

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

Wksht	Site typology	Value area	Land type	Dwellings No.	Affordable housing		Net site area Ha	floorspace Sqm	floorspace Sqm	value		Benchmark Per Ha	Headroom			Viable?	
					%					Per Ha	Per Ha		Per Ha	Per Sqm	CIL liable Sqm		
1	West village/town (1)	West	West Small Greenfield	1	0%	0.03	0.03	126	126	£377,774	£910,000	£910,000					No
2	East village/town (1)	East	East Small Greenfield	1	0%	0.03	0.03	126	126	£1,069,032	£1,110,000	£1,110,000					Marginal
3	Central village/town (1)	Central	Central Small Greenfield	1	0%	0.03	0.03	126	125	£2,747,907	£1,230,000	£1,230,000					Yes
4	West village/town (3)	West	West Small Greenfield	3	0%	0.10	0.10	377	377	£1,505,155	£910,000	£910,000					Yes
5	East village/town (3)	East	East Small Brownfield	3	0%	0.10	0.10	377	377	£2,067,111	£1,220,000	£1,220,000					Yes
6	Central village/town (3)	Central	Central Small Brownfield	3	0%	0.10	0.10	377	377	£3,519,515	£1,350,000	£1,350,000					Yes
7	West Brownfield infill (5)	West	West Small Brownfield	5	0%	0.15	0.15	628	628	£1,606,592	£1,000,000	£1,000,000					Yes
8	Central Small Brownfield (7)	Central	Central Small Brownfield	7	0%	0.20	0.20	879	879	£4,060,860	£1,350,000	£1,350,000					Yes
9	East Greenfield infill (7)	East	East Small Greenfield	7	0%	0.20	0.20	879	879	£2,408,349	£1,110,000	£1,110,000					Yes
10	East Brownfield infill (10)	East	East Small Brownfield	10	0%	0.25	0.25	1,255	1,255	£2,735,590	£1,220,000	£1,220,000					Yes
27	West Brownfield (10)	West	West Small Brownfield	10	0%	0.27	0.27	1,255	1,255	£1,788,856	£1,000,000	£1,000,000					Yes
11	Central Greenfield (20)	Central	Central Small Greenfield	20	35%	0.47	1,805	1,805	1,208	£3,013,941	£1,230,000	£1,230,000					Yes
28	West Brownfield (25)	West	West Small Brownfield	25	35%	0.70	2,203	1,457	1,457	£982,441	£1,000,000	£1,000,000					Marginal
29	West Brownfield (50)	West	West Brownfield	50	35%	1.46	4,406	2,914	2,914	£913,177	£740,000	£740,000					Yes
12	East Brownfield (30)	East	East Brownfield	30	35%	0.76	2,707	1,812	1,812	£1,673,149	£900,000	£900,000					Yes
13	East Greenfield (75)	East	East Small Greenfield	75	35%	2.12	6,767	4,531	4,531	£1,483,463	£1,110,000	£1,110,000					Yes
30	West Brownfield (100)	West	West Brownfield	100	35%	2.77	8,811	5,829	5,829	£951,207	£740,000	£740,000					Yes
14	Central Large Brownfield (120)	Central	Central Brownfield	120	35%	3.07	10,828	7,249	7,249	£2,710,894	£990,000	£990,000					Yes
15	East Urban extension (200)	East	Strategic site	200	35%	5.73	18,046	12,081	12,081	£1,268,308	£640,000	£640,000					Yes
16	Central Urban extension (500)	Central	Strategic site	500	35%	13.38	45,116	30,203	30,203	£2,023,697	£640,000	£640,000					Yes
32	East Urban extension (500)	East	Strategic site	500	35%	13.38	44,057	29,144	29,144	£885,033	£640,000	£640,000					Yes
17	Central Urban extension (2000)	Central	Strategic site	2,000	35%	62.61	180,462	120,813	120,813	£1,500,251	£640,000	£640,000					Yes
26	CQ Areas 1 & 2	Central	Central Brownfield	581	25%	11.38	46,385	37,108	37,108	£2,021,909	£990,000	£990,000					Yes
20	Gaydon-Lighthorne Heath (SS)	GLH	Strategic site	3,000	35%	75.34	270,693	181,220	181,220	£1,675,209	£640,000	£640,000					Yes
33	Long Marston Airfield	Central	Strategic site	3,500	35%	100.00	308,396	204,011	204,011	£632,701	£640,000	£640,000					Marginal
36	Central Brownfield flats (30)	Central	Central Brownfield	30	35%	0.20	1,980	1,287	1,287	-£1,845,858	£990,000	£990,000					No

West village/town West		1 Units	
ITEM			
Net Site Area	0.03 Greenfield West Small Greenfield	Residual Value £377,774 per net ha	
Stamp Duty	Non-resi land	Technical Checks:	
Nr of units	Private 1.00 Affordable 0.00	Social rent 0.00 Affordable rent 0.00 Intermediate 0.00	Sqm/ha 4,173 Dwa/s/ha 33 Units/ha 1 Profit on GDV 20.0% GDV=Total costs -
1.0 Development Value			
1.1 Private units		No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
		1.0	126
			125
			125
1.2 Social rent		No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
1.3 Affordable rent		No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
1.3 Intermediate		No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
Gross Development value			£341,889
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£11,333
