit		20
	_		3.00				£465,910
2.4	Extra over constr	ruction costs					
2.4.1	Externals			10%	on build cost		£46,590.98
2.4.2	Site abnormals (re	mediation/demolitior		03	per net ha		£0
2.4.2	Site opening up co	ests		£5,000	per unit		£15,000
	- /						£61,591
2.5	Professional Fees	8					
2.5.1				10%	on build costs		£46,591
2.6	Contingency						£46,591
2.6.1	3,			5%	on build costs		£23,295
2.0.1				370	on build costs		
2.7	Developer contrib	butions					£23,295
2.7.1	Lifetime homes			03	per unit		£0
2.7.2	Higher housing sta	andard		2.5%	build cost		£11,648
2.7.3	CIL			£0	per sqm		03
2.7.4	S106/S278			£0	per unit		03
2.7.5	-			£0			
							£11,648
2.8	Sale cost						
2.8.1	Private units only			3.00%	on OM GDV		£30,770
		<u> </u>					£30,770
3.0	TOTAL DEVELOP Developer's Profit	PMENT COSTS (including land)					£792,965
3.1	Private units	<u> </u>		20%	on OM GDV		£205,133
3.2	Affordable units			6%	on AH transfer values		£205,133
J.2	, mordable UIIIIS			U/0			
							£205,133
		COSTS [EXCLUDING INTEREST]					£998,098
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£27,569
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£27,569
				0.0070		2.02070	
	TOTAL BROJEST	COSTS (INCLUDING INTEREST					£1,025,667
This appraisal has	s been prepared by P	reter Brett Associates for the Council. The appr	raisal has been prepared in line	e with the RICS value	ation guidance. The purpose of the	appraisal is to inform the Council	about the impact of planning policy has on viability
strategic level. Th	nis appraisal is not a fo	ormal 'Red Book' (RICS Valuation - Profession	nal Standards January 2014) v	aluation and should r	not be relied upon as such.		· · · · · ·

East village/town	n (East	3	3 Units							
ITEM										
Net Site Area	0.10	Brownfield	East Small Brown	nfield	Residual Value £2,067,111	per net ha]	Technical Checks: Sqm/ha	3,756	I
Stamp Duty	Non-resi land	Affectable		Coolel se	Affordable rent	Intermediate		Dwgs/ha Units/pa	30 3	ļ
Nr of units	Private 3.00	Affordable 0.00		0.00	Affordable rent 0.00	0.00		Profit on GDV GDV=Total costs	20.0%	İ
1.0	Development Valu	ie								
1.1	Private units	Flats (NIA)			No. of units	Size sq.m 56	Total sq.m	£psm £2,300	Total Value	т
		2 bed house 3 bed house			0.00 0.00	80 91	0	£2,961 £2,961	£0 £0	<u> </u>
		4+ bed house			3.00	126	376	£2,961	£1,112,066	1
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	-
		Flats (NIA) 2 bed house			0.00	56 80	0	£920 £1,184	£0 £0	
		3 bed house 4+ bed house			0.00	91 126	0	£1,184 £1,184	£0 £0	ł
1.3	Affordable rent				No. of units	Size sq.m	- Total sq.m	£psm	Total Value	
1.3	Anordable rent	Flats (NIA) 2 bed house			0.00 0.00	56 80	0 0	£1,219 £1,569	£0 £0	[
		3 bed house 4+ bed house			0.00 0.00	91 126	0	£1,569 £1,569	£0 £0	ļ
										•
1.3	Intermediate	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,553	Total Value £0	Į
		2 bed house 3 bed house 4+ bed house			0.00 0.00 0.00	80 91 126	0 0 0	£1,999 £1,999	03 03 03	ļ
		4+ bed house			0.00	126		£1,999	EU	1
	Gross Developme	ent value							£1,112,066	
2.0	Development Cos	its								
2.1	Site Acquisition									
2.1.1	Net site value (resi	dual land value							£206,711	ī
2.1.2	Stamp duty	Resi land				HMRC rate			£0	I
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£1,134 £3,617	ł
	Site costs								£211,463	
2.3	Build Costs									
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house			0.00	66 80	0	£1,177 £1,237	£0 £0.00	·
		3 bed house 4+ bed house			0.00 3.00	91 126	0 377	£1,237 £1,237	£0.00 £465,909.79	·
2.2.2	Afficial bloomis					3	377	0	T-1-1 01-	
2.3.2	Affordable units	Flats (GIA) 2 bed house			No. of units 0.00 0.00	Size sq.m 66 80	Total sq.m	Cost per sq.m £1,177 £1,237	Total Costs £0.00 £0.00	Į
		3 bed house 4+ bed house			0.00	91 126	0 0 0	£1,237 £1,237 £1,237	£0.00 £0.00	<u> </u>
2.3.3	Extra-over BR2013					£0	per unit	2.,20.	£0	Ī
										-
2.4	Extra over constru	uction costs			3.00				£465,910	
2.4.1	Externals					10%	on build cost		£46,590.98	ī
2.4.2		mediation/demolitior					per net ha		£20,000	Í
2.4.2	Site opening up co	sts					per unit		£0	I
2.5	Professional Fees								£66,591	
2.5.1	1 Totessional 1 ees	•				10%	on build costs		£46,591	T
2.5.1						1076	on build costs		£46,591	ı
2.6	Contingency								240,331	
2.6.1						5%	on build costs		£23,295	1
2.7	Developer contrib	outions							£23,295	
2.7.1	Lifetime homes					£0	per unit		£0	I
2.7.2	Higher housing sta	ndard				2.5%	build cost		£11,648	I
2.7.3	CIL					£0	per sqm		£0	I
2.7.4	S106/S278					£0	per unit		£0	I
2.7.5	-					£0]-			1
2.8	Sale cost								£11,648	
2.8.1	Private units only					3.00%	on OM GDV		£33,362	I
									£33,362	
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (includin	g land)						£858,860	
3.1	Private units					20%	on OM GDV		£222,413	ī
3.2	Affordable units					6%	on AH transfer values		£0	I
									£222,413	
	TOTAL PROJECT	COSTS [EXCLUDING IN	NTEREST]						£1,081,273	
	TOTAL INCOME -	TOTAL COSTS [EXCLU							£30,793	
4.0	Finance Costs					APR		PCM		
4.1	Finance					6.50%	on net costs	0.526%	-£30,793	1
	TOTAL PRO I	COSTS (INIC) LIBERTS	ITEDECT!						04 440 000	
This appraisal has	s been prepared by Pe	COSTS [INCLUDING IN eter Brett Associates for t	the Council. The ap	praisal has	been prepared in lin	e with the RICS va	luation guidance. The purpo	se of the appraisal is to inform the Cou	£1,112,066 uncil about the impact of planning police	cy has on viat
strategic level. Thi	is appraisal is not a fo	ormal 'Red Book' (RICS V	/aluation – Profession	onal Standa	irds January 2014) v	aluation and shou	ld not be relied upon as such.			

Central village/to	ow Central		3 Units						
ITEM				Residual Value			Technical Checks:		
Net Site Area Stamp Duty	0.10 Non-resi land	Brownfield	Central Small Brown		per net ha]	Sqm/ha Dwgs/ha	3,7	56 30
	Private	Affordable		ocial re Affordable rent	Intermediate	_	Units/pa Profit on GDV	20.	3
Nr of units	3.00	0.00		0.00 0.00	0.00		GDV=Total costs	-	<u> </u>
1.0	Development Val	ue			01				
1.1	Private units	Flats (NIA) 2 bed house		No. of units 0.00 0.00	Size sq.m 56 80	Total sq.m 0 0	£psm £2,450 £3,519	Total Value £0 £0	\exists
		3 bed house 4+ bed house		0.00 0.00 3.00	91 126	0 376	£3,519 £3,519 £3,519	£0 £0 £1,321,907	7
				3	.0	376	,		_
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 56	Total sq.m	£psm £980	Total Value	\exists
		2 bed house 3 bed house 4+ bed house		0.00 0.00 0.00	80 91 126	0 0 0	£1,408 £1,408 £1,408	£0 £0 £0	_
		4+ bed nouse		- 0.00	120	-	£1,408	£U	
1.3	Affordable rent	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,299	Total Value £0	_
		2 bed house 3 bed house		0.00 0.00	80 91	0	£1,865 £1,865	£0 £0	3
		4+ bed house		0.00	126	- 0	£1,865	03	
1.3	Intermediate	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,654	Total Value £0	_
		2 bed house 3 bed house		0.00 0.00	80 91	0 0	£2,376 £2,376	£0 £0	∃
		4+ bed house		0.00	126	- 0	£2,376	£0	コ
	Gross Developme	ent value						£1,321,907	
2.0	Development Cos	sts							
2.1	Site Acquisition								
2.1.1	Net site value (resi	idual land value						£351,952	
2.1.2	Stamp duty	Resi land			HMRC rate			£0	\exists
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land			1.750%	of land value		£7,098 £6,159	\exists
	Site costs							£365,208	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house 3 bed house		0.00 0.00 0.00	66 80 91	0 0 0	£1,177 £1,237 £1,237	£0 £0.00	=
		4+ bed house		3.00	126	377	£1,237	£0.00 £465,909.79	Ⅎ
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		0.00 0.00	66 80	0 0	£1,177 £1,237	0.00 0.00	\exists
		3 bed house 4+ bed house		0.00	91 126	0	£1,237 £1,237	£0.00 £0.00	Ⅎ
2.3.3	Extra-over BR2013	!			£0	per unit		£0	コ
				3.00				£465,910	
2.4	Extra over constr	ruction costs							
2.4.1	Externals					on build cost		£46,590.98	コ
2.4.2		mediation/demolitior				per net ha		£20,000	_
2.4.2	Site opening up co	osts				per unit		03	
								£66,591	
2.5	Professional Fee	s							
2.5.1					10%	on build costs		£46,591	コ
2.6	Contingency							£46,591	
2.6.1					5%	on build costs		£23,295	
								£23,295	
2.7	Developer contrib	outions			£0	Ther unit		20	
2.7.1	Higher housing sta	andard				per unit build cost		£11,648	-
2.7.3	CIL	and and				per sqm		£0	$\vec{\neg}$
2.7.4	S106/S278				£0	per unit		£0	\exists
2.7.5					£0]-			\Box
2.8	Sale cost				_			£11,648	
2.8.1	Private units only				3.00%	on OM GDV		£39,657	
								£39,657	
3.0		PMENT COSTS (including	ng land)					£1,018,900	
3.1	Developer's Profi				20%	on OM GDV		£264,381	
3.2	Affordable units					on AH transfer values		£204,361	\exists
					-			£264,381	
	TOTAL PROJECT	COSTS [EXCLUDING	NTEREST]					£1,283,282	
	TOTAL INCOME -	TOTAL COSTS [EXCL						£38,625	
4.0	Finance Costs				APR		PCM		
4.1	Finance				6.50%	on net costs	0.526%	-£38,625	
	TOTAL PROJECT	COSTS [INCLUDING II	NTEDESTI					£1,321,907	
	s been prepared by P	eter Brett Associates for	the Council. The appra				e of the appraisal is to inform the Co	£1,321,907 ouncil about the impact of planning p	oolicy has on vi
strategic level. Th	his appraisal is not a fo	ormal 'Red Book' (RICS '	Valuation – Professiona	l Standards January 2014) v	aluation and shoul	d not be relied upon as such.			

West Brownfield	d ir West		5 Units					
ITEM				Residual Value			To de dont Observe	=
Net Site Area	0.15	Brownfield	West Small Brownfield	£1,606,592	per net ha]	Technical Checks: Sqm/ha	4,173
Stamp Duty	Non-resi land Private	Affordable	Social	re Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV	33 4 20.0%
Nr of units	5.00	0.00	0.00	0.00	0.00		GDV=Total costs	-
1.0	Development Val	ue						
1.1	Private units	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m	£psm £2,200	Total Value £0
		2 bed house 3 bed house		0.00	80 91	0	£2,731 £2,731	0 <u>3</u>
		4+ bed house		5.00	126	626	£2,731	£1,709,445
1.2	Social rent	Fire (NIIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house 3 bed house		0.00 0.00 0.00	56 80 91	0 0 0	£880 £1,092 £1,092	03 03 03
		4+ bed house		0.00	126		£1,092	03
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house		0.00	56 80	0	£1,166 £1,447	£0 £0
		3 bed house 4+ bed house		0.00	91 126	0	£1,447 £1,447	£0 £0
1.3	Intermediate			No of units	Size sq.m	- Total on m	- Consum	Total Value
1.3	intermediate	Flats (NIA) 2 bed house		No. of units 0.00 0.00	56 80	Total sq.m 0 0	£psm £1,485 £1,843	£0 £0
		3 bed house 4+ bed house		0.00	91 126	0	£1,843 £1,843	03 03
	Gross Developme	ent value						£1,709,445
2.0	Development Cos	sts						
2.1	Site Acquisition							
2.1.1	Net site value (res	idual land value						£240,989
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land			HMRC rate HMRC rate			£0 £1,820
2.1.4	Purchaser costs				1.750%	of land value		£4,217
	Site costs							£247,026
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)		No. of units 0.00	Size sq.m 66	Total sq.m	Cost per sq.m £1,177	Total Costs £0
		2 bed house 3 bed house		0.00	80 91	0	£1,177 £1,237 £1,237	£0.00 £0.00
		4+ bed house		5.00	126	628	£1,237	£776,516.31
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) 2 bed house		0.00	66 80	0	£1,177 £1,237	00.03 00.03
		3 bed house 4+ bed house		0.00	91 126	0	£1,237 £1,237	£0.00 £0.00
2.3.3	Extra-over BR2013	1			03	per unit		£0
				5.00				£776,516
2.4	Extra over constr	ruction costs						
2.4.1	Externals				10%	on build cost		£77,651.63
2.4.2	Site abnormals (re	mediation/demolitic	r		£200,000	per net ha		£30,000
2.4.2	Site opening up co	osts				per unit		£0
2.5	Professional Fee	s						£107,652
2.5.1					10%	on build costs		£77,652
								£77,652
2.6	Contingency					7		
2.6.1					5%	on build costs		£38,826
2.7	Developer contril	butions						£38,826
2.7.1	Lifetime homes				£0	per unit		03
2.7.2	Higher housing sta	andard			2.5%	build cost		£19,413
2.7.3	CIL				£0	per sqm		03
2.7.4	S106/S278					per unit		03
2.7.5	•				£0	1-		
								£19,413
2.8	Sale cost							
2.8.1	Private units only				3.00%	on OM GDV		£51,283
-								£51,283
3.0	TOTAL DEVELOR Developer's Profi	PMENT COSTS (incit	cluding land)					£1,318,368
3.1	Private units				20%	on OM GDV		£341,889
3.2	Affordable units				6%	on AH transfer values		£0
								£341,889
	TOTAL PROJECT	COSTS [EXCLUD	ING INTEREST]					£1,660,256
4.0		TOTAL COSTS [E	XCLUDING INTEREST]					£49,188
4.1	Finance Costs				APR 6.50%	on net costs	PCM 0.526%	-£49,188
	i malice				6.50%	on net costs	0.526%	-L=d,100
	TOTAL PROJECT	COSTS [INCLUDI	NG INTERESTI					£1,709,445
This appraisal ha	is been prepared by P	eter Brett Associate	es for the Council. The appraisal ha	s been prepared in lin	e with the RICS valua	ition guidance. The purpose of	f the appraisal is to inform the Counc	il about the impact of planning policy has on viability
strategic level. Th	nis appraisal is not a f	ormal 'Red Book' (F	RICS Valuation – Professional Stand	dards January 2014) v	raiuation and should r	ot be relied upon as such.		

Central Small Bi	rov Central		7 Units						
ITEM				Residual Value			Technical Checks:	_	
Net Site Area Stamp Duty	0.20 Non-resi land	Brownfield	Central Small Brownfield	£4,060,860	per net ha		Sqm/ha Dwgs/ha	4,382 35	
otamp buty	Private	Affordable	Socia	I re Affordable rent	Intermediate		Units/pa Profit on GDV	6 20.0%	
Nr of units	7.00	0.00	0.0		0.00		GDV=Total costs	•	
1.0	Development Value	16							
1.1	Private units	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m	£psm £2,450	Total Value £0	
		2 bed house 3 bed house		0.00 0.00	80 91	0	£3,519 £3,519	£0 £0	
		4+ bed house		7.00	7.0	876	£3,519	£3,084,450	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house		0.00 0.00	56 80	0	£980 £1,408	£0 £0	
		3 bed house 4+ bed house		0.00	91 126	0	£1,408 £1,408	£0 £0	
				-					
1.3	Affordable rent	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m 0	£psm £1,299	Total Value £0	
		2 bed house 3 bed house		0.00	80 91	0	£1,865 £1,865	£0 £0	
		4+ bed house		0.00	126	- 0	£1,865	£0	
1.3	Intermediate	Flats (NIA)		No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,654	Total Value £0	
		2 bed house 3 bed house		0.00	80 91	0	£2,376 £2,376	£0 £0	
		4+ bed house		0.00	126		£2,376	£0	
	Gross Davidon	ant value						C2 004 4EC	
	Gross Developme							£3,084,450	
2.0	Development Cos	its							
2.1	Site Acquisition								
2.1.1	Net site value (resi	dual land value						£812,172	
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land			HMRC rate HMRC rate	_		£0 £30,109	
2.1.4	Purchaser costs				1.750%	of land value		£14,213	
_	Site costs			_				£856,494	
2.3	Build Costs								
2.3.1	Private units	Flore (C:1)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		0.00	66 80	0	£1,177 £1,237	£0 £0.00	
		3 bed house 4+ bed house		0.00 7.00	91 126	0 879 879	£1,237 £1,237	£0.00 £1,087,122.83	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.3.2	Allordable dilits	Flats (GIA) 2 bed house		0.00 0.00	66 80	0 0	£1,177 £1,237	£0.00 £0.00	
		3 bed house 4+ bed house		0.00	91 126	0	£1,237 £1,237	£0.00 £0.00	
2.3.3	Extra-over BR2013			-	£0	per unit	-,	03	
						<u>_</u> ,			
2.4	Extra over constr	uction costs		7.00				£1,087,123	
					400/	Tee build and		0400 740 00	
2.4.1	Externals	mediation/demolitior			10% £200,000	on build cost		£108,712.28 £40,000	
2.4.2	Site opening up co				2200,000	per unit		£0	
	One opening up oo					_por unit		10	
								£148,712	
2.5	Professional Fees	3							
2.5.1					10%	on build costs		£108,712	
2.6	Contingonou							£108,712	
	Contingency				E0/	On build costs		054.250	
2.6.1					5%	on build costs		£54,356 £54,356	
2.7	Developer contrib	outions						234,330	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	Higher housing sta	ndard			2.5%	build cost		£27,178	
2.7.3	CIL				£0	per sqm		03	
2.7.4	S106/S278				£0	per unit		£0	
2.7.5					£0	_1-			
2.8	Sale cost							£27,178	
2.8.1	Private units only				3.00%	on OM GDV		£92,533	
								£92,533	-
		MENT COSTS (includi	ng land)					£2,375,109	
3.0	Developer's Profit								
3.1	Private units				20%	on OM GDV		£616,890.00	
3.2	Affordable units				6%	on AH transfer values		03	
								£616,890	
		COSTS [EXCLUDING						£2,991,999	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCL	UDING INTEREST]					£92,451	
4.1	Finance				APR 6.50%	on net costs	PCM 0.526%	-£92,451	
	TOTAL PROJECT	COSTS [INCLUDING I	NTEREST]					£3,084,450	
Γhis appraisal ha	s been prepared by P	eter Brett Associates for	the Council. The appraisal h	nas been prepared in lin	e with the RICS val	uation guidance. The purpose	e of the appraisal is to inform the Co	uncil about the impact of planning policy has	s on viabi
trategic level. Th	ns appraisal is not a fo	ormal 'Ked Book' (RICS '	Valuation – Professional Sta	noards January 2014) v	auation and should	not be relied upon as such.			

East Greenfield in	int East		7 Units						
ITEM					<u> </u>				
Net Site Area	0.20	Greenfield	East Small Green		esidual Value £2,408,349	per net ha	7	Technical Checks: Sqm/ha	4,382
Stamp Duty	Non-resi land			_			<u> </u>	Dwgs/ha Units/pa	35 6
Nr of units	Private 7.00	Affordable 0.00		Social re A 0.00	ffordable rent 0.00	Intermediate 0.00		Profit on GDV GDV=Total costs	20.0%
1.0	Development Val	ue							
1.1	Private units			N	o. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house			0.00	56 80	0	£2,300 £2,961	£0 £0
		3 bed house 4+ bed house		_	0.00 7.00	91 126	0 876	£2,961 £2,961	£0 £2,594,821
						.0	876		
1.2	Social rent	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £920	Total Value £0
		2 bed house 3 bed house			0.00	80 91	0	£1,184 £1,184	£0 £0
		4+ bed house		_	0.00	126	- 0	£1,184	£0
1.3	Affordable rent	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,219	Total Value £0
		2 bed house 3 bed house			0.00	80 91	0	£1,569 £1,569	£0 £0
		4+ bed house		-	0.00	126		£1,569	60
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house			0.00	56 80	0	£1,553 £1,999	£0 £0
		3 bed house 4+ bed house		_	0.00 0.00	91 126	0	£1,999 £1,999	£0 £0
					-		-		
	Gross Developme	ent value							£2,594,821
2.0	Development Cos	sts							
2.1	Site Acquisition								
2.1.1	Net site value (resi	idual land value							£481,670
2.1.2	Stamp duty Stamp duty	Resi land				HMRC rate HMRC rate			£0 £13,583
2.1.3 2.1.4	Purchaser costs	Non-resi land				1.750%	of land value		£13,583 £8,429
	Site costs								£503,682
2.3	Build Costs								
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) 2 bed house			0.00	66 80	0	£1,177 £1,237	£0 £0.00
		3 bed house 4+ bed house			0.00 7.00	91 126	0 879	£1,237 £1,237	£0.00 £1,087,122.83
				_		7	879	,	
2.3.2	Affordable units	Flats (GIA)			No. of units 0.00	Size sq.m 66	Total sq.m	Cost per sq.m £1,177	Total Costs £0.00
		2 bed house 3 bed house			0.00	80 91	0	£1,237 £1,237	£0.00 £0.00
		4+ bed house		_	0.00	126		£1,237	00.03
2.3.3	Extra-over BR2013	1				£0	per unit		£0
					7.00				£1,087,123
2.4	Extra over constr	ruction costs							
2.4.1	Externals					10%	on build cost		£108,712.28
2.4.2		mediation/demolitior				£0	per net ha		£0
2.4.2	Site opening up co	osts				£5,000	per unit		£35,000
2.5	Professional Fee	s							£143,712
2.5.1						10%	on build costs		£108,712
									£108,712
2.6	Contingency								
2.6.1						5%	on build costs		£54,356
2.7	Developer contrib	butions							£54,356
2.7.1	Lifetime homes					£0	per unit		£0
2.7.2	Higher housing sta	andard				2.5%	build cost		£27,178
2.7.3	CIL					£0	per sqm		03
2.7.4	S106/S278					£0	per unit		£0
2.7.5						£0	⊒-		
2.8	Sale cost								£27,178
2.8.1	Private units only					3.00%	on OM GDV		£77,845
									£77,845
	TOTAL DEVELOR	PMENT COSTS (incl	uding land)						£2,002,609
3.0	Developer's Profi								
3.1	Private units					20%	on OM GDV		£518,964
3.2	Affordable units					6%	on AH transfer values		£0
									£518,964
	TOTAL PROJECT	COSTS [EXCLUDI	NG INTEREST]						£2,521,573
		TOTAL COSTS [EX	(CLUDING INTEREST)						£73,248
4.0	Finance Costs					APR	7	PCM	070.040
4.1	Finance					6.50%	on net costs	0.526%	-£73,248
			IA DIFFERENCE						
This appraisal has		COSTS [INCLUDIN eter Brett Associates		praisal has he	en prepared in line	e with the RICS valu	ation guidance. The purnos	e of the appraisal is to inform the Counc	£2,594,821 cil about the impact of planning policy has on viability
strategic level. Thi	is appraisal is not a fo	ormal 'Red Book' (RI	CS Valuation – Profession	onal Standard	s January 2014) v	aluation and should	not be relied upon as such.		,,

East Brownfield	in East	10) Units							
ITEM									_	
Net Site Area	0.25	Brownfield	East Small Brown	nfield	Residual Value £2,735,590	per net ha]	Technical Checks: Sqm/ha	5,008	1
Stamp Duty	Non-resi land							Dwgs/ha Units/pa	40 8	Í
Nr of units	Private 10.00	Affordable 0.00		0.00	Affordable rent 0.00	Intermediate 0.00		Profit on GDV GDV=Total costs	20.0%	Í
1.0	Development Valu	16								
1.1	Private units				No. of units	Size sq.m	Total sq.m	£psm	Total Value	-
		Flats (NIA) 2 bed house			0.00	56 80	0	£2,300 £2,961	03 03	ĺ
		3 bed house 4+ bed house			0.00 10.00	91 126	0 1,252	£2,961 £2,961	£0 £3,706,888	Í
					10		1,252			
1.2	Social rent	Flats (NIA) 2 bed house			No. of units 0.00 0.00	Size sq.m 56 80	Total sq.m 0 0	£psm £920 £1,184	Total Value £0 £0	İ
		3 bed house 4+ bed house			0.00 0.00 0.00	91	0	£1,184	03	İ
		4+ bed flouse			- 0.00	126	-	£1,184	03	
1.3	Affordable rent	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,219	Total Value £0	ſ
		2 bed house 3 bed house			0.00 0.00	80 91	0	£1,569 £1,569	£0 £0	ł
		4+ bed house			0.00	126	0 -	£1,569	03	
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			0.00 0.00	56 80	0	£1,553 £1,999	£0 £0	[
		3 bed house 4+ bed house			0.00	91 126	0	£1,999 £1,999	0 <u>2</u>	ſ
							-			
	Gross Developme	ent value							£3,706,888	
2.0	Development Cos	its								
2.1	Site Acquisition									
2.1.1	Net site value (resi	dual land value							£683,897	L
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land				HMRC rate HMRC rate			£0 £23,695	I
2.1.4	Purchaser costs					1.750%	of land value		£11,968	ı
	Site costs								£719,561	
2.3	Build Costs									
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	.
		Flats (GIA) 2 bed house			0.00	66 80	0	£1,177 £1,237	£0 £0.00	į
		3 bed house 4+ bed house			0.00 10.00	91 126	0 1,255	£1,237 £1,237	£0.00 £1,553,032.62	ĺ
2.3.2	Affordable units					10 Size sq.m	1,255	0	Total Costs	
2.3.2	Affordable units	Flats (GIA) 2 bed house			No. of units 0.00 0.00	66 80	Total sq.m 0 0	Cost per sq.m £1,177 £1,237	£0.00 £0.00	İ
		3 bed house 4+ bed house			0.00	91 126	0	£1,237 £1,237 £1,237	£0.00 £0.00	}
2.3.3	Extra-over BR2013				-	£0	per unit	21,207	£0	ſ
2.4	Extra over constru	uction costs			10.00				£1,553,033	
2.4.1	Externals					10%	on build cost		£155,303.26	ſ
2.4.2		mediation/demolitior				£200,000	per net ha		£50,000	ſ
2.4.2	Site opening up co	sts					per unit		03	1
									£205,303	
2.5	Professional Fees	3					7			T
2.5.1						10%	on build costs		£155,303	
2.6	Contingency								£155,303	
2.6.1						5%	on build costs		£77,652	i
2.7	Developer contrib	uutiono							£77,652	
2.7.1	Lifetime homes	outions				£0	per unit		03	ſ
2.7.2	Higher housing sta	ndard					build cost		£38,826	ſ
2.7.3	CIL						per sqm		£0	ſ
2.7.4	S106/S278					£0	per unit		£0	ſ
2.7.5						£0]-			ĺ
2.8	Sale cost								£38,826	
2.8.1	Private units only					3.00%	on OM GDV		£111,207	ſ
						-			£111,207	
	TOTAL DEVELOP	MENT COSTS (includin	g land)						£2,860,884	
3.0	Developer's Profit								,,.	
3.1	Private units						on OM GDV		£741,378	
3.2	Affordable units					6%	on AH transfer values		£0	
									£741,378	
		COSTS [EXCLUDING IN							£3,602,261	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLU	DING INTEREST						£104,626	
4.1	Finance		·			APR 6.50%	on net costs	PCM 0.526%	-£104,626	Í
		COSTS [INCLUDING IN							£3,706,888	
This appraisal has strategic level. Thi	s been prepared by Pe is appraisal is not a fo	eter Brett Associates for t ormal 'Red Book' (RICS V	he Council. The ap aluation – Profession	praisal has onal Stand	been prepared in line ards January 2014) v	e with the RICS va aluation and shou	lluation guidance. The purpo ld not be relied upon as such.	se of the appraisal is to inform the Cou	uncil about the impact of planning polic	y has on viat