2.1.2	Stamp duty Resi land	HMRC rate	£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£0
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		No. of units	Size sq.m
	Flats (GIA)	0.00	66
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
		1.0	126
			126
			126
2.3.2 Affordable units		No. of units	Size sq.m
	Flats (GIA)	0.00	66
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
2.3.3	Extra-over BR2015	£0	per unit
			£186,385
2.4 Extra over construction costs			
2.4.1	Externals	10%	on build cost
			£18,639
2.4.2	Site abnormalities (remediation/demolition)	£0	per net ha
			£0
2.4.2	Site opening up costs	£5,000	per unit
			£5,000
			£23,639
2.5 Professional Fees			
2.5.1		10%	on build costs
			£18,638.54
			£18,639
2.6 Contingency			
2.6.1		5%	on build costs
			£9,319.27
			£9,319
2.7 Developer contributions			
2.7.1	Lifetime homes	£0	per unit
			£0
2.7.2	Higher housing standard	2.5%	build cost
			£4,660
2.7.3	CIL	£0	per sqm
			£0
2.7.4	S106/S278	£0	per unit
			£0
2.7.5	-	£0	-
			£4,660
2.8 Sale cost			
2.8.1	Private units only	3.00%	on OM GDV
			£10,257
			£10,257
TOTAL DEVELOPMENT COSTS (including land)			£264,430
3.0 Developer's Profit			
3.1	Private units	20%	on OM GDV
			£68,378
3.2	Affordable units	6%	on AH transfer values
			£0
			£68,378
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£332,807
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£9,081
4.0 Finance Costs			
4.1	Finance	APR 6.50%	on net costs
		PCM 0.526%	
			-£9,081
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£341,889

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East village/town (East		1 Units	
ITEM			
Net Site Area	0.03 Greenfield East Small Greenfield	Residual Value	Technical Checks:
Stamp Duty	Non-resi land	£1,069,032 per net ha	Sqm/ha 4,173
			Dwgs/ha 33
			Units/ha 1
Nr of units	Private Affordable	Social re Affordable rent Intermediate	Profit on GDV 20.0%
	1.00 0.00	0.00 0.00 0.00	GDV=Total costs -
1.0 Development Value			
1.1 Private units		No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£2,300 £0.00
	2 bed house	0.00 80 0	£2,961 £0
	3 bed house	0.00 91 0	£2,961 £0
	4+ bed house	1.00 126 126	£2,961 £370,689
		1.0 126 125	
1.2 Social rent		No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£920 £0
	2 bed house	0.00 80 0	£1,184 £0
	3 bed house	0.00 91 0	£1,184 £0
	4+ bed house	0.00 126 0	£1,184 £0
1.3 Affordable rent		No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£1,219 £0
	2 bed house	0.00 80 0	£1,569 £0
	3 bed house	0.00 91 0	£1,569 £0
	4+ bed house	0.00 126 0	£1,569 £0
1.3 Intermediate		No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£1,553 £0
	2 bed house	0.00 80 0	£1,999 £0
	3 bed house	0.00 91 0	£1,999 £0
	4+ bed house	0.00 126 0	£1,999 £0
Gross Development value			£370,689
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£32,071
2.1.2	Stamp duty Resi land	HMRC rate	£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£0
2.1.4	Purchaser costs	1.750% of land value	£561
Site costs			£32,632
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)	0.00 66 0	£1,177 £0
	2 bed house	0.00 80 0	£1,485 £0
	3 bed house	0.00 91 0	£1,485 £0
	4+ bed house	1.00 126 126	£1,485 £186,385
		1 126 126	
2.3.2 Affordable units		No. of units Size sq.m Total sq.m	Cost per sq.m Total Costs
	Flats (GIA)	0.00 66 0	£1,177 £0
	2 bed house	0.00 80 0	£1,485 £0
	3 bed house	0.00 91 0	£1,485 £0
	4+ bed house	0.00 126 0	£1,485 £0
2.3.3	Extra-over BR2011	£0 per unit	£0
			£186,385
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£18,639
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha	£0
2.4.2	Site opening up costs	£5,000 per unit	£5,000
			£23,639
2.5 Professional Fees			
2.5.1		10% on build costs	£18,639
			£18,639
2.6 Contingency			
2.6.1		5% on build costs	£9,319
			£9,319
2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£4,660
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
			£4,660
2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£11,121
			£11,121
TOTAL DEVELOPMENT COSTS (including land)			£286,394
3.0 Developer's Profit			
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 INTEREST]			£360,532
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£10,157
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526% -£10,157