West Brownfield	(West	1	Units							
ITEM									_	
Net Site Area	0.27	Brownfield	West Small Brown	nfield	Residual Value £1,788,856	per net ha]	Technical Checks: Sqm/ha	4,637	Ī
Stamp Duty	Non-resi land							Dwgs/ha Units/pa	37 8	1
Nr of units	Private 10.00	Affordable 0.00		0.00	Affordable rent 0.00	Intermediate 0.00		Profit on GDV GDV=Total costs	20.0%	4
1.0	Development Valu	ie .								
1.1	Private units				No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
		Flats (NIA) 2 bed house			0.00	56 80	0	£2,200 £2,731	£0 £0	1
		3 bed house 4+ bed house			0.00 10.00	91 126	0 1,252	£2,731 £2,731	£0 £3,418,889	± .
					10		1,252			
1.2	Social rent	Flats (NIA) 2 bed house			No. of units 0.00 0.00	Size sq.m 56 80	Total sq.m 0 0	£psm £880 £1,092	Total Value £0 £0	1
		3 bed house 4+ bed house			0.00	91	0	£1,092	£0	1
		4+ bed flouse			0.00	126	-	£1,092	03	1
1.3	Affordable rent	Flats (NIA)			No. of units 0.00	Size sq.m 56	Total sq.m	£psm £1,166	Total Value £0	Т
		2 bed house 3 bed house			0.00	80 91	0	£1,447 £1,447	£0 £0	1
		4+ bed house			0.00	126		£1,447	03	1
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			0.00 0.00	56 80	0	£1,485 £1,843	0 <u>3</u>]
		3 bed house 4+ bed house			0.00	91 126	0	£1,843 £1,843	£0 £0	1
							-			
	Gross Developme	nt value							£3,418,889	
2.0	Development Cos	ts								
2.1	Site Acquisition									
2.1.1	Net site value (resi	dual land value							£482,991	I
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land				HMRC rate HMRC rate			£0 £13,650	Į
2.1.4	Purchaser costs	Horrica Iana				1.750%	of land value		£8,452	1
	Site costs								£505,093	
2.3	Build Costs									
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house			0.00 0.00	66 80	0	£1,177 £1,237	£0.00]
		3 bed house 4+ bed house			0.00 10.00	91 126	0 1,255	£1,237 £1,237	£0.00 £1,553,033	1
						10	1,255	_		
2.3.2	Affordable units	Flats (GIA)			No. of units 0.00	Size sq.m	Total sq.m	Cost per sq.m £1,177	Total Costs £0.00	J
		2 bed house 3 bed house			0.00	80 91	0	£1,237 £1,237	£0.00 £0.00	1
2.3.3	Extra-over BR2013	4+ bed house			0.00	126 £0	per unit	£1,237	£0.00 £0	⊣
2.3.3	Extra-over Bit2010					20	_per unit		20	1
2.4	Extra over constru	uction coete			10.00				£1,553,033	
						100	7			7
2.4.1	Externals Site abnormals (rer					10%	on build cost per net ha		£155,303.26 £54,000	<u> </u>
2.4.2	Site abnormals (rei					£200,000	per unit		£0	
2.4.2	One opening up co	ote .					_per unit		20	1
									£209,303	
2.5	Professional Fees	•								
2.5.1						10%	on build costs		£155,303	I
2.6	Contingonou								£155,303	
	Contingency					5%	Ton build costs		£77,652	7
2.6.1						376	on build costs		£77,652	1
2.7	Developer contrib	utions							LITIOSE	
2.7.1	Lifetime homes					£0	per unit		£0	I
2.7.2	Higher housing sta	ndard				2.5%	build cost		£38,826	I
2.7.3	CIL						per sqm		£0	_
2.7.4	S106/S278					£0	per unit		03	1
2.7.5	•					£0	_]-			1
									£38,826	
2.8	Sale cost								130,020	
2.8.1	Private units only					3.00%	on OM GDV		£102,567	I
									£102,567	
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (includin	g land)						£2,641,776	
3.1	Private units					20%	on OM GDV		£683,778	1
3.2	Affordable units					6%	on AH transfer values		£0	ı
									£683,778	
	TOTAL PROJECT	COSTS [EXCLUDING I	NTEREST]						£3,325,554	
		TOTAL COSTS [EXCLU							£93,335	
4.0	Finance Costs		,			APR		PCM		
4.1	Finance					6.50%	on net costs	0.526%	-£93,335	I
This approisal !		COSTS [INCLUDING IN		vrajeal he -	heen prepared in II-	a with the DICC	aluation guidance. The same	se of the appraisal is to inform the Cou	£3,418,889	liou hae on ul-t
strategic level. Thi	is appraisal is not a fo	rmal 'Red Book' (RICS \	/aluation – Professio	nal Standa	ards January 2014) v	aluation and shou	ld not be relied upon as such	appraisario to mitumi me COL	acout and impact of planning pol	-y muo on vidi

Page NUMB	3,781
March Carlow Park Marc	
Prize Anthonish Priz	42
No common	13 17.4%
Price cutils	-
Page All	
Social Proof	otal Value £89,339
12 Secial resist Fines PADS Fines PADS Control of the PadS Control of the Pa	1,281,075 1,671,498
First Notice 1776 50 11	1,145,653
2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2	etal Value £40,409
Affordade rank No. of article State state Total st	2177,380
Affordable rest	£55,653
Filip (No.) 0.25 58 14 1.200	otal Value
Intermediate Inte	£17,847 £78,343
Intermediate Page 50(A) P	£89,441 £24,580
Place Filed 1.00	
Section Sect	tal Value £22,730
1.4	£99,776 2113,911
2.1 Size Acquisition 2.1.1 Not the voice (recitable list volue) 2.1.2 Samp day Roo-real land Size Size Size Size Size Size Size Size	£31,305
Size Acquisition	5,141,448
Size Acquisition	
A	
All All	1,422,996
	£0
Site costs	£60,650 £24,902
Suite Costs Suite Costs	
Private units	1,508,548
Files (GIA)	
3 bed house 4 be but house 4 be house 4 be house 5 20 9 11 75 20 120 100 E 4 be house 2 20 13 12 20 1,208	etal Costs £50,481
13	66,340.00 77,986.48
Files (GIA)	28,397.64
2 bod house	etal Costs
### both house 0.53 126 66 \$1,006 \$2 2.33 Extra-over BR2015 \$7 \$20 per unit \$596 \$1 Extra-over Construction costs \$20.00 \$2 2.44 Extra over construction costs \$2 2.4.1 Extra-over Construction costs \$2 2.4.2 Site abnormals (remediation/demolitior \$20 per rest ha \$2 2.4.2 Site opening up costs \$25,000 per unit \$2 2.5 Professional Fees \$2 2.5.1 \$1096 on build costs \$2 2.6.1 \$596 on build costs \$2 2.7 Developer contributions \$2 2.7.1 Lifetine homes \$2 2.7.2 Higher housing standarc \$2.5% build cost \$2 2.7.3 Cit. \$20 per sqm \$2 2.7.4 \$108/\$278 \$20 per unit \$2 2.7.5 \$20 per unit \$2 2.7.6 \$20 per sqm \$2 2.7.7 \$20 per unit \$2 2.7.8 \$20 per unit \$2 2.7.9 \$20 per unit \$2 2.7.1 \$20 per sqm \$2 2.7.2 \$20 per sqm \$2 2.7.3 \$20 per unit \$2 2.7.4 \$108/\$278 \$20 per unit \$2 2.7.5 \$20 per unit \$2 2.7.6 \$20 per unit \$2 2.7.7 \$20 per unit \$2 2.7.8 \$20 per unit \$2 2.7.9 \$20 per unit \$2 2.7.1 \$20 per unit \$2 2.7.2 \$20 per unit \$2 2.7.3 \$20 per unit \$2 2.7.4 \$108/\$278 \$20 per unit \$2 2.7.5 \$2 2.7.6 \$20 per unit \$2 2.7.7 \$20 per unit \$2 2.7.8 \$20 per unit \$2 2.7.9 \$2 2.7.9 \$2 2.7.1 \$2 2.7.1 \$2 2.7.2 \$2 2.7.3 \$2 2.7.4 \$108/\$278 \$2 2.7.5 \$2 2.7.6 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.8 \$2 2.7.8 \$2 2.7.9 \$2 2.7.9 \$2 2.7.1 \$2 2.7.1 \$2 2.7.2 \$2 2.7.3 \$2 2.7.5 \$2 2.7.5 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.8 \$2 2.7.8 \$2 2.7.8 \$2 2.7.9 \$2 2.7.9 \$2 2.7.9 \$2 2.7.1 \$2 2.7.1 \$2 2.7.2 \$2 2.7.3 \$2 2.7.5 \$2 2.7.5 \$2 2.7.5 \$2 2.7.7 \$2 2.7.7 \$2 2.7.7 \$2 2.7.8 \$2 2.7.8 \$2 2.7.8 \$2 2.7.9 \$2 2.7.9 \$2 2.7.1 \$2 2.7.1 \$2 2.7.2 \$2 2.7.3 \$2 2.7.5 \$2 2.7.5 \$2 2.7.5 \$2 2.7.7 \$	95,137.35 11,350.00
Extra over Construction costs	41,291.25 66,311.06
2.4.1 Extenals	£0
2.4.1 Extenals	1,837,295
2.4.2 Site abnormals (remediation/demolitior	
2.4.2 Site opening up costs	83,729.48
2.5 Professional Fees 2.5.1	03
2.5 Professional Fees	2100,000
2.5 Professional Fees	
2.5.1	283,729
2.6 Contingency 2.6.1	183,729
2.6 Contingency	2402 700
2.7 Developer contributions	163,729
2.7.1 Lifetime homes	£91,865
2.7.1 Lifetime homes £0 per unit 2.7.2 Higher housing standarc 2.5% build cost 2.7.3 Cil. £0 per sqm 2.7.4 \$106/S278 £0 per unit 2.7.5 . £0 - 2.8 \$ale cost 2.8.1 Private units only 3.00% on OM GDV TOTAL DEVELOPMENT COSTS (including land) £ 3.0 Developer's Profit £	£91,865
2.7.2 Higher housing standarc 2.7.3 CIL 2.7.4 S106/S278 2.7.5	£0
2.7.3 Cil.	£45,932
2.7.4 \$106/\$278 \$\frac{\tau}{\tau}\$ per unit \$\tau\$. 2.7.5 - \$\frac{\tau}{\tau}\$ - \$\frac{\tau}{\tau}\$ - \$\tau\$. 2.8 \$\text{Sale cost}\$ 2.8.1 Private units only \$\text{3.00%}\$ on OM GDV \$\text{TOTAL DEVELOPMENT COSTS (including land)}\$ 3.0 Developer's Profit	£0
2.8	£0
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV TOTAL DEVELOPMENT COSTS (including land) 5.0 Developer's Profit	
2.8. Sale cost 2.8.1 Private units only	<u>-</u>
2.8.1 Private units only 3.00% on OM GDV TOTAL DEVELOPMENT COSTS (including land) 2.0 Developer's Profit	£45,932
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit	125 627
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit	2125,627
3.0 Developer's Profit	
3.1 Private unitson OM GDV	4,076,726
	2837,513
3.2 Affordable units 6% on AH transfer values	£57,233
	894,746
TOTAL PROJECT COSTS [EXCLUDING INTEREST]	4,971,472
	169,976
1.0 Finance Costs APR PCM PCM	
1.1 Finance 6.50% on net costs 0.526%	£169,976
TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the im	5,141,448

West Brownfield	l (West	25	5 Units							
ITEM					Residual Value			Technical Checks:		
Net Site Area	0.70	Brownfield	West Small Brow	nfield	£982,441	per net ha]	Sqm/ha	3,120 36	Į
Stamp Duty	Non-resi land Private	Affordable		Social r	e Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV	36 15 17.3%	
Nr of units	16.25	8.75		5.25	1.75	1.75		GDV=Total costs	-	İ
1.0	Development Value	ше								
1.1	Private units	Flats (NIA)			No. of units 1.63	Size sq.m 56	Total sq.m 91	£psm £2,200	Total Value £200,558	ī
		2 bed house 3 bed house			6.09 6.09	80 91	488 557	£2,731 £2,731	£1,331,230 £1,519,821	İ
		4+ bed house			2.44	.3	305	£2,731	£833,354	I
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	7
		Flats (NIA) 2 bed house			0.92 1.97	56 80	52 158	£880 £1,092	£45,357 £172,036	1
		3 bed house 4+ bed house			1.97 0.39	91 126 .3	180 49 438	£1,092 £1,092	£196,408 £53,976	İ
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Alloraable felix	Flats (NIA) 2 bed house			0.31 0.66	56 80	17 53	£1,166 £1,447	£20,033 £75,983	-
		3 bed house 4+ bed house			0.66 0.13	91 126	60 16	£1,447 £1,447	£86,747 £23,840	İ
						.8	146			
1.3	Intermediate	Flats (NIA)			No. of units 0.31	Size sq.m	Total sq.m	£psm £1,485	Total Value £25,513	Į
		2 bed house 3 bed house 4+ bed house			0.66 0.66 0.13	80 91 126	53 60 16	£1,843 £1,843 £1,843	£96,770 £110,479 £30,362	<u> </u>
		4+ Ded House				.8	146	£1,043	£30,302	1
	Gross Developme	ent value							£4,822,465	
2.0	Development Cos	sts								
2.1	Site Acquisition									
2.1.1	Net site value (resi	dual land value							£683,461	ī
2.1.2	Stamp duty	Resi land				HMRC rate			03	Ī
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£23,673 £11,961	İ
	Site costs								£719,094	
2.3	Build Costs									
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house			1.63 6.09	66 80	107 488	£1,177 £1,006	£126,203 £490,633.93	-
		3 bed house 4+ bed house			6.09 2.44	91 126	557 306	£1,006 £1,006	£560,140.40 £307,873	I
						16	1,457	_		
2.3.2	Affordable units	Flats (GIA) 2 bed house			No. of units 1.53 3.28	Size sq.m 66 80	Total sq.m 101 263	Cost per sq.m £1,177	Total Costs £118,921.69	Į
		3 bed house 4+ bed house			3.28 3.28 0.66	91 126	300 82	£1,006 £1,006 £1,006	£264,187.50 £301,614.06 £82,888.83	1
2.3.3	Extra-over BR2013				0.00	9 £0	746 per unit	21,000	£0	i T
							_,			
2.4	Extra over constr	uction costs			25.00				£2,252,462	
2.4.1	Externals					10%	on build cost		£225,246.18	ī
2.4.2		mediation/demolitior					per net ha		£139,135	ī
2.4.2	Site opening up co	sts					per unit		03	I
									£364,381	
2.5	Professional Fees	8					-			
2.5.1						10%	on build costs		£225,246	1
2.6	Contingency								£225,246	
2.6.1						5%	on build costs		£112,623	I
2.7	Davelanar contrib	autiono							£112,623	
2.7.1	Developer contrib	rus/UII0				03	per unit		03	ī
2.7.2	Higher housing sta	indard					build cost		£56,312	i T
2.7.3	CIL						per sqm		£0	İ
2.7.4	S106/S278					£0	per unit		03	I
2.7.5						£0	□-			I
2.8	Sale cost								£56,312	
2.8.1	Private units only					3.00%	on OM GDV		£116,549	ī
									£116,549	
		MENT COSTS (includin	ig land)						£3,846,667	
3.0	Developer's Profi									
3.1	Private units					20%	on OM GDV		£776,993	1
3.2	Affordable units					6%	on AH transfer values		£56,250	1
	TOTAL PRO IF-	00000 (EVO:	NTEDEOT:						£833,243	<u> </u>
		COSTS [EXCLUDING II							£4,679,910	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLU	JUING INTEREST]						£142,555	
4.1	Finance					APR 6.50%	on net costs	PCM 0.526%	-£142,555	I
		COSTS [INCLUDING IN							£4,822,465	
rnis appraisal has strategic level. Th	s been prepared by Po his appraisal is not a fo	eter Brett Associates for t ormal 'Red Book' (RICS V	tne Council. The ap /aluation – Professi	praisal has onal Stand	s been prepared in line ards January 2014) v	e with the RICS valuation and shou	aluation guidance. The purpo ild not be relied upon as such	ise of the appraisal is to inform the Co	uncil about the impact of planning police	y has on via

West Brownfield	(! West	50	Units						
ITEM								_	
Net Site Area	1.46	Brownfield	West Brownfield	Residual Value £913,177	per net ha]	Technical Checks: Sqm/ha	2,96	9
Stamp Duty	Non-resi land					_	Dwgs/ha Units/pa	30	
Nr of units	Private 32.50	Affordable 17.50		Social re Affordable rent 10.50 3.50	Intermediate 3.50	ı	Profit on GDV GDV=Total costs	17.3	%
1.0	Development Valu					-			_
1.1	Private units	ue		No. of units	Size sq.m	Total sq.m	C	Total Value	
1.1	Private units	Flats (NIA)		3.25	56	182	£psm £2,200	£401,115	I
		2 bed house 3 bed house		12.19 12.19	80 91	975 1,113	£2,731 £2,731	£2,662,460 £3,039,642	_
		4+ bed house		4.88	126	2,881	£2,731	£1,666,708	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
		Flats (NIA) 2 bed house		1.84 3.94	56 80	103 315	£880 £1,092	£90,714 £344,072	7
		3 bed house 4+ bed house		3.94 0.79	91 126	360 99	£1,092 £1,092	£392,815 £107,953	7
		41 Bod Hodge		10		877	21,002	2107,000	
1.3	Affordable rent	Fire (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
		Flats (NIA) 2 bed house		0.61 1.31	56 80	34 105	£1,166 £1,447	£40,065 £151,965	
		3 bed house 4+ bed house		1.31 0.26	91 126	120 33	£1,447 £1,447	£173,493 £47,679	-
				3	3.5	292			
1.3	Intermediate	Flats (NIA)		No. of units 0.61	Size sq.m 56	Total sq.m 34	£psm £1,485	Total Value £51,026	7
		2 bed house 3 bed house		1.31 1.31	80 91	105 120	£1,843 £1,843	£193,540 £220,959	+
		4+ bed house		0.26	126	33 292	£1,843	£60,723	コ
						202			
	Gross Developme	ent value						£9,644,930	
2.0	Development Cos	sts							
2.1	Site Acquisition								
2.1.1	Net site value (resi	dual land value						£1,335,572	_
2.1.2	Stamp duty	Resi land			HMRC rate			£1,550,572	
2.1.3	Stamp duty	Non-resi land			HMRC rate	7		£56,279	#
2.1.4	Purchaser costs				1.750%	of land value		£23,373	
	Site costs							£1,415,223	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		3.25 12.19	66 80	215 975	£1,177 £1,006	£252,405 £981,267.86	7
		3 bed house 4+ bed house		12.19 4.88	91 126	1,113 612	£1,006 £1,006	£1,120,280.80 £615,746	7
		4+ bed flouse		4.00	33	2,914	£1,000	2015,746	_
2.3.2	Affordable units	E1 . (011)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	_
		Flats (GIA) 2 bed house		3.06 6.56	66 80	202 525	£1,177 £1,006	£237,843.38 £528,375.00	_
		3 bed house 4+ bed house		6.56 1.31	91 126	599 165	£1,006 £1,006	£603,228.13 £165,777.66	-
2.3.3	Extra-over BR2013			1	18 £0	1,491 per unit		£0	Т
									_
				50.00				£4,504,924	
2.4	Extra over constr	uction costs							
2.4.1	Externals				10%	on build cost		£450,492.36	コ
2.4.2	Site abnormals (re	mediation/demolitior			£200,000	per net ha		£292,511	コ
2.4.2	Site opening up co	sts				per unit		£0	I
								£743,003	
2.5	Professional Fees	8							
2.5.1					10%	on build costs		£450,492	I
2.6	0							£450,492	
	Contingency					_			_
2.6.1					5%	on build costs		£225,246	_
2.7	Developer contrib	outions						£225,246	
2.7.1	Lifetime homes				£0	per unit		£0	7
2.7.2	Higher housing sta	indard				build cost		£112,623	
		arc							→
2.7.3	CIL					per sqm		03	그 ㄱ
2.7.4	S106/S278					per unit		03	_
2.7.5	-				£0	_			
2.8	Sale cost							£112,623	
2.8.1	Private units only				3.00%	on OM GDV		£233,098	_
<u> </u>	31110 011)				3.0070			£233,098	_
	TOTAL DELICA	MENT COCTO " · · ·	- ID						
3.0	Developer's Profit	MENT COSTS (includin	y rand)					£7,684,609	
3.1	Private units				20%	on OM GDV		£1,553,985	
3.2	Affordable units					on AH transfer values		£112,500	_
<u> </u>								£1,666,485	
									_
		COSTS [EXCLUDING II						£9,351,095	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLU	IDING INTEREST]					£293,836	
4.1	Finance				APR 6.50%	on net costs	PCM 0.526%	-£293,836	7
[m.1	. IIIaiico				0.30%	10.1.101 00013	U.320%	-223,030	_
		COSTS [INCLUDING IN		nraisal has been prepared in the	e with the DICC	luation quidance. The num	of the appraisal is to inform the Cou	£9,644,930	alicy has on vi-
This appraisal has						yaraarroo. 1110 pulpuse			, mad on vid

East Brownfield	(3 East	30	Units							
ITEM									-	
Net Site Area	0.76	Brownfield	East Brownfield		Residual Value £1,673,149	per net ha	J	Technical Checks: Sqm/ha	3,515	
Stamp Duty	Non-resi land	Affectable.		Coolel se	Affordable rent	Intermediate		Dwgs/ha Units/pa	39 17	<u> </u>
Nr of units	Private 19.50	Affordable 10.50		6.30	Affordable rent 2.10	2.10		Profit on GDV GDV=Total costs	17.49 0	
1.0	Development Valu	ıe								
1.1	Private units	Flore (All A)			No. of units	Size sq.m	Total sq.m	£psm £2.300	Total Value	-
		Flats (NIA) 2 bed house 3 bed house			0.98 6.83 7.80	56 80 91	55 546 712	£2,300 £2,961 £2,961	£125,804 £1,616,574 £2,109,244	1
		4+ bed house			3.90	126	488	£2,961	£1,445,686	1
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			1.10 2.36	56 80	62 189	£920 £1,184	£56,902 £223,833	1
		3 bed house 4+ bed house			2.36 0.47	91 126	216 59	£1,184 £1,184	£255,543 £70,228	
						3.3	526			
1.3	Affordable rent	Flats (NIA)			No. of units 0.37	Size sq.m 56	Total sq.m 21	£psm £1,219	Total Value £25,132	I
		2 bed house 3 bed house			0.79 0.79	80 91	63 72	£1,569 £1,569	£98,860 £112,865	
		4+ bed house			0.16	126	20	£1,569	£31,017	4
1.3	Intermediate	Flats (NIA)			No. of units 0.37	Size sq.m 56	Total sq.m 21	£psm £1,553	Total Value £32,008	7
		2 bed house 3 bed house			0.79 0.79	80 91	63 72	£1,999 £1,999	£125,906 £143,743	
		4+ bed house			0.16	126	20	£1,999	£39,503	1
	Gross Developme	ant value							£6,512,848	
									20,312,040	
2.0	Development Cos	its								
2.1	Site Acquisition									_
2.1.1	Net site value (resi								£1,274,574	1
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land				HMRC rate HMRC rate	_		£0 £53,229	1
2.1.4	Purchaser costs					1.750%	of land value		£22,305	1
	Site costs								£1,350,108	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)			No. of units 0.98	Size sq.m 66	Total sq.m 64	Cost per sq.m £1,177	Total Costs £75,722	_
		2 bed house 3 bed house			6.83 7.80	80 91	546 712	£1,177 £1,006 £1.006	£73,722 £549,510.00 £716,979.71	1
		4+ bed house			3.90	126 20	489 1,812	£1,006	£492,596.46	1
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
LIGIL	Anordabio anno	Flats (GIA) 2 bed house			1.84	66 80	121 315	£1,177 £1,006	£142,706.03 £317,025.00	I
		3 bed house 4+ bed house			3.94 0.79	91 126	360 99	£1,006 £1,006	£361,936.88 £99,466.59	1
2.3.3	Extra-over BR2013					11 £0	895 per unit		£0	→ T
2.4	Extra over constru	uction costs			30.00				£2,755,942	
2.4.1	Externals					10%	on build cost		£275,594.22	7
2.4.2		mediation/demolitior					per net ha		£152,356	- T
2.4.2	Site opening up co						per unit		£0	_ T
									£427,950	
2.5	Professional Fees	3					_			_
2.5.1						10%	on build costs		£275,594	
2.6	Contingency								£275,594	
2.6.1						5%	on build costs		£137,797	I
2.7									£137,797	
	Developer contrib	outions				03	7ts		C0	7
2.7.1							per unit build cost		£0	_1
2.7.3	Higher housing sta CIL	nuarc					per sqm		£68,899 £0	- T
2.7.4	S106/S278					£0	per unit		£0	
2.7.5										-
						,	_			
									£68,899	
2.8	Sale cost									7
2.8.1	Private units only					3.00%	on OM GDV		£158,919	
	TOTAL DEVELOR	MENT COSTS (including	g land)						£158,919 £5,175,209	
3.0	Developer's Profit		g .urruj						23,113,203	
3.1	Private units					20%	on OM GDV		£1,059,462	I
3.2	Affordable units					6%	on AH transfer values		£72,932	I
									£1,132,394	
	TOTAL PROJECT	COSTS [EXCLUDING IN	NTEREST]						£6,307,604	
4.0		TOTAL COSTS [EXCLU	DING INTEREST]						£205,244	
4.1	Finance Costs Finance					APR	on net costs	PCM 0.536%	.C20E 244	
PW. 1	rinance					6.50%	On tiet costs	0.526%	-£205,244	_1
	TOTAL PROJECT	COSTS [INCLUDING IN	TEREST!						£6,512,848	
This appraisal has		eter Brett Associates for t	he Council. The ap	praisal has	been prepared in lin	e with the RICS va	aluation guidance. The purpo	se of the appraisal is to inform the Cour		licy has on viat
Tilis applaisai fias							ld not be relied upon as such			

East Greenfield	(7: East	:	75 Units						
ITEM									
Net Site Area	2.12	Greenfield	East Small Greenfield	Residual Value £1,483,463	per net ha]	Technical Checks: Sqm/ha	3,152	
Stamp Duty	Non-resi land Private	Affordable		Social re Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV	35 32 17.4%	
Nr of units	48.75	26.25		15.75 5.25	5.25	ı	GDV=Total costs	-	
1.0	Development Val	ue							
1.1	Private units	Flats (NIA)		No. of units 2.44	Size sq.m 56	Total sq.m 137	£psm £2,300	Total Value £314,511	
		2 bed house 3 bed house		17.06 19.50	80 91	1,365 1,781	£2,961 £2,961	£4,041,435 £5,273,110	
		4+ bed house		9.75	126	1,221 4,503	£2,961	£3,614,215	
1.2	Social rent	Flats (NIA)		No. of units 2.76	Size sq.m 56	Total sq.m 155	£psm £920	Total Value £142,256	
		2 bed house 3 bed house		5.91 5.91	80 91	473 539	£1,184 £1,184	£559,583 £638.858	
		4+ bed house		1.18	126	148	£1,184	£175,569	
1.3	Affordable rent	Flats (NIA)		No. of units 0.92	Size sq.m 56	Total sq.m 52	£psm £1,219	Total Value £62,830	
		2 bed house 3 bed house		1.97 1.97	80 91	158 180	£1,219 £1,569 £1,569	£02,830 £247,149 £282,162	
		4+ bed house		0.39	126	49	£1,569	£77,543	
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house 3 bed house		0.92 1.97 1.97	56 80 91	52 158 180	£1,553 £1,999 £1,999	£80,019 £314,766 £359,357	
		4+ bed house		0.39	126	49	£1,999	£98,758	
	Gross Developm	ent value						£16,282,120	
2.0	Development Co								
2.1	Site Acquisition								
2.1.1	Net site value (res	idual land value						£3,150,599	
2.1.2	Stamp duty	Resi land			HMRC rate			03	
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land			HMRC rate 1.750%	of land value		£147,030 £55,135	
	Site costs							£3,352,764	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		2.44 17.06	66 80	161 1,365	£1,177 £1,006	£189,304 £1,373,775.00	
		3 bed house 4+ bed house		19.50 9.75	91 126 49	1,781 1,224 4,531	£1,006 £1,006	£1,792,449.29 £1,231,491.16	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		4.59 9.84	66 80	303 788	£1,177 £1,006	£356,765.06 £792,562.50	
		3 bed house 4+ bed house		9.84 1.97	91 126	899 247	£1,006 £1,006	£904,842.19 £248,666.48	
2.3.3	Extra-over BR201	!			26 £0	2,237 per unit		£0	
				75.00				£6,889,856	
2.4	Extra over consti	ruction costs							
2.4.1	Externals				10%	on build cost		£688,985.56	
2.4.2		mediation/demolitior			£0	per net ha		03	
2.4.2	Site opening up or	osts			£5,000	per unit		£375,000	
								£1,063,986	
2.5	Professional Fee	s							
2.5.1					10%	on build costs		£688,986	
2.6	Contingency							£688,986	
2.6.1					5%	on build costs		£344,493	
								£344,493	
2.7 2.7.1	Developer contril	outions			£0	per unit		03	
2.7.1	Higher housing sta	andard				per unit build cost		£172,246	
2.7.3	CIL					per sqm		£0	
2.7.4	S106/S278				03	per unit		03	
2.7.5	-				03]-			
2.8	Sale cost							£172,246	
2.8.1	Private units only				3.00%	on OM GDV		£397,298	
								£397,298	
3.0	TOTAL DEVELOR Developer's Prof	PMENT COSTS (includ	ing land)					£12,909,628	
3.1	Private units				20%	on OM GDV		£2,648,654	
3.2	Affordable units					on AH transfer values		£182,331	
								£2,830,985	
	TOTAL PROJECT	COSTS [EXCLUDING	INTEREST]					£15,740,613	
10		TOTAL COSTS [EXCL	LUDING INTEREST]					£541,507	
4.1	Finance Costs				APR 6.50%	on net costs	PCM 0.526%	-£541,507	
""	· mario				0.50%		0.520%	-2541,507	
	TOTAL PROJECT	COSTS [INCLUDING	INTEREST]					£16,282,120	
This appraisal has	s been prepared by F	eter Brett Associates fo	r the Council. The appraisal has been prepared	d in line with the RICS valuation	n guidance. The pu	rpose of the appraisal is to	inform the Council about the impact of p		legic level. T
FFour io Hot d	1100 DOOK (N								