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£370,689

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Central village/town (Central)		1 Units	
ITEM			
Net Site Area	0.03 Greenfield Central Small Greenfield	Residual Value	Technical Checks:
Stamp Duty	Non-resi land	£2,747,907 per net ha	Sqm/ha 4,173
			Dwgs/ha 33
			Units/ha 1
Nr of units	Private Affordable 1.00 0.00	Social re Affordable rent Intermediate 0.00 0.00 0.00	Profit on GDV 20.0%
			GDV=Total costs -
1.0 Development Value			
1.1	Private units	No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£2,450 £0
	2 bed house	0.00 80 0	£3,519 £0
	3 bed house	0.00 91 0	£3,519 £0
	4+ bed house	1.00 126 126	£3,519 £440,636
		1.0 126	
1.2	Social rent	No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£980 £0
	2 bed house	0.00 80 0	£1,408 £0
	3 bed house	0.00 91 0	£1,408 £0
	4+ bed house	0.00 126 0	£1,408 £0
1.3	Affordable rent	No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£1,299 £0
	2 bed house	0.00 80 0	£1,865 £0
	3 bed house	0.00 91 0	£1,865 £0
	4+ bed house	0.00 126 0	£1,865 £0
1.3	Intermediate	No. of units Size sq.m Total sq.m	Epsm Total Value
	Flats (NIA)	0.00 56 0	£1,654 £0
	2 bed house	0.00 80 0	£2,376 £0
	3 bed house	0.00 91 0	£2,376 £0
	4+ bed house	0.00 126 0	£2,376 £0
Gross Development value			£440,636
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£82,437
2.1.2	Stamp duty Resi land	HMRC rate	£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£0
2.1.4	Purchaser costs	1.750% of land value	£1,443
Site costs			£83,880
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)	0.00 66 0	£1,177 £0
	2 bed house	0.00 80 0	£1,485 £0
	3 bed house	0.00 91 0	£1,485 £0
	4+ bed house	1.00 126 126	£1,485 £186,385
		1 126	
2.3.2	Affordable units	No. of units Size sq.m Total sq.m	Cost per sq.m Total Costs
	Flats (GIA)	0.00 66 0	£1,177 £0
	2 bed house	0.00 80 0	£1,485 £0
	3 bed house	0.00 91 0	£1,485 £0
	4+ bed house	0.00 126 0	£1,485 £0
2.3.3	Extra-over BR201:	£0 per unit	£0
			£186,385
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£18,638.54
2.4.2	Site abnormalities (remediation/demolitor)	£0 per net ha	£0
2.4.2	Site opening up costs	£5,000 per unit	£5,000
			£23,639
2.5 Professional Fees			
2.5.1		10% on build costs	£18,639
			£18,639
2.6 Contingency			
2.6.1		5% on build costs	£9,319
			£9,319
2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£4,660
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
			£4,660
2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£13,219
			£13,219
TOTAL DEVELOPMENT COSTS (including land)			£339,740
3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£88,127
3.2	Affordable units	6% on AH transfer values	£0
			£88,127
TOTAL PROJECT COSTS (EXCLUDING INTEREST)			£427,867
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)			£12,768
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526% -£12,768
TOTAL PROJECT COSTS (INCLUDING INTEREST)			£440,636

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West village/town		West		3 Units		
ITEM						
Net Site Area	0.10	Greenfield	West Small Greenfield	Residual Value	£1,505,155 per net ha	Technical Checks:
Stamp Duty		Non-resi land				Sqm/ha 3.756
Nr of units	Private 3.00	Affordable 0.00		Social re Affordable rent 0.00	Intermediate 0.00	Dwgs/ha 30
						Units/ha 3
						Profit on GDV 20.0%
						GDVs>Total costs -
1.0 Development Value						
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)		0.00	56	0	£2,200
	2 bed house		0.00	80	0	£2,731
	3 bed house		0.00	91	0	£2,731
	4+ bed house		3.00	126	376	£2,731
				3.0	376	
						Total Value
						£0
						£0
						£0
						£1,025,667
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)		0.00	56	0	£880
	2 bed house		0.00	80	0	£1,092
	3 bed house		0.00	91	0	£1,092
	4+ bed house		0.00	126	0	£1,092
						Total Value
						£0
						£0
						£0
						£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)		0.00	56	0	£1,166
	2 bed house		0.00	80	0	£1,447
	3 bed house		0.00	91	0	£1,447
	4+ bed house		0.00	126	0	£1,447
						Total Value
						£0
						£0
						£0
						£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)		0.00	56	0	£1,485
	2 bed house		0.00	80	0	£1,843
	3 bed house		0.00	91	0	£1,843
	4+ bed house		0.00	126	0	£1,843