Part	West Brownfield	d (West	100	Units							
# Carrier 100	ITEM					Desided Value			To the local Observation		
Section Marchell	Net Site Area		Brownfield	West Brownfield			per net ha]	Sqm/ha		
March Marc	Stamp Duty		Affordable		Social r	e Affordable rent	Intermediate		Units/pa	3	38
Page Page	Nr of units	65.00	35.00							•	
Property 100	1.0	Development Val	ue								
State 1948	1.1	Private units				6.50	56	365	£2,200	£802,230	\Box
Stock Stoc			3 bed house			24.38	91	2,226	£2,731	£6,079,284	_
Processor Proc			4+ bed house			9.75	i.0	5,762	£2,731	£3,333,417	
Section Part	1.2	Social rent	Flats (NIA)			No. of units 3.68	Size sq.m 56	Total sq.m 206	£psm £880	Total Value £181,427	\neg
Absolution rate Part Par			2 bed house			7.88	80	630	£1,092	£688,144	\exists
Part Part			4+ bed house						£1,092	£215,905	_
Part Part	1.3	Affordable rent	Flats (NIA)					Total sq.m	£psm £1.166		_
Martina Mart			2 bed house 3 bed house			2.63 2.63	80 91	210 240	£1,447 £1,447	£303,930 £346,987	=
Part Part			4+ bed house			0.53	126	66 584	£1,447	£95,358	_
Company of the part of the p	1.3	Intermediate	Elate (NIA)				Size sq.m	Total sq.m	£psm £1.485	Total Value	_
Contact Cont			2 bed house			2.63	80	210	£1,843	£387,081 £441,917	7
Second S			4+ bed house			0.53	126	66	£1,843	£121,447	コ
Property of the property of		Gross Developme	ent value							£19,289,860	
Property of the property of	2.0	Development Cos	sts								
Serve day	2.1.1		idual land value							£2,632,297	
1.	2.1.2	Stamp duty	Resi land				HMRC rate			£0	
Private units	2.1.4	Purchaser costs	Non-resi land				1.750%	of land value			\exists
Private units		Site costs								£2,799,477	
Pate CRAIN 6.50 60 439 120	2.3	Build Costs									
See See	2.3.1	Private units	Elete (CIA)			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	_
# the foliage 10			2 bed house			24.38	80	1,950	£1,006	£1,962,535.71	7
Place (CAM)						9.75	126	1,224			ゴ
2 bish founds	2.3.2	Affordable units	EL . (011)			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	_
### 4 bed house			2 bed house			13.13	80	1,050	£1,006	£1,056,750.00	
190.00 1			4+ bed house			2.63	126	329 2,982	£1,006	£331,555.31	ゴ
24.1 Extra cover construction coats 1996 In build cost 199	2.3.3	Extra-over BR2013					£0	per unit		£0	コ
						100.00				£9,009,847	
2.4.2 Site abnormatic (nemediation idemediation		ruction costs					_				
2.4.2 Sie opening up costs			and a displace (description				,			•	_
2.5 Professional Fees 2.5.1		,					£200,000	Ξ'			_
2.5.1											
2.6 Contingency 2.6 Contingency 2.6 Contingency 2.7 Developer contributions 2.7 Developer contributions 2.7 Higher housing standarc 2.7 Higher housing standarc 2.7 Higher housing standarc 2.7 Stocks278 2.7 Developer contributions 2.7 Leff me home 2.7 Developer contributions 2.7 Higher housing standarc 2.7 Higher housing standarc 2.7 Developer contributions 2.7 Leff me home 2.7 Developer contributions 2.7 Leff me home 2.7 Developer suph										£1,454,449	
2.6.1		Professional Fee	8				400/	7 build		2000 005	_
2.6.1 Soft on build costs £450.492 2.7.1 Developer contributions £450.492 2.7.1 Lifetime homes £0 per unit £0 2.7.2 Higher housing standarc £25% build costs £225.246 2.7.3 Cil. £0 per unit £0 2.7.4 \$1006.278 £0 per unit £0 2.7.5 - £0 per unit £0 2.8 Sale cost £25,246 £0 2.8.1 Private units only £466,196 £466,196 2.8.1 Private units only £466,196 £15,306,892 3.0 Developer's Profit £15,306,892 £3,07,970.21 £3,07,970.21 3.1 Private units £9,000,000 GDV £3,107,970.21 £15,306,892 3.1 Private units £9,000,000 GDV £3,07,970.21 £15,306,893 3.2 Alfordable units £9,000 GDV £3,07,970.21 £15,306,803 3.1 Private units £10,400 GDV £16,508,60	2.5.1						10%	on build costs			
	2.6	Contingency								2300,303	
Developer contributions E0 per unit E0	2.6.1						5%	on build costs		£450,492	コ
2.7.2 Higher housing standarc 2.5% build cost 2.7.3 Cit 2.7.4 S106/S278 2.7.4 S106/S278 2.7.5	2.7	Developer contrib	outions							£450,492	
2.7.3 CIL 2.7.4 \$106/\$278	2.7.1						£0	per unit		03	
2.7.4 \$106/\$278	2.7.2	Higher housing sta	andard				2.5%	build cost		£225,246	コ
2.7.5 - E25,246 2.8 Sale cost 2.8.1 Private units only	2.7.3	CIL					£0	per sqm		03	コ
2.8	2.7.4	S106/S278						per unit		03	_
2.8.1 Private units only	2.7.5	-					£0	_ I⁺			
2.8.1 Private units only										£225,246	
### TOTAL DEVELOPMENT COSTS (including land) #### 3.0 Developer's Profit ### 3.1 Private units ### 3.2 Affordable units ### 3.2 Affordable units ### 3.32.971 ### TOTAL PROJECT COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### 4.0 Finance Costs ### 4.1 Finance ### APR PCM ### 4.1 Finance ### 5.50% on net costs ### 1.504.693.663 ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% ### 1.505.69% #### 1.505.69% ### 1.505.69% #### 1.505.69% #### 1.505.69% #### 1.505.69% #### 1.505.69% #### 1.505.69% #### 1.505.69% #### 1.505.69% ##### 1.505.69% ####################################	2.8							7			
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit	∠.8.1	Private units only					3.00%	_jon OM GDV			
3.0		TOTAL DEVELOR	PMENT COSTS (includin	g land)							
3.2 Affordable units	3.0			J,							
E3,332,971	3.1										コ
TOTAL PROJECT COSTS [EXCLUDING INTEREST]	3.2	Affordable units					6%	on AH transfer values			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		TOTAL BEGIES	COSTS IEVOLUDINO	NTEDEOTI							
APR PCM											
4.1 Finance 6.50% on net costs 0.526% -£650,197 TOTAL PROJECT COSTS [INCLUDING INTEREST] £19,289,860	4.0						APR		PCM	2000,101	
	4.1	Finance						on net costs		-£650,197	コ
	This appraisal ha				praisal had	been prenared in lin	e with the RICS v	aluation guidance. The nurses	of the appraisal is to inform the Co		olicy has on u

Martin M	Central Large B	roi Central	120	Units							
The stand of the control of the cont	ITEM					Decided Value			Trabel at Observe		
Marriado Marriado	Net Site Area		Brownfield	Central Brownfiel	d		per net ha		Sqm/ha		
The state The	Stamp Duty		Affordable		Social re	Affordable rent	Intermediate		Units/pa	42	2
Part Part	Nr of units		42.00							•	Î
Published 250	1.0	Development Val	ue								
Part Part	1.1	Private units				3.90	56	219	£2,450	£536,036	I
Part Part			3 bed house			31.20	91	2,850	£3,519	£10,028,987	1
Property 4			4+ bed house			75.60	126	7,206	£3,519	£6,873,917	
Second Second	1.2	Social rent	Flats (NIA)			No. of units 4.41	Size sq.m 56	Total sq.m 247	£psm £980	Total Value £242,453	7
Application March			3 bed house			9.45 9.45	91	863	£1,408	£1,064,278 £1,215,050	1
Part			4+ bed house						£1,408	£333,917	
Part State 1	1.3	Affordable rent	Flats (NIA)					Total sq.m	£psm £1.299		7
Section Sect			2 bed house 3 bed house			3.15 3.15	80 91	252 288	£1,865 £1,865	£470,056 £536,647	
File Process 1.75			4+ bed house			0.63	126	79 701	£1,865	£147,480	_
Second Second	1.3	Intermediate	Flats (NIA)				Size sq.m	Total sq.m	£psm £1.654	Total Value	7
Section Sect			2 bed house 3 bed house			3.15 3.15	80	252	£2,376 £2,376	£598,656 £683,466	-
Separation Sep			4+ bed house						£2,376	£187,828	
Sea Acquainter Sea Acquai		Gross Developme	ent value							£30,848,685	
Not of a value processed and value	2.0	Development Cos	sts								
1	2.1	Site Acquisition									
Sump Age	2.1.1	Net site value (resi	dual land value							£8,317,455	J
1.1	2.1.2	Stamp duty					HMRC rate			£0	7
Second Second	2.1.4	Purchaser costs	NOTHEST Idild				1.750%	of land value			1
Protect units		Site costs								£8,868,383	
Page Color 1300 1500	2.3	Build Costs									
271 201	2.3.1	Private units	Flats (GIA)			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs £302.886	7
A			2 bed house			27.30	80	2,184	£1,006	£2,198,040.00	
Pairs (CAM)			4+ bed house			15.60		1,958 7,249	£1,006	£1,970,385.86	1
2 bed house	2.3.2	Affordable units	Elate (GIA)			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	7
# A Hech Pouse # 1.5 120 325 1,006 EPE PASS 3. Ears over BR2011:			2 bed house			15.75	80	1,260	£1,006	£1,268,100.00	
11,623,769			4+ bed house			3.15	126	395	£1,006	£397,866.38]
2.4.1 Extra rule Construction costs	2.3.3	Extra-over BR2013					£0	per unit		£0	_
2.4.1 Externals	2.4	Extra over constr	uction costs			120.00				£11,023,769	
24.2 Site abnormals (remediation/demolition							100/	Top build oost		04 402 276 90	7
2.5 Professional Fees 2.5 Professional Fees 2.5 Total professional Fees 2.5 Total	2.4.1		mediation/demolitior							<u> </u>	- T
2.5.1	2.4.2	Site opening up co	sts								Ī
2.5.1											
2.6	2.5	Professional Fee								£1,716,009	
2.6 Contingency 2.6 Contingency 2.6 Contingency 2.6 Silver Contributions 2.7 Developer contributions 2.7 Lidefine homes 2.7 Higher housing standarc 2.7 Higher housing standarc 2.7 Lidefine homes 2.7 Cit. Egg per unit 2.7 Cit. Egg per unit 2.7 Cit. Egg per unit 2.7 Cit. Egg per unit 2.7 Cit. Egg per unit 2.7 Egg per unit 2.7 Egg per unit 2.7 Egg per unit 2.7 Egg per unit 2.8 Sale cost 2.8 S	2.5.1						10%	on build costs		£1,102,377	7
251											
	2.6	Contingency						_			_
2.71	2.6.1						5%	on build costs			1
2.7.2 Higher housing standarc 2.7.3 CIL 2.7.4 S106/S278 2.7.5 S106/S278 2.7.5 Side Cost 2.7.5 Side Cost 2.8 Sale cost 2.8.1 Private units only 2.7.5 TOTAL DEVELOPMENT COSTS (including land) 3.00 Developer's Profit 3.1 Private units 3.1 Private units 4.1 Finance TOTAL DEVELOPMENT COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 4.2 APR 6.50% on net costs APR APR 6.50% on net costs 1.1 PCM 6.50% on net costs 1.2 APR 1.1 Finance 1.2 APR 1.2 APR 1.1 Finance 1.2 APR 1.2 APR 1.2 APR 1.2 APR 1.2 APR 1.3 APR 1.4 Finance 1.4 APR 1.5	2.7	Developer contrib	outions							£351,188	
2.7.3 CIL	2.7.1							<u>=</u>			_
27.4 \$106/\$278 E0 per unit E0			indarc								<u>↓</u> ¬
2.7.5											
2.8 also cost Sale cost 2.8.1 Private units only 3.00% on OM GDV £753,762 TOTAL DEVELOPMENT COSTS (including land) £24,291,083 3.0 Developar's Profit 20% on OM GDV £5,025,078 3.1 Private units 20% on AH transfer values £343,398 3.2 Alfordable units £343,398	2.7.5										i I
2.8 sale cost Sale cost 2.8.1 Private units only 3.00% on OM GDV £753,762 TOTAL DEVELOPMENT COSTS (including land) £24,291,083 3.0 Developar's Profit 2.0% on OM GDV £5,025,078 3.1 Private units 2.0% on AH transfer values £343,398 3.2 Alfordable units £343,398											
2.8.1 Private units only 3.00% on OM GDV £753,762 TOTAL DEVELOPMENT COSTS (including land) £24,291,083 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £5,025,078 3.2 Affordable units £5,025,078 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £23,398 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,189,127 4.0 Finance Costs Total NCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,189,127 This appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on visit appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on visit appraisal has been prepared by Peter Brett Associates for the Council Integer of planning policy has on visit appraisal to inform the Council about the impact of planning policy has on visit appraisal to inform the Council about the impact of planning policy has on visit appraisal than the Council about the impact of planning policy has on visit appraisal than the council about the impact of planning policy has on visit appraisal to inform the Council about the impact of planning policy has on visit appraisal to the Council about the impact of planning policy has on visit appraisal than the Council about the impact of planning policy has on visit appraisal than the Council about the impact of planning policy has on visit appraisal than the Council about the impact of planning policy has on visit appraisal than the council about the impact of planning p	2.8	Sale cost								£275,594	
### TOTAL DEVELOPMENT COSTS (including land) ### 3.0 Developer's Profit ### 3.1 Private units ### 3.2 Affordable units ### 3.2 Affordable units ### 3.3 On AH transfer values ### 3.3 On	2.8.1						3.00%	on OM GDV		£753,762	I
3.0										£753,762	
3.1	3.0			g land)						£24,291,083	
3.2 Affordable units	3.0		•				20%	on OM GDV		£5,025,078	7
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Total Project Costs [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi	3.2										
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Total Project Costs [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi											
4.0 Finance Costs APR PCM 4.1 Finance 6.50% on net costs 0.526% -£1,189,127 TOTAL PROJECT COSTS [INCLUDING INTEREST] E30,848,685 This appraisal has been prepared by Peter Bretr Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi		TOTAL PROJECT	COSTS [EXCLUDING IN	ITEREST]						£29,659,558	
APR PCM 4.1 Finance 6.50% on net costs 0.526% -£1,189,127 TOTAL PROJECT COSTS [INCLUDING INTEREST] 53,848,685 This appraisal has been prepared by Peter Brett Associates for the Council The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi	4.0		TOTAL COSTS [EXCLU	DING INTEREST]						£1,189,127	
TOTAL PROJECT COSTS [INCLUDING INTEREST] E30,848,685 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi								on net costs		-£1 189 127	1
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi							0.00/8		0.02076	21,100,121	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on vi		TOTAL PROJECT	COSTS [INCLUDING IN	TEREST]						£30,848,685	
	This appraisal ha strategic level. Th	is been prepared by P his appraisal is not a fo	eter Brett Associates for the ormal 'Red Book' (RICS Va	he Council. The apparent	oraisal has onal Standa	been prepared in line ards January 2014) v	e with the RICS valuation and shou	aluation guidance. The purpose ild not be relied upon as such.	of the appraisal is to inform the Co	uncil about the impact of planning pol	licy has on via

East Urban exte	ons East	200	Units							
ITEM					Residual Value			Technical Checks:		
Net Site Area	5.73 Non-resi land	Greenfield	Strategic site		£1,268,308	per net ha]	Sqm/ha	3,11	
Stamp Duty	Private	Affordable		Social r	e Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV	3: 5: 17.4	6
Nr of units	130.00	70.00		42.00	14.00	14.00		GDV=Total costs		0
1.0	Development Val	ue								
1.1	Private units	Flats (NIA)			No. of units 6.50	Size sq.m 56	Total sq.m 365	£psm £2,300	Total Value £838,695	⊐
		2 bed house 3 bed house			45.50 52.00	80 91	3,640 4,749	£2,961 £2,961	£10,777,159 £14,061,626	1
		4+ bed house			26.00	126	3,255	_ £2,961	£9,637,908	
1.2	Social rent	Flats (NIA)			No. of units 7.35	Size sq.m 56	Total sq.m 412	£psm £920	Total Value £379,348	_
		2 bed house 3 bed house			15.75 15.75	80 91	1,260 1,439	£1,184 £1,184	£1,492,222 £1,703,620	7
		4+ bed house			3.15	126	395	£1,184	£468,185	コ
1.3	Affordable rent	Flats (NIA)			No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
		2 bed house 3 bed house			2.45 5.25 5.25	56 80 91	137 420 480	£1,219 £1,569 £1,569	£167,545 £659,065 £752,432	1
		4+ bed house			1.05	126	132	£1,569	£206,782	1
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
		Flats (NIA) 2 bed house			2.45 5.25	56 80	137 420	£1,553 £1,999	£213,383 £839,375	_
		3 bed house 4+ bed house			5.25 1.05	91 126	480 132 1,169	£1,999 £1,999	£958,286 £263,354	1
	Gross Developme	ant value					1,103		£43,418,985	
2.0									240,410,500	
2.0	Development Cos	sts								
2.1	Site Acquisition	idual land : !							07.000.570	_
2.1.1	Net site value (resi Stamp duty	Resi land				HMRC rate			£7,263,573 £0	_
2.1.3	Stamp duty Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£352,679 £127,113	7
	Site costs								£7,743,365	
0.0	Build Costs								27,140,000	
2.3					No. of units	Size on m	Total og m	Coat not on m	Total Costs	
2.3.1	Private units	Flats (GIA) 2 bed house			No. of units 6.50 45.50	Size sq.m 66 80	Total sq.m 429 3,640	Cost per sq.m £1,177 £1,006	Total Costs £504,810 £3,663,400.00	7
		3 bed house 4+ bed house			52.00 26.00	91 126	4,749 3,263	£1,006 £1,006	£4,779,864.76 £3,283,976	7
					1:	30	12,081			_
2.3.2	Affordable units	Flats (GIA) 2 bed house			No. of units 12.25 26.25	Size sq.m 66 80	Total sq.m 809 2.100	Cost per sq.m £1,177	Total Costs £951,373.50	7
		3 bed house 4+ bed house			26.25 26.25 5.25	91 126	2,398 659	£1,006 £1,006 £1,006	£2,113,500.00 £2,412,912.50 £663,111	#
2.3.3	Extra-over BR2013				-	70 £0	5,965 per unit	=	£0	_
2.4	Extra over constr	ruction costs			200.00				£18,372,948	
2.4.1	Externals					10%	on build cost		£1,837,294.82	コ
2.4.2	Site abnormals (re	mediation/demolitior				£0	per net ha		£0	コ
2.4.2	Site opening up co	ests				£10,000	per unit		£2,000,000	コ
2.5	Professional Fee	s							£3,837,295	
2.5.1						10%	on build costs		£1,837,295	\exists
0.0	Contlana								£1,837,295	
2.6	Contingency					5%	Too build costs		£918,647	_
2.6.1						376	on build costs		£918,647	
2.7	Developer contrib	outions					_			
2.7.1	Lifetime homes					03	per unit		03	_
2.7.2	Higher housing sta CIL	andard					build cost per sqm		£459,324 £0	- ↓ -
2.7.4	S106/S278					£0	per sqrii per unit		03	-
2.7.5						£0	⊒			<u> </u>
						-				
2.8	Sale cost								£459,324	
2.8.1	Private units only					3.00%	on OM GDV		£1,059,462	7
									£1,059,462	
		PMENT COSTS (including	g land)						£34,228,335	
3.0	Developer's Profi	t					- austi			
3.1	Private units Affordable units					20%	on OM GDV on AH transfer values		£7,063,078	_
J.2	Anordable units					0%	on Art dansier values		£486,216 £7.549.293	
	TOTAL PROJECT	COSTS [EXCLUDING IN	ITERESTI						£7,549,293 £41,777,629	
		TOTAL COSTS [EXCLU							£1,641,357	
4.0	Finance Costs	IAL GOOTG [LAGEU				APR		PCM	21,011,007	
4.1	Finance						on net costs	0.526%	-£1,641,357	コ
This appraisal ha		eter Brett Associates for the		praisal has	been prepared in lin	e with the RICS va	aluation guidance. The purp	ose of the appraisal is to inform the Co	£43,418,985 uncil about the impact of planning po	olicy has on vi
strategic level. The	his appraisal is not a fo	ormal 'Red Book' (RICS Va	aluation - Professi	onal Stand	ards January 2014) v	aluation and shou	ld not be relied upon as such	1.		

Central Urban e	exte Central	500) Units							
ITEM					Residual Value			Technical Checks:	=	
Net Site Area Stamp Duty	13.38 Non-resi land	Greenfield	Strategic site		£2,023,697	per net ha]	Sqm/ha Dwgs/ha	3,335 37	Į
Stamp Duty	Private	Affordable		Social re	Affordable rent	Intermediate		Units/pa Profit on GDV	88 17.4%	<u> </u>
Nr of units	325.00	175.00		105.00	35.00	35.00		GDV=Total costs	•	1
1.0	Development Val	ue								
1.1	Private units	Flats (NIA)			No. of units 16.25	Size sq.m 56	Total sq.m 912	£psm £2,450	Total Value £2,233,481	I
		2 bed house 3 bed house			113.75 130.00	80 91	9,100 11,873	£3,519 £3,519	£32,026,876 £41,787,447	
		4+ bed house			65.00	126	8,138	£3,519	£28,641,321	1
1.2	Social rent	Flats (NIA)			No. of units 18.38	Size sq.m 56	Total sq.m 1,031	£psm £980	Total Value £1,010,221	ī
		2 bed house 3 bed house			39.38 39.38	80 91	3,150 3,596	£1,408 £1,408	£4,434,490 £5,062,710	ł
		4+ bed house			7.88	126	988 8,765	£1,408	£1,391,321	I
1.3	Affordable rent	Flats (NIA)			No. of units 6.13	Size sq.m	Total sq.m 344	£psm £1,299	Total Value £446,181	т
		2 bed house 3 bed house			13.13 13.13	80 91	1,050 1,199	£1,865 £1,865	£1,958,567 £2,236,030	ļ
		4+ bed house			2.63	126	329 2,922	£1,865	£614,500	!
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value	7
		Flats (NIA) 2 bed house 3 bed house			6.13 13.13 13.13	56 80 91	344 1,050 1,199	£1,654 £2,376 £2,376	£568,249 £2,494,401 £2,847,774	<u> </u>
		4+ bed house			2.63	126	329 2,922	£2,376	£782,618	İ
	Gross Developme	ent value							£128,536,189	
2.0	· ·								2.23,000,000	
2.0	Development Cos									
2.1 2.1.1	Site Acquisition Net site value (resi	idual land value							£27,080,119	T
2.1.2	Stamp duty	Resi land				HMRC rate			£27,080,119	ı T
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£1,343,506 £473,902	
	Site costs								£28,897,527	
2.3	Build Costs									
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.0.1	Titate units	Flats (GIA) 2 bed house			16.25 113.75	66 80	1,073 9,100	£1,177 £1,006	£1,262,026 £9,158,500.00	-
		3 bed house 4+ bed house			130.00 65.00	91 126	11,873 8,158	£1,006 £1,006	£11,949,661.90 £8,209,941	ĺ
2.3.2	Affordable units				No. of units	25 Size sq.m	30,203 Total sq.m	Cost per sq.m	Total Costs	
2.3.2	Allordable utilits	Flats (GIA) 2 bed house			30.63 65.63	66 80	2,021 5,250	£1,177 £1,006	£2,378,433.75 £5,283,750.00	ł
		3 bed house 4+ bed house			65.63 13.13	91 126	5,994 1,647	£1,006 £1,006	£6,032,281.25 £1,657,776.56	İ
2.3.3	Extra-over BR2013				11	75 £0	14,912 per unit		03	Ī
					500.00				£45,932,371	
2.4	Extra over constr	ruction costs			300.00				£40,00£,011	
2.4.1	Externals					10%	on build cost		£4,593,237.06	I
2.4.2	Site abnormals (re	mediation/demolitior				£0	per net ha		£0	1
2.4.2	Site opening up co	ests				£18,000	per unit		£9,000,000	[
2.5	Professional Fee	s							£13,593,237	
2.5.1						10%	on build costs		£4,593,237	I
2.6	Contingency								£4,593,237	
2.6.1	Contingency					5%	on build costs		£2,296,619	T
2.0.1						376	on build costs		£2,296,619	
2.7	Developer contrib	butions					7			
2.7.1	Lifetime homes					03	per unit		03	l T
2.7.2 2.7.3	Higher housing sta CIL	Tigoria					build cost per sqm		£1,148,309 £0	ı T
2.7.4	S106/S278					£0	per unit		03	Ī
2.7.5						£0]-			I
2.8	Sale cost								£1,148,309	
2.8.1	Private units only					3.00%	on OM GDV		£3,140,674	I
									£3,140,674	
		MENT COSTS (includin	g land)						£99,601,973	
3.0	Developer's Profi	t				0001	On OM COV		200 007 007	T
3.1	Private units Affordable units					20%	on OM GDV on AH transfer values		£20,937,825 £1,430,824	t T
	,o.uabie units					070	variation values		£1,430,824 £22,368,649	
	TOTAL PROJECT	COSTS [EXCLUDING IN	NTEREST ¹						£121,970,622	
		TOTAL COSTS [EXCLU							£6,565,566	
4.0	Finance Costs					APR		PCM PCM		
4.1	Finance					6.50%	on net costs	0.526%	-£6,565,566	l
									<u></u>	
This appraisal ha		COSTS [INCLUDING IN eter Brett Associates for t		praisal has	been prepared in lin	e with the RICS vs	aluation guidance. The numos	e of the appraisal is to inform the Cou	£128,536,189 uncil about the impact of planning polic	cy has on v
strategic level. Ti	his appraisal is not a fo	ormal 'Red Book' (RICS V	aluation – Professi	onal Standa	ards January 2014) v	aluation and shou	ld not be relied upon as such.		, ,	

East Urban exten	is East	500 Units						
ITEM			Desidual Value			Total of Objection	=	
Net Site Area	13.38	Greenfield Strategic site	Residual Value £885,033	per net ha		Technical Checks: Sqm/ha	3,245	
Stamp Duty	Non-resi land					Dwgs/ha Units/pa	37 87	
Nr of units	Private 325.00	Affordable 175.00	Social re Affordable rent 105.00 35.00	Intermediate 35.00		Profit on GDV GDV=Total costs	17.3%	
1.0	Development Valu	ue						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	32.50 121.88	56 80	1,823 9.750	£2,300 £2,961	£4,193,475 £28,867,390	•
		3 bed house 4+ bed house	121.88 48.75	91 126	11,131 6,104	£2,961 £2,961	£32,956,937 £18,071,077	•
		T bod nodoc	325	i.0	28,808	22,501	210,011,011	
1.2	Social rent	Flats (NIA)	No. of units 18.38	Size sq.m 56	Total sq.m 1,031	£psm £920	Total Value £948,371	
		2 bed house 3 bed house	39.38 39.38	80 91	3,150 3,596	£1,184 £1,184	£3,730,555 £4,259,050	
		4+ bed house	7.88 105	126	988 8,765	£1,184	£1,170,462	
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.5	Allordable felit	Flats (NIA) 2 bed house	6.13 13.13	56 80	344 1,050	£1,219 £1,569	£418,864 £1,647,662	
		3 bed house 4+ bed house	13.13 13.13 2.63	91 126	1,199 329	£1,569	£1,881,081	
		4+ bed flouse	35		2,922	£1,569	£516,954	
1.3	Intermediate	Flats (NIA)	No. of units 6.13	Size sq.m 56	Total sq.m 344	£psm	Total Value £533,458	
		2 bed house 3 bed house	13.13 13.13	80 91	1,050 1,199	£1,553 £1,999 £1,999	£2,098,437 £2,395,716	
		4+ bed house	2.63	126	329 2,922	£1,999	£658,385	
					2,922			
	Gross Developme	nt value					£104,347,872	
2.0	Development Cos	its						
2.1	Site Acquisition							
2.1.1	Net site value (resi	dual land value					£11,843,078	
2.1.2	Stamp duty	Resi land		HMRC rate			£0	
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land		HMRC rate 1.750%	of land value		£581,654 £207,254	
	Site costs						£12,631,985.97	
							212,031,303.31	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)	No. of units 32.50	Size sq.m 66	Total sq.m 2,145	Cost per sq.m £1,177	Total Costs £2,524,052	
		2 bed house 3 bed house	121.88 121.88	80 91	9,750 11,131	£1,006 £1,006	£9,812,678.57 £11,202,808.04	
		4+ bed house	48.75	126	6,118 29,144	£1,006	£6,157,456	•
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.0.2	Alloraable alliko	Flats (GIA) 2 bed house	30.63 65.63	66 80	2,021 5,250	£1,177 £1,006	£2,378,433.75 £5,283,750.00	
		3 bed house	65.63	91	5,994	£1,006	£6,032,281.25	
2.3.3	Extra-over BR2013	4+ bed house	13.13	75 £0	1,647 14,912 per unit	£1,006	£1,657,776.56 £0	
2.3.3	EXIIA-OVEI BRZUIC			2.0	per unit		£0	
			500.00				£45,049,236	
2.4	Extra over constru	uction costs						
2.4.1	Externals			10%	on build cost		£4,504,923.61	
2.4.2	Site abnormals (rer	mediation/demolitior		£0	per net ha		£0	
2.4.2	Site opening up co	sts		£18,000	per unit		£9,000,000	
2.5	Professional Fees						£13,504,924	
	Professional Fees	•						
2.5.1								
				10%	on build costs		£4,504,924	
2.6	Contingency			10%	on build costs		£4,504,924 £4,504,924	
2.6	Contingency						£4,504,924	
2.6 2.6.1	Contingency				on build costs on build costs		£4,504,924 £2,252,462	
	Contingency Developer contrib	utions					£4,504,924	
2.6.1		utions		5%			£4,504,924 £2,252,462	
2.6.1	Developer contrib			5% £0	on build costs		£4,504,924 £2,252,462 £2,252,462	
2.6.1 2.7 2.7.1	Developer contrib			£0 2.5%	on build costs		£4,504,924 £2,252,462 £2,252,462 £0	
2.6.1 2.7 2.7.1 2.7.2	Developer contrib Lifetime homes Higher housing sta			£0 2.5%	on build costs per unit build cost		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231	
2.6.1 2.7 2.7.1 2.7.2 2.7.3	Developer contrib Lifetime homes Higher housing sta CIL			£0 2.5%	on build costs per unit build cost per sqm		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4	Developer contrib Lifetime homes Higher housing sta CIL			£0 2.5% £0	on build costs per unit build cost per sqm		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231	
2.7 2.7.1 2.7.2 2.7.2 2.7.3 2.7.4 2.7.5	Developer contrib Lifetime homes Higher housing sta CIL S106/S278			£0 2.5% £0	on build costs per unit build cost per sqm		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231	
2.7 2.7.1 2.7.2 2.7.2 2.7.3 2.7.4 2.7.5	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 .				per unit build cost per sqm per unit		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231 £1,126,231	
2.7 2.7.1 2.7.2 2.7.2 2.7.3 2.7.4 2.7.5	Developer contrib Lifetime homes Higher housing sta CIL S106/S278				on build costs per unit build cost per sqm		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231 £1,126,231 £1,126,231	
2.7 2.7.1 2.7.2 2.7.2 2.7.3 2.7.4 2.7.5	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 . Sale cost Private units only	ndarc			per unit build cost per sqm per unit		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231 £0 £1,126,231 £2,522,666 £2,522,666	
2.7 2.7.1 2.7.2 2.7.2 2.7.3 2.7.4 2.7.5	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 . Sale cost Private units only	ndarc MENT COSTS (including land)			per unit build cost per sqm per unit		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231 £1,126,231 £1,126,231	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5	Developer contrib Lifetime homes Higher housing sta CiL \$106/\$278 . Sale cost Private units only	ndarc MENT COSTS (including land)		£0 2.5% £0 £0 £0	per unit build costs per unit build cost per sqm per unit - on OM GDV		£4,504,924 £2,252,462 £0 £1,126,231 £1,126,231 £1,126,231 £2,522,666 £2,522,666 £81,592,428	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 . Sale cost Private units only TOTAL DEVELOP Developer's Profit	ndarc MENT COSTS (including land)		£0 2.5% £0 £0 £0	per unit build cost per sqm per unit		£4,504,924 £2,252,462 £2,252,462 £0 £1,126,231 £0 £1,126,231 £2,522,666 £2,522,666	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1	Developer contrib Lifetime homes Higher housing sta Cil. S106/S278 . Sale cost Private units only TOTAL DEVELOP Developer's Profit	ndarc MENT COSTS (including land)		£0 2.5% £0 £0 £0	on build costs per unit build cost per sqm per unit - on OM GDV		£4,504,924 £2,252,462 £0 £1,126,231 £0 £1,126,231 £1,126,231 £1,126,231 £1,126,231 £1,126,231 £1,126,231 £2,522,666 £81,592,428	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1	Developer contrib Lifetime homes Higher housing sta CIL \$106/\$278 - Sale cost Private units only TOTAL DEVELOP Developer's Profit Private units Affordable units	MENT COSTS (including land)		£0 2.5% £0 £0 £0	on build costs per unit build cost per sqm per unit - on OM GDV		£4,504,924 £2,252,462 £0 £1,126,231 £0 £1,126,231 £1,126,231 £2,522,666 £2,522,666 £81,592,428 £16,817,776 £1,215,540 £18,033,315	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 - Sale cost Private units only TOTAL DEVELOP Developer's Profit Private units Affordable units	MENT COSTS (including land)		£0 2.5% £0 £0 £0	on build costs per unit build cost per sqm per unit - on OM GDV		£4,504,924 £2,252,462 £0 £1,126,231 £0 £1,126,231 £0 £1,126,231 £1,215,266 £2,522,666 £81,592,428 £16,817,776 £1,215,540 £18,033,315 £99,625,744	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 - Sale cost Private units only TOTAL DEVELOP Developer's Profit Private units Affordable units	MENT COSTS (including land)	T.	E0 2.5% E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0	on build costs per unit build cost per sqm per unit - on OM GDV		£4,504,924 £2,252,462 £0 £1,126,231 £0 £1,126,231 £1,126,231 £2,522,666 £2,522,666 £81,592,428 £16,817,776 £1,215,540 £18,033,315	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1 3.2	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 . Sale cost Private units only TOTAL DEVELOP Developer's Profit Private units Affordable units TOTAL PROJECT TOTAL INCOME -	MENT COSTS (including land)	ī,	5% £0 2.5% £0 £0 £0 £0 £0 £0 APR	on build costs per unit build cost per sqm per unit - on OM GDV	PCM 0.52%	£4,504,924 £2,252,462 £0 £1,126,231 £0 £1,126,231 £0 £1,126,231 £1,215,266 £2,522,666 £81,592,428 £16,817,776 £1,215,540 £18,033,315 £99,625,744	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1 3.2	Developer contrib Lifetime homes Higher housing sta CIL S106/S278 . Sale cost Private units only TOTAL DEVELOP Developer's Profit Private units Affordable units TOTAL PROJECT TOTAL INCOME-Finance Costs	MENT COSTS (including land)	ח	5% £0 2.5% £0 £0 £0 £0 £0 £0 APR	on build costs per unit build cost per sqm per unit - on OM GDV on OM GDV on AH transfer values		£4,504,924 £2,252,462 £0 £1,126,231 £1,126,231 £1,126,231 £2,522,666 £2,522,666 £1,592,428 £16,817,776 £1,215,540 £18,033,315 £99,625,744 £4,722,128	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1 3.2	Developer contrib Lifetime homes Higher housing sta Cil. S106/S278 . Sale cost Private units only TOTAL DEVELOP Doveloper's Profit Affordable units TOTAL PROJECT TOTAL INCOME-Finance Costs Finance	MENT COSTS (including land) COSTS [EXCLUDING INTEREST] TOTAL COSTS [EXCLUDING INTERES	7]	5% £0 2.5% £0 £0 £0 £0 £0 £0 APR	on build costs per unit build cost per sqm per unit - on OM GDV on OM GDV on AH transfer values		£4,504,924 £2,252,462 £0 £1,126,231 £1,126,231 £1,126,231 £2,522,666 £2,522,666 £1,592,428 £16,817,776 £1,215,540 £18,033,315 £99,625,744 £4,722,128	
2.6.1 2.7 2.7.1 2.7.2 2.7.3 2.7.4 2.7.5 2.8 2.8.1 3.0 3.1 3.2 4.0 4.1	Developer contrib Lifetime homes Higher housing sta CIL \$106/\$278 . Sale cost Private units only TOTAL DEVELOP Developer's Profit Private units Affordable units TOTAL PROJECT TOTAL INCOME - Finance TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT TOTAL PROJECT	MENT COSTS (including land)	appraisal has been prepared in lin	5% £0 2.5% £0 £0 £0 £0 £0 £0 APR 6.50%	on build costs per unit build cost per sqm per unit ; on OM GDV on AH transfer values on net costs	0.526%	£4,504,924 £2,252,462 £0 £1,126,231 £0 £1,126,231 £0 £1,126,231 £1,252,666 £2,522,666 £81,592,428 £16,817,776 £1,215,540 £18,033,315 £99,625,744 £4,722,128 £4,722,128	y has on viab