						Total Value
						£0
						£0
						£0
						£0
Gross Development value						£1,025,667
2.0 Development Costs						
2.1 Site Acquisition						
2.1.1	Net site value (residual land value)					£150,516
2.1.2	Stamp duty Resi land		HMRC rate			£0
2.1.3	Stamp duty Non-resi land		HMRC rate			£10
2.1.4	Purchaser costs		1.750%	of land value		£2,634
Site costs						£153,160
2.3 Build Costs						
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0.00	66	0	£1,177
	2 bed house		0.00	80	0	£1,237
	3 bed house		0.00	91	0	£1,237
	4+ bed house		3.00	126	377	£1,237
				3	377	
						Total Costs
						£0
						£0.00
						£0.00
						£465,909.79
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)		0.00	66	0	£1,177
	2 bed house		0.00	80	0	£1,237
	3 bed house		0.00	91	0	£1,237
	4+ bed house		0.00	126	0	£1,237
						Total Costs
						£0.00
						£0.00
						£0.00
						£0.00
2.3.3	Extra-over BR2011					£0 per unit
						£0
Extra over construction costs						£465,910
2.4.1	Externals		10%	on build cost		£46,590.98
2.4.2	Site abnormalities (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£5,000	per unit		£15,000
Professional Fees						£61,591
2.5.1			10%	on build costs		£46,591
Contingency						£46,591
2.6.1			5%	on build costs		£23,295
Developer contributions						£23,295
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	Higher housing standard		2.5%	build cost		£11,648
2.7.3	CIL		£0	per sqm		£0
2.7.4	S106/S278		£0	per unit		£0
2.7.5	-		£0	-		
Sale cost						£11,648
2.8.1	Private units only		3.00%	on OM GDV		£30,770
TOTAL DEVELOPMENT COSTS (including land)						£792,965
3.0 Developer's Profit						
3.1	Private units		20%	on OM GDV		£205,133
3.2	Affordable units		6%	on AH transfer value		£0
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£998,098
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£27,569
4.0 Finance Costs						
4.1	Finance		APR 6.50%	on net costs	PCM 0.526%	£27,569
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£1,025,667

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East village/town East		3 Units		Residual Value		Technical Checks:	
Net Site Area	0.10	Brownfield	East Small Brownfield	£2,067,111	per net ha	Sqm/ha	3,756
Stamp Duty		Non-resi land				Dwgs/ha	30
Nr of units	3.00	Affordable		Social re Affordable rent	0.00	Units/ha	3
				Intermediate	0.00	Profit on GDV	20.0%
						GDV=Total costs	-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£2,300	£0
	2 bed house		0.00	80	0	£2,961	£0
	3 bed house		0.00	91	0	£2,961	£0
	4+ bed house		3.00	126	376	£2,961	£1,112,066
				3.0			376
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£920	£0
	2 bed house		0.00	80	0	£1,184	£0
	3 bed house		0.00	91	0	£1,184	£0
	4+ bed house		0.00	126	0	£1,184	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£1,219	£0
	2 bed house		0.00	80	0	£1,569	£0
	3 bed house		0.00	91	0	£1,569	£0
	4+ bed house		0.00	126	0	£1,569	£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£1,553	£0
	2 bed house		0.00	80	0	£1,999	£0
	3 bed house		0.00	91	0	£1,999	£0
	4+ bed house		0.00	126	0	£1,999	£0
Gross Development value							£1,112,066
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£206,711
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£1,134
2.1.4	Purchaser costs			1.750%	of land value		£3,617
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)		0.00	66	0	£1,177	£0
	2 bed house		0.00	80	0	£1,237	£0.00
	3 bed house		0.00	91	0	£1,237	£0.00
	4+ bed house		3.00	126	377	£1,237	£465,909.79
				3			377
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	66	0	£1,177	£0.00
	2 bed house		0.00	80	0	£1,237	£0.00
	3 bed house		0.00	91	0	£1,237	£0.00
	4+ bed house		0.00	126	0	£1,237	£0.00
2.3.3	Extra-over BR2011			£0	per unit		£0
							£465,910
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£46,590.98
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£20,000
2.4.2	Site opening up costs				per unit		£0
							£66,591
2.5 Professional Fees							
2.5.1				10%	on build costs		£46,591
							£46,591
2.6 Contingency							
2.6.1				5%	on build costs		£23,295
							£23,295
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£11,648
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0			
							£11,648
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£33,362
							£33,362
TOTAL DEVELOPMENT COSTS (including land)							£858,860
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£222,413
3.2	Affordable units			6%	on AH transfer values		£0
							£222,413
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£1,081,273
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£30,793
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£30,793
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£1,112,066

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Central village/Aow Central		3 Units		Residual Value		Technical Checks:	
Net Site Area	0.10	Brownfield	Central Small Brownfield	£3,519,515 per net ha		Sqm/ha	3,756
Stamp Duty	Non-resi land					Dwgs/ha	30
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Units/ha
	3.00	0.00		0.00	0.00	0.00	3
							Profit on GDV
							20.0%
							GDV=Total costs
							-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£2,450	£0
	2 bed house		0.00	80	0	£3,519	£0
	3 bed house		0.00	91	0	£3,519	£0
	4+ bed house		3.00	126	376	£3,519	£1,321,907
				3.0			
					376		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£980	£0
	2 bed house		0.00	80	0	£1,408	£0
	3 bed house		0.00	91	0	£1,408	£0
	4+ bed house		0.00	126	0	£1,408	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£1,239	£0
	2 bed house		0.00	80	0	£1,865	£0
	3 bed house		0.00	91	0	£1,865	£0
	4+ bed house		0.00	126	0	£1,865	£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£1,654	£0
	2 bed house		0.00	80	0	£2,376	£0
	3 bed house		0.00	91	0	£2,376	£0
	4+ bed house		0.00	126	0	£2,376	£0
Gross Development value							£1,321,907
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£351,952
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£7,098
2.1.4	Purchaser costs			1.750%	of land value		£6,159
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)		0.00	66	0	£1,177	£0.00
	2 bed house		0.00	80	0	£1,237	£0.00
	3 bed house		0.00	91	0	£1,237	£0.00
	4+ bed house		3.00	126	377	£1,237	£465,909.79
				3			
					377		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	66	0	£1,177	£0.00
	2 bed house		0.00	80	0	£1,237	£0.00
	3 bed house		0.00	91	0	£1,237	£0.00
	4+ bed house		0.00	126	0	£1,237	£0.00
2.3.3	Extra-over BR2011						£0
							£0
Extra over construction costs							£465,910
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£46,590.98
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£20,000
2.4.2	Site opening up costs				per unit		£0
Professional Fees							£66,591
2.5 Professional Fees							
2.5.1				10%	on build costs		£46,591
Contingency							£46,591
2.6 Contingency							
2.6.1				5%	on build costs		£23,295
Developer contributions							£23,295
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£11,648
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0			
Sale cost							£11,648
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£39,657
TOTAL DEVELOPMENT COSTS (including land)							£1,018,900
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£264,381
3.2	Affordable units			6%	on AH transfer values		£0
TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£1,283,282
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£38,625
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	
				PCM	0.526%		£38,625
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£1,321,907

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West Brownfield in West		5 Units	
ITEM			
Net Site Area	0.15	Brownfield	West Small Brownfield
Stamp Duty	Non-resi land		Residual Value £1,606,592 per net ha
Nr of units	Private	Affordable	Social re Affordable rent Intermediate
	5.00	0.00	0.00 0.00 0.00
			Technical Checks:
			Sqm/ha 4,173
			Dwgs/ha 33
			Units/ha 4
			Profit on GDV 20.0%
			GDV=Total costs -
1.0 Development Value			
1.1	Private units		No. of units Size sq.m Total sq.m
	Flats (NIA)		0.00 56 0
	2 bed house		0.00 80 0
	3 bed house		0.00 91 0
	4+ bed house		5.00 126 0
		5.0	626 626
			Epsm Total Value
			£2,200 £0
			£2,731 £0
			£2,731 £0
			£2,731 £1,709,445
1.2	Social rent		No. of units Size sq.m Total sq.m
	Flats (NIA)		0.00 56 0
	2 bed house		0.00 80 0
	3 bed house		0.00 91 0
	4+ bed house		0.00 126 0
			Epsm Total Value
			£880 £0
			£1,092 £0
			£1,092 £0