Central Urban e	xte Central	2,000	Units							
ITEM					Residual Value			Technical Checks:	_	
Net Site Area Stamp Duty	62.61 Non-resi land	Greenfield	Strategic site		£1,500,251	per net ha]	Sqm/ha Dwgs/ha	2,840	
Stamp Duty	Private	Affordable		Social re	Affordable rent	Intermediate		Units/pa Profit on GDV	159 17.4%	
Nr of units	1300.00	700.00		420.00	140.00	140.00		GDV=Total costs	0	
1.0	Development Value	ue								
1.1	Private units	Flats (NIA)			No. of units 65.00	Size sq.m 56	Total sq.m 3,647	£psm £2,450	Total Value £8,933,925	I
		2 bed house 3 bed house			455.00 520.00	80 91	36,400 47,493	£3,519 £3,519	£128,107,502 £167,149,789	1
		4+ bed house			260.00 1,300	126	31,798 119,338	£3,519	£111,912,780	1
1.2	Social rent	Flats (NIA)			No. of units 73.50	Size sq.m 56	Total sq.m 4,123	£psm £980	Total Value £4,040,883	7
		2 bed house 3 bed house			157.50 157.50	80 91	12,600 14,385	£1,408 £1,408	£17,737,962 £20,250,840	1
		4+ bed house			31.50 420	126	3,953 35,062	£1,408	£5,565,286	1
1.3	Affordable rent	Flats (NIA)			No. of units	Size sq.m	Total sq.m	£psm	Total Value	7
		2 bed house 3 bed house			24.50 52.50 52.50	56 80 91	1,374 4,200 4,795	£1,299 £1,865 £1,865	£1,784,723 £7,834,266 £8,944,121	-
		4+ bed house			10.50	126	1,318	£1,865	£2,458,001	1
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
		Flats (NIA) 2 bed house			24.50 52.50	56 80	1,374 4,200	£1,654 £2,376	£2,272,997 £9,977,604 £11,391,097	‡
		3 bed house 4+ bed house			52.50 10.50	91	4,795 1,318 11,687	£2,376 £2,376	£3,130,473	t
	Gross Developme	ant value			140		11,007		£511,492,250	
									2311,402,230	
2.0	Development Cos	sts								
2.1	Site Acquisition									7
2.1.1	Net site value (resi Stamp duty	dual land value Resi land				HMRC rate			£93,924,630 £0	1
2.1.2 2.1.3 2.1.4	Stamp duty Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£0 £4,685,732 £1,643,681	1
2.1.7	Site costs					1.700%	Johana Valae		£100,254,043	
									2100,254,045	
2.3	Build Costs				No. of contra	Cl	Total an as	0	Total Contr	
2.3.1	Private units	Flats (GIA) 2 bed house			No. of units 65.00 455.00	Size sq.m 66 80	Total sq.m 4,290 36,400	Cost per sq.m £1,177 £1,006	Total Costs £5,048,104 £36,634,000.00	7
		3 bed house 4+ bed house			520.00 260.00	91 126	47,493 32,630	£1,006 £1,006	£47,798,647.62 £32,839,764	1
					1,30		120,813			_
2.3.2	Affordable units	Flats (GIA) 2 bed house			No. of units 122.50 262.50	Size sq.m 66 80	Total sq.m 8,085	Cost per sq.m £1,177	Total Costs £9,513,735.00	7
		3 bed house 4+ bed house			262.50 262.50 52.50	91 126	21,000 23,975 6,589	£1,006 £1,006 £1,006	£21,135,000.00 £24,129,125.00 £6,631,106.25	-
2.3.3	Extra-over BR2013				70	00 £0	59,649 per unit	,	20	7
2.4	Extra over constr	uction costs			2000.00				£183,729,482	
2.4.1	Externals					10%	on build cost		£18,372,948.24	1
2.4.2	Site abnormals (re	mediation/demolitior				£0	per net ha		£0	I
2.4.2	Site opening up co	sts			£18,000	£18,000	per unit		£36,000,000	I
2.5	Professional Fees	8							£54,372,948	
2.5.1						10%	on build costs		£18,372,948	1
									£18,372,948	
2.6	Contingency						_			_
2.6.1						5%	on build costs		£9,186,474	1
2.7	Developer contrib	outions							£9,186,474	
2.7.1	Lifetime homes					£0	per unit		03	I
2.7.2	Higher housing sta	indarc					build cost		£4,593,237	1
2.7.3	CIL						per sqm		03	1
2.7.4	S106/S278					£0 £0	per unit		03	1
2.7.5	-					20	⊒ F			1
									£4,593,237	
2.8	Sale cost						7 04 004			7
2.8.1	Private units only					3.00%	on OM GDV		£12,483,120 £12,483,120	1
	TOTAL DEVELOP	MENT COSTS (including	a land)						£12,483,120 £382,992,253	
3.0	Developer's Profi		•							
3.1	Private units						on OM GDV		£83,220,799	I
3.2	Affordable units					6%	on AH transfer values		£5,723,295	1
									£88,944,095	
		COSTS [EXCLUDING IN							£471,936,347	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLU	DING INTEREST]						£39,555,902	
4.1	Finance					APR 6.50%	on net costs	PCM 0.526%	-£39,555,902	I
This opreside		COSTS [INCLUDING IN		project to	hoon property desire	o with the DICC	aluation guidant - Th	o of the energical in the information	£511,492,250	iou hor '
strategic level. Th	his appraisal is not a fo	ormal 'Red Book' (RICS V	aluation – Profession	onal Standa	rds January 2014) v	aluation and shou	ld not be relied upon as such.	on the appraisants to millorin the Ot	ouncil about the impact of planning poli	√y iiao Uli Vlä

CQ Areas 1 & 2	Central	581	Units						
ITEM									
Net Site Area	11.38	Brownfield	Central Brownfield	Residual Value £2,021,909	per net ha	3	Technical Checks: Sqm/ha	3,905	
Stamp Duty	Non-resi land					-	Dwgs/ha Units/pa	51 45	
Nr of units	Private 435.80	Affordable 145.27		Social re Affordable rent 87.16 29.05	Intermediate 29.05		Profit on GDV GDV=Total costs	18.5%	
1.0	Development Valu					_			
1.1	Private units	це		No. of units	Class and an	Total sq.m		Total Value	
1.1	Private units	Flats (NIA)		154.55	Size sq.m 56	8,670	£psm £2,450	£21,242,333	
		2 bed house 3 bed house		151.08 151.08	80 91	12,086 13,798	£3,519 £3,519	£42,536,871 £48,562,928	
		4+ bed house	80.00%	<u>8.15</u> 464.	126 .9	978 35,533	£3,519	£3,441,291	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house		23.18 22.66	56 80	1,301 1,813	£980 £1,408	£1,274,540 £2,552,212	
		3 bed house 4+ bed house		22.66 1.22	91 126	2,070 153	£1,408 £1,408	£2,913,776 £215,941	
			12.00%	69.		5,337			
1.3	Affordable rent	Flats (NIA)		No. of units 7.73	Size sq.m 56	Total sq.m 434	£psm £1,299	Total Value £562,922	
		2 bed house 3 bed house		7.55 7.55	80 91	604 690	£1,865 £1,865	£1,127,227 £1,286,918	
		4+ bed house	4.00%	0.41	126	51 1,779	£1,865	£95,374	
1.3	Intermediate		4.00%	No. of units				Total Value	
1.3	intermediate	Flats (NIA)		7.73	Size sq.m	Total sq.m 434	£psm £1,654	£716,929	
		2 bed house 3 bed house		7.55 7.55	80 91	604 690	£2,376 £2,376	£1,435,619 £1,638,999	
		4+ bed house	4.00%	0.41	126	51 1,779	£2,376	£121,467	
	Gross Developme	ent value						£129,725,347	
								2120,120,041	
2.0	Development Cos	its							
2.1	Site Acquisition								
2.1.1	Net site value (resi	dual land value						£23,001,238	
2.1.2	Stamp duty	Resi land			HMRC rate			£0	
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land			HMRC rate 1.750%	of land value		£1,139,562 £402,522	
	Site costs							£24,543,322	
								224,040,022	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA)		No. of units 154.55	Size sq.m 66	Total sq.m 10,200	Cost per sq.m £1,177	Total Costs £12,002,956	
		2 bed house 3 bed house		151.08 151.08	80 91	12,086 13,798	£1,006 £1,006	£12,163,969.46 £13,887,198.47	
		4+ bed house		8.15 46	126	1,023	£1,006	£1,029,186	
						37,108		F. 10 .	
2.3.2	Affordable units	Flats (GIA)		No. of units 38.64	Size sq.m 66	Total sq.m 2,550	Cost per sq.m £1,177	Total Costs £3,000,739.12	
		2 bed house 3 bed house		37.77 37.77	80 91	3,022 3,450	£1,006 £1,006	£3,040,992.37 £3,471,799.62	
		4+ bed house		2.04	126	256 9,277	£1,006	£257,296.38	
2.3.3	Extra-over BR2013				£0	per unit		£0	
				581				£48,854,137	
2.4	Extra over constru	uction costs							
2.4.1	Externals				10%	on build cost		£4,885,413.74	
2.4.2	Site abnormals (rer	mediation/demolitior			£200,000	per net ha		£2,275,200	
2.4.2	Site opening up co	sts				per unit		03	
			S106/S278		£9.286	per unit		£5,396,099	
								£12,556,713	
2.5	Professional Fees	3							
2.5.1					10%	on build costs		£4,885,414	
								£4,885,414	
2.6	Contingency								
2.6.1					5%	on build costs		£2,442,707	
0.7	Davidana aastalk							£2,442,707	
2.7	Developer contrib	outions			0.	7			
2.7.1	Lifetime homes					per unit		03	
2.7.2	Higher housing sta	ndard			2.5%	build cost		£1,221,353	
2.7.3	CIL				£0	per sqm		03	
2.7.4	S106/S278				£0	per unit		£0	
2.7.5	-				£0				
2.8	Sale cost							£1,221,353	
2.8.1	Private units only				3.00%	on OM GDV		£3,473,503	
<u> </u>					0.0070	_,>•		£3,473,503	
	TOTAL PROPERTY	MENT 00072 "	- 1						_
3.0	Developer's Profit	MENT COSTS (includin	g iand)					£97,977,149	
3.1	Private units	<u></u>		 _	20%	on OM GDV		£23,156,685	
3.2	Affordable units					on AH transfer values		£836,515	
<u> </u>								£23,993,200	
	TOTA:	00070/770	TEDEC=						
		COSTS [EXCLUDING IN						£121,970,349	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLU	DING INTEREST]					£7,754,998	
4.1	Finance				APR 6.50%	on net costs	PCM 0.526%	-£7,754,998	
1					2.2070				
	TOTAL PROJECT	COSTS HNC! HORIS	TEDECTI					6420 725 047	
This appraisal has		COSTS [INCLUDING IN eter Brett Associates for t		raisal has been prepared in line	with the RICS va	aluation guidance. The purpose	of the appraisal is to inform the Co	£129,725,347 uncil about the impact of planning policy has	on via
				nal Standards January 2014) va					