			£1,092 £0
1.3	Affordable rent		No. of units Size sq.m Total sq.m
	Flats (NIA)		0.00 56 0
	2 bed house		0.00 80 0
	3 bed house		0.00 91 0
	4+ bed house		0.00 126 0
			Epsm Total Value
			£1,166 £0
			£1,447 £0
			£1,447 £0
			£1,447 £0
1.3	Intermediate		No. of units Size sq.m Total sq.m
	Flats (NIA)		0.00 56 0
	2 bed house		0.00 80 0
	3 bed house		0.00 91 0
	4+ bed house		0.00 126 0
			Epsm Total Value
			£1,485 £0
			£1,843 £0
			£1,843 £0
			£1,843 £0
Gross Development value			£1,709,445
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£240,989
2.1.2	Stamp duty Resi land		£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£1,820
2.1.4	Purchaser costs	HMRC rate 1.750% of land value	£4,217
Site costs			£247,026
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)	0.00 66 0	£1,177 £0
	2 bed house	0.00 80 0	£1,237 £0.00
	3 bed house	0.00 91 0	£1,237 £0.00
	4+ bed house	5.00 126 0	£1,237 £776,516.31
		5	628
2.3.2	Affordable units	No. of units Size sq.m Total sq.m	Cost per sq.m Total Costs
	Flats (GIA)	0.00 66 0	£1,177 £0.00
	2 bed house	0.00 80 0	£1,237 £0.00
	3 bed house	0.00 91 0	£1,237 £0.00
	4+ bed house	0.00 126 0	£1,237 £0.00
2.3.3	Extra-over BR2011		£0 per unit £0
			£776,516
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£77,651.63
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£30,000
2.4.2	Site opening up costs		£0
			£107,652
2.5 Professional Fees			
2.5.1		10% on build costs	£77,652
			£77,652
2.6 Contingency			
2.6.1		5% on build costs	£38,826
			£38,826
2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£19,413
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
			£19,413
2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£51,283
			£51,283
TOTAL DEVELOPMENT COSTS (including land)			£1,318,368
3.0 Developer's Profit			
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 [EXCLUDING INTEREST]			£1,660,256
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£49,188
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526% -£49,188
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£1,709,445

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Central Small Broi Central		7 Units		Residual Value		Technical Checks:	
Net Site Area	0.20	Brownfield	Central Small Brownfield	£4,060,860 per net ha		Sqm/ha	4,382
Stamp Duty		Non-resi land				Dwgs/ha	35
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Units/ha
	7.00	0.00		0.00	0.00	0.00	6
							Profit on GDV
							20.0%
							GDV=Total costs
							-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£2,450	£0
	2 bed house		0.00	80	0	£3,519	£0
	3 bed house		0.00	91	0	£3,519	£0
	4+ bed house		7.00	126	876	£3,519	£3,084,450
				7.0			876
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£980	£0
	2 bed house		0.00	80	0	£1,408	£0
	3 bed house		0.00	91	0	£1,408	£0
	4+ bed house		0.00	126	0	£1,408	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£1,299	£0
	2 bed house		0.00	80	0	£1,865	£0
	3 bed house		0.00	91	0	£1,865	£0
	4+ bed house		0.00	126	0	£1,865	£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	£1,654	£0
	2 bed house		0.00	80	0	£2,376	£0
	3 bed house		0.00	91	0	£2,376	£0
	4+ bed house		0.00	126	0	£2,376	£0
Gross Development value							£3,084,450
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£812,172
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£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		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	66	0	£1,177	£0
	2 bed house		0.00	80	0	£1,237	£0.00
	3 bed house		0.00	91	0	£1,237	£0.00
	4+ bed house		7.00	126	879	£1,237	£1,087,122.83
				7			879
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	66	0	£1,177	£0.00
	2 bed house		0.00	80	0	£1,237	£0.00
	3 bed house		0.00	91	0	£1,237	£0.00
	4+ bed house		0.00	126	0	£1,237	£0.00
2.3.3	Extra-over BR2011					£0	per unit
							£0
Extra over construction costs							£1,087,123
2.4.1	Externals			10%	on build cost		£108,712.28
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£40,000
2.4.2	Site opening up costs				per unit		£0
Professional Fees							£148,712
2.5.1				10%	on build costs		£108,712
Contingency							£108,712
2.6.1				5%	on build costs		£54,356
Developer contributions							£54,356
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£27,178
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0	-		
Sale cost							£27,178
2.8.1	Private units only			3.00%	on OM GDV		£92,533
TOTAL DEVELOPMENT COSTS (including 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 value		£0
TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£2,991,999
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£92,451
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£92,451
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£3,084,450

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East Greenfield in East		7 Units		Residual Value		Technical Checks:		
Net Site Area	0.20 Greenfield East Small Greenfield	£2,408,349 per net ha		Sqm/ha	4,382			
Stamp Duty	Non-resi land			Dwgs/ha	35			
Nr of units	Private 7.00 Affordable 0.00	Social re Affordable rent Intermediate 0.00 0.00 0.00		Units/ha	6			
				Profit on GDV	20.0%			
				GDV=Total costs	-			
1.0 Development Value								
1.1	Private units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value		
	Flats (NIA)	0.00	56	0	£2,300	£0		
	2 bed house	0.00	80	0	£2,961	£0		
	3 bed house	0.00	91	0	£2,961	£0		
	4+ bed house	7.00	126	876	£2,961	£2,594,821		
			7.0			876		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	Epsm	Total Value		
	Flats (NIA)	0.00	56	0	£920	£0		
	2 bed house	0.00	80	0	£1,184	£0		
	3 bed house	0.00	91	0	£1,184	£0		
	4+ bed house	0.00	126	0	£1,184	£0		
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	Epsm	Total Value		
	Flats (NIA)	0.00	56	0	£1,219	£0		
	2 bed house	0.00	80	0	£1,569	£0		
	3 bed house	0.00	91	0	£1,569	£0		
	4+ bed house	0.00	126	0	£1,569	£0		
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	Epsm	Total Value		
	Flats (NIA)	0.00	56	0	£1,553	£0		
	2 bed house	0.00	80	0	£1,999	£0		
	3 bed house	0.00	91	0	£1,999	£0		
	4+ bed house	0.00	126	0	£1,999	£0		
Gross Development value						£2,594,821		
2.0 Development Costs								
2.1 Site Acquisition								
2.1.1	Net site value (residual land value)						£481,670	
2.1.2	Stamp duty Resi land	HMRC rate					£0	
2.1.3	Stamp duty Non-resi land	HMRC rate					£13,583	
2.1.4	Purchaser costs	1.750% of land value					£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)	0.00	66	0	£1,177	£0		
	2 bed house	0.00	80	0	£1,237	£0.00		
	3 bed house	0.00	91	0	£1,237	£0.00		
	4+ bed house	7.00	126	879	£1,237	£1,087,122.83		
			7			879		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs		
	Flats (GIA)	0.00	66	0	£1,177	£0.00		
	2 bed house	0.00	80	0	£1,237	£0.00		
	3 bed house	0.00	91	0	£1,237	£0.00		
	4+ bed house	0.00	126	0	£1,237	£0.00		
2.3.3	Extra-over BR2011			£0 per unit	£0			
Extra over construction costs						£1,087,123		
2.4.1	Externals	10% on build cost			£108,712.28			
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha			£0			
2.4.2	Site opening up costs	£5,000 per unit			£35,000			
Professional Fees						£143,712		
2.5.1		10% on build costs			£108,712			
Contingency						£108,712		
2.6.1		5% on build costs			£54,356			
Developer contributions						£54,356		
2.7.1	Lifetime homes	£0 per unit			£0			
2.7.2	Higher housing standard	2.5% build cost			£27,178			
2.7.3	CIL	£0 per sqm			£0			
2.7.4	S106/S278	£0 per unit			£0			
2.7.5	-	£0			-			
Sale cost						£27,178		
2.8.1	Private units only	3.00% on OM GDV			£77,845			
TOTAL DEVELOPMENT COSTS (including land)						£2,002,609		
3.0 Developer's Profit								
3.1	Private units	20% on OM GDV			£518,964			
3.2	Affordable units	6% on AH transfer values			£0			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£2,521,573		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£73,248		
4.0 Finance Costs								
4.1	Finance	APR 6.50% on net costs			PCM 0.526%		-£73,248	
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£2,594,821		

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East Brownfield in East		10 Units		Residual Value		Technical Checks:	
Net Site Area	0.25	Brownfield	East Small Brownfield	E2,735,590 per net ha		Sqm/ha	5,008
Stamp Duty	Non-resi land					Dwgs/ha	40
						Units/ha	8
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Profit on GDV
	10.00	0.00		0.00	0.00	0.00	20.0%
							GDV=Total costs
							-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	E2,300	E0
	2 bed house		0.00	80	0	E2,961	E0