Gaydon-Lightho	orn GLH	3,000 Units					
ITEM							
Net Site Area		5 Greenfield Strategic site	Residual Value £1,675,209	per net ha		Technical Checks: Sqm/ha	3,539
Stamp Duty	Non-resi land	Affordable	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa	40 176
Nr of units	Private 1950.00	Affordable 1050.00	630 210	210		Profit on GDV GDV=Total costs	17.4%
1.0	Development Val	ue					
1.1	Private units	Flats (NIA)	No. of units 97.50	Size sq.m 56	Total sq.m 5,470	£psm £2,250	Total Value £12,306,938
		2 bed house 3 bed house	682.50 780.00	80 91	54,600 71,240	£3,150 £3,150	£171,990,000 £224,406,000
		4+ bed house	390.00 1,950	126	47,698 179,007	£3,150	£150,247,868
1.2	Social rent	51. 411.	No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house 3 bed house	110.25 236.25 236.25	56 80 91	6,185 18,900 21,578	£900 £1,260 £1,260	£5,566,523 £23,814,000 £27,187,650
		4+ bed house	47.25 630	126	5,930 52,592	£1,260	£7,471,643
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) 2 bed house	36.75 78.75	56 80	2,062 6,300	£1,193 £1,670	£2,458,547 £10,517,850
		3 bed house 4+ bed house	78.75 15.75	91 126	7,193 1,977	£1,670 £1,670	£12,007,879 £3,299,975
1.3	Intermediate		210		17,531	6	Total Walter
1.3	intermediate	Flats (NIA) 2 bed house	No. of units 36.75 78.75	Size sq.m 56 80	Total sq.m 2,062 6,300	£psm £1,519 £2,126	Total Value £3,131,169 £13,395,375
		3 bed house 4+ bed house	78.75 15.75	91 126	7,193 1,977	£2,126 £2,126	£15,293,053 £4,202,799
			210	.0	17,531		
	Gross Developme	ent value					£687,297,268
2.0	Development Cos	sts					
2.1	Site Acquisition						
2.1.1	Net site value (resi	idual land value					£126,210,227
2.1.2 2.1.3	Stamp duty Stamp duty	Resi land Non-resi land		HMRC rate HMRC rate			£0 £6,300,011
2.1.4	Purchaser costs				of land value		£2,208,679
	Site costs						£134,718,917
2.3	Build Costs						
2.3.1	Private units	Flats (GIA)	No. of units 97.50	Size sq.m 66	Total sq.m 6,435	Cost per sq.m £1,177	Total Costs £7,572,156
		2 bed house 3 bed house	682.50 780.00	80 91	54,600 71,240	£1,006 £1,006	£54,951,000.00 £71,697,971.43
		4+ bed house	390.00 1,95	126	48,945 181,220	£1,006	£49,259,646
2.3.2	Affordable units	Flats (GIA)	No. of units 183.75	Size sq.m 66	Total sq.m 12,128	Cost per sq.m £1,177	Total Costs £14,270,602.50
		2 bed house 3 bed house	393.75 393.75	80 91	31,500 35,963	£1,177 £1,006 £1,006	£14,270,602.50 £31,702,500.00 £36,193,687.50
		4+ bed house	<u>78.75</u>	126	9,883 89,473	£1,006	£9,946,659.38
2.3.3	Extra-over BR2013	!			per unit		£0
			3000.00				£275,594,224
2.4	Extra over constr	ruction costs					
2.4.1	Externals				on build cost		£27,559,422.37
2.4.2		mediation/demolitior			per net ha		£0
2.4.2	Site opening up co	sts		£17,403	per unit		£52,209,862
				20			£79,769,285
2.5	Professional Fee	S					2.0,000
2.5.1				10%	on build costs		£27,559,422
2.6	Contingency						£27,559,422
2.6.1				5%	on build costs		£13,779,711
				,			£13,779,711
2.7	Developer contrib	butions					
2.7.1	Lifetime homes Higher housing sta	anderi			per unit build cost		£0 £6,889,856
2.7.3	CIL CIL	indarc			per sqm		£0.009,030
2.7.4	S106/S278				per unit		£31,172,153
2.7.5				£0	-		
2.8	Sale cost						£38,062,009
2.8.1	Private units only			3.00%	on OM GDV		£16,768,524
							£16,768,524
		PMENT COSTS (including land)					£586,252,092
3.0	Developer's Profi	τ		2001	on OM GDV		0444 700 404
3.1	Private units Affordable units				on OM GDV on AH transfer values		£111,790,161 £7,700,788
	umu						£119,490,949
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£705,743,041
	TOTAL INCOME -	TOTAL COSTS [EXCLUDING INTEREST]					-£18,445,773
4.0	Finance Costs			APR		PCM	
4.1	Finance			6.50%	on net costs	0.526%	-£3,956,284
	TOT:: 85 - :-	COORTO (INOLUEDA INTERNACIONALISTA					0700 000 000
This appraisal ha	is been prepared by P	reter Brett Associates for the Council. The ap	ppraisal has been prepared in line	with the RICS value	uation guidance. The purpose o	f the appraisal is to inform the Co	£709,699,325 uncil about the impact of planning policy has on viability a
strategic level. Th	his appraisal is not a fo	ormal 'Red Book' (RICS Valuation – Professi	onal Standards January 2014) v	aluation and should	not be relied upon as such.		

Long Marston A	Airf LMA	3,500	Units							
ITEM				R	esidual Value			Technical Checks:	_	
Net Site Area Stamp Duty	100.00 Non-resi land	Mixed	Strategic site		£632,701	per net ha]	Sqm/ha Dwgs/ha	3,0:	35
	Private	Affordable		Social re A	ffordable rent	Intermediate		Units/pa Profit on GDV	1! 17.	
Nr of units	2275.00	1225.00		735.00	245.00	245.00		GDV=Total costs		0
1.0	Development Val	ue		N	o. of units	Size sq.m	Total sq.m	£psm	Total Value	
	i mate anto	Flats (NIA) 2 bed house			227.50 853.13	56 80	12,763 68,250	£2,339 £3,140	£29,849,265 £214,297,574	\exists
		3 bed house 4+ bed house		_	853.13 341.25 2,275	91 126	77,919 41,736 200,667	£3,140 £3,140	£244,656,397 £131,044,988	_
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	ooda Ton	Flats (NIA) 2 bed house			128.63 275.63	56 80	7,216 22,050	£936 £1,256	£6,750,526 £27,693,840	7
		3 bed house 4+ bed house		_	275.63 55.13	91 126	25,174 6,918	£1,256 £1,256	£31,617,134 £8,688,942	Ⅎ
1.3	Affordable rent				735 No. of units	Size sq.m	61,358 Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			42.88 91.88	56 80	2,405 7,350	£1,240 £1,664	£2,981,482 £12,231,446	\exists
		3 bed house 4+ bed house		_	91.88 18.38 245	91 126	8,391 2,306 20,453	£1,664 £1,664	£13,964,234 £3,837,616	Ⅎ
1.3	Intermediate				No. of units	Size sq.m	ZU,453 Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			42.88 91.88	56 80	2,405 7,350	£1,519 £2,126	£3,653,030 £15,627,938	\exists
		3 bed house 4+ bed house		_	91.88 18.38 245	91 126	8,391 2,306 20,453	£2,126 £2,126	£17,841,895 £4,903,265	Ⅎ
	Gross Developme	ant value			243	.0	20,403		£769,639,575	_
2.0									£769,639,373	
2.0	Development Cos									
2.1.1	Site Acquisition Net site value (resi	idual land value							£63,270,065	7
2.1.2	Stamp duty	Resi land				HMRC rate			£0	=
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£3,153,003 £1,107,226	\exists
	Site costs								£67,530,293.87	
2.3	Build Costs									
2.3.1	Private units	EL . (011)			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	_
		Flats (GIA) 2 bed house 3 bed house			227.50 853.13 853.13	66 80 91	15,015 68,250 77,919	£1,177 £1,006 £1,006	£17,668,365 £68,688,750.00 £78,419,656.25	
		4+ bed house		_	341.25 2,27	126	42,827	£1,006	£43,102,191	=
2.3.2	Affordable units	Flore (OIA)			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house 3 bed house			214.38 459.38 459.38	66 80 91	14,149 36,750 41,956	£1,177 £1,006 £1,006	£16,649,036.25 £36,986,250.00 £42,225,968.75	
		4+ bed house		-	91.88	126	11,530	£1,006	£11,604,435.94	₫
2.3.3	Extra-over BR2013					£0	per unit		03	
2.4	Extra over constr	untion costs			3500.00				£315,344,653	
2.4.1	Externals	uction costs				10%	on build cost		£31,534,465.28	_
2.4.1		mediation/demolitior				10%	per net ha		£31,334,463.26 £0	7
2.4.2	Site opening up co	ests				£5,000	per unit		£17,500,000	\exists
2.5	Professional Fee	s							£49,034,465	
2.5.1						10%	on build costs		£31,534,465	
									£31,534,465	
2.6	Contingency						7			_
2.6.1						5%	on build costs		£15,767,233 £15,767,233	
2.7	Developer contrib	butions					¬ .			
2.7.1	Lifetime homes Higher housing sta	undard				£0 2.5%	per unit build cost		£0 £7,883,616	그
2.7.3	CIL CIL	indaic					per sqm		£0	7
2.7.4	S106/S278					£24,931			£87,260,000	\exists
2.7.5						£0]-			コ
2.8	Sale cost								£95,143,616	
2.8.1	Private units only					3.00%	on OM GDV		£18,595,447	\Box
									£18,595,447	
3.0	TOTAL DEVELOR Developer's Profi	PMENT COSTS (including	g land)						£592,950,173	
3.1	Private units					20%	on OM GDV		£123,969,645	\Box
3.2	Affordable units					6%	on AH transfer values		£8,987,481	コ
						-		-	£132,957,126	
		COSTS [EXCLUDING IN							£725,907,299	
4.0	Finance Costs	TOTAL COSTS [EXCLU	DING IN (EREST)			APR		PCM	£43,732,276	
4.1	Finance					APR 6.50%	on net costs	PCM 0.526%	-£43,732,276	\Box
This appraisal ha	as been prepared by P	eter Brett Associates for t	he Council. The ap	praisal has be	en prepared in line	with the RICS va	lluation guidance. The purpos	e of the appraisal is to inform the C	£769,639,575 ouncil about the impact of planning p	oolicy has on vi
strategic level. Ti	his appraisal is not a fo	ormal 'Red Book' (RICS V	aluation – Professi	onal Standard	s January 2014) v	aluation and shou	ld not be relied upon as such.			

Central Brownfie	elc Central	30	Units							
ITEM									_	
Net Site Area	0.20	Brownfield	Central Brownfiel	ld	Residual Value -£1,845,858	per net ha]	Technical Checks: Sqm/ha	8,415	
Stamp Duty	Non-resi land			01-1-	- A#	luturus dinta		Dwgs/ha Units/pa	150 16	
Nr of units	Private 19.50	Affordable 10.50		6.30	e Affordable rent 2.10	Intermediate 2.10		Profit on GDV GDV=Total costs	17.1%	
1.0	Development Value	ue								
1.1	Private units	Flats (NIA)			No. of units 19.50	Size sq.m 56	Total sq.m 1,094	£psm £2,450	Total Value	
		2 bed house 3 bed house			0.00 0.00	80 91	0	£3,519 £3,519	£2,680,178 £0 £0	
		4+ bed house			0.00	126	0 1,094	£3,519	£0	
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house			6.30 0.00	56 80	353 0	£980 £1,408	£346,361 £0	
		3 bed house 4+ bed house			0.00	91 126	0	£1,408 £1,408	£0 £0	
4.0	Affordable rent					.3	353		Total Value	
1.3	Affordable rent	Flats (NIA) 2 bed house			No. of units 2.10 0.00	Size sq.m 56 80	Total sq.m 118 0	£psm £1,299 £1,865	Total Value £152,976 £0	
		3 bed house 4+ bed house			0.00 0.00 0.00	91 126	0	£1,865 £1,865	03 03 03	
					2	.1	118	,		
1.3	Intermediate	Flats (NIA)			No. of units 2.10	Size sq.m 56	Total sq.m 118	£psm £1,654	Total Value £194,828	
		2 bed house 3 bed house			0.00	80 91	0	£2,376 £2,376	£0 £0	
		4+ bed house			0.00	126	0 118	£2,376	03	
	Gross Developme	ent value							£3,374,343	
2.0	Development Cos	sts								
2.1	Site Acquisition									
2.1.1	Net site value (resi	dual land value							-£369,172	
2.1.2	Stamp duty	Resi land				HMRC rate			03	
2.1.3 2.1.4	Stamp duty Purchaser costs	Non-resi land				HMRC rate 1.750%	of land value		£0 -£6,461	
	Site costs								-£375,632.06	
2.3	Build Costs									
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.0.1	1 Trace dilito	Flats (GIA) 2 bed house			19.50 0.00	66 80	1,287	£1,177 £1,006	£1,514,431 £0.00	
		3 bed house 4+ bed house			0.00 0.00	91 126	0	£1,006 £1,006	£0.00 £0	
						20	1,287	_		
2.3.2	Affordable units	Flats (GIA) 2 bed house			No. of units 10.50 0.00	Size sq.m 66	Total sq.m 693 0	Cost per sq.m £1,177	Total Costs £815,463	
		3 bed house 4+ bed house			0.00	80 91 126	0	£1,006 £1,006 £1,006	£0.00 £0.00 £0.00	
2.3.3	Extra-over BR2013				0.00	11 £0	per unit	£1,000	£0.00	
2.4	Extra over constr	uction costs			30.00				£2,329,894	
2.4.1	Externals					10%	on build cost		£232,989	
2.4.2		mediation/demolitior				£200,000	per net ha		£40,000	
2.4.2	Site opening up co	sts					per unit		60	
									£272,989	
2.5	Professional Fees	8				100	7			
2.5.1						10%	on build costs		£232,989	
2.6	Contingency								£232,989	
2.6.1						5%	on build costs		£116,495	
2.7	Developer contrib	outions							£116,495	_
2.7.1	Lifetime homes					£0	per unit		02	
2.7.2	Higher housing sta	indarc				2.5%	build cost		£58,247	
2.7.3	CIL					£0	per sqm		£0	
2.7.4	S106/S278					£0	per unit		£0	
2.7.5						£0]-			
L.										_
2.8	Sale cost								£58,247	
2.8.1	Private units only					3.00%	on OM GDV		£80,405	
									£80,405	
2.0		MENT COSTS (includin	g land)						£2,715,388	_
3.0	Developer's Profit	ı				0001	On OM CDV		0500.000	
3.1	Private units Affordable units					20%	on OM GDV on AH transfer values		£536,036 £41,650	
	. moradole unita					070	variational values		£577,685	
	TOTAL PROJECT	COSTS [EXCLUDING IN	TERESTI						£3,293,074	
		TOTAL COSTS [EXCLU							£81,270	
4.0	Finance Costs	300.0 [LAOLU	ENEOI)			APR		PCM	201,210	
4.1	Finance						on net costs	0.526%	-£81,270	
This appraisal ha		COSTS [INCLUDING IN eter Brett Associates for t		nraisal has	been prepared in line	e with the RICS v	aluation guidance. The purpos	e of the appraisal is to inform the Co	£3,374,343 uncil about the impact of planning policy ha	as on via
strategic level. Th	nis appraisal is not a fo	ormal 'Red Book' (RICS V	aluation – Professi	onal Stand	ards January 2014) v	aluation and shou	ld not be relied upon as such.		Indiction of planning pointy flat	. See vid