	3 bed house		0.00	91	0	E2,961	E0
	4+ bed house		10.00	126	1,252	E2,961	E3,706,888
				10.0			
					1,252		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	E920	E0
	2 bed house		0.00	80	0	E1,184	E0
	3 bed house		0.00	91	0	E1,184	E0
	4+ bed house		0.00	126	0	E1,184	E0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	E1,219	E0
	2 bed house		0.00	80	0	E1,569	E0
	3 bed house		0.00	91	0	E1,569	E0
	4+ bed house		0.00	126	0	E1,569	E0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.00	56	0	E1,553	E0
	2 bed house		0.00	80	0	E1,999	E0
	3 bed house		0.00	91	0	E1,999	E0
	4+ bed house		0.00	126	0	E1,999	E0
Gross Development value							E3,706,888
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						E683,897
2.1.2	Stamp duty	Resi land		HMRC rate			E0
2.1.3	Stamp duty	Non-resi land		HMRC rate			E23,695
2.1.4	Purchaser costs			1.750%	of land value		E11,968
Site costs							E719,561
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)		0.00	66	0	E1,177	E0
	2 bed house		0.00	80	0	E1,237	E0.00
	3 bed house		0.00	91	0	E1,237	E0.00
	4+ bed house		10.00	126	1,255	E1,237	E1,553,032.62
				10			
					1,255		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	66	0	E1,177	E0.00
	2 bed house		0.00	80	0	E1,237	E0.00
	3 bed house		0.00	91	0	E1,237	E0.00
	4+ bed house		0.00	126	0	E1,237	E0.00
2.3.3	Extra-over BR2011						E0
							E0
Extra-over construction costs							E1,553,033
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		E155,303.26
2.4.2	Site abnormalities (remediation/demolition)			E200,000	per net ha		E50,000
2.4.2	Site opening up costs				per unit		E0
Professional Fees							E205,303
2.5 Professional Fees							
2.5.1				10%	on build costs		E155,303
Contingency							E155,303
2.6 Contingency							
2.6.1				5%	on build costs		E77,652
Developer contributions							E77,652
2.7 Developer contributions							
2.7.1	Lifetime homes			E0	per unit		E0
2.7.2	Higher housing standard			2.5%	build cost		E38,826
2.7.3	CIL			E0	per sqm		E0
2.7.4	S106/S278			E0	per unit		E0
2.7.5	-			E0			E0
Sale cost							E38,826
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		E111,207
TOTAL DEVELOPMENT COSTS (including land)							E2,860,884
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		E741,378
3.2	Affordable units			6%	on AH transfer values		E0
TOTAL PROJECT COSTS (EXCLUDING INTEREST)							E3,602,261
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							E104,626
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
TOTAL PROJECT COSTS (INCLUDING INTEREST)							E3,706,888

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West Brownfield West		10 Units	
ITEM			
Net Site Area	0.27	Brownfield	West Small Brownfield
Stamp Duty	Non-resi land		Residual Value £1,788,856 per net ha
Nr of units	Private 10.00	Affordable 0.00	Social re Affordable rent 0.00 0.00 0.00
			Intermediate 0.00
			Technical Checks:
			Sqm/ha 4,637
			Dwgs/ha 37
			Units/ha 8
			Profit on GDV 20.0%
			GDV=Total costs -
1.0 Development Value			
1.1	Private units	No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	10.00	126
		10.0	1,252
			1,252
			Epsm
			£2,200
			£2,731
			£2,731
			£2,731
			£3,418,889
			Total Value
			£0
			£0
			£0
			£0
1.2	Social rent	No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
			Epsm
			£880
			£1,092
			£1,092
			£1,092
			£1,092
			Total Value
			£0
			£0
			£0
			£0
1.3	Affordable rent	No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
			Epsm
			£1,166
			£1,447
			£1,447
			£1,447
			£1,447
			Total Value
			£0
			£0
			£0
			£0
1.3	Intermediate	No. of units	Size sq.m
	Flats (NIA)	0.00	56
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
			Epsm
			£1,485
			£1,843
			£1,843
			£1,843
			£1,843
			Total Value
			£0
			£0
			£0
			£0
Gross Development value			£3,418,889
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£482,991
2.1.2	Stamp duty Resi land		£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£13,650
2.1.4	Purchaser costs	HMRC rate 1.750% of land value	£8,452
Site costs			£505,093
2.3 Build Costs			
2.3.1	Private units	No. of units	Size sq.m
	Flats (GIA)	0.00	66
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	10.00	126
		10	1,255
			1,255
			Cost per sq.m
			£1,177
			£1,237
			£1,237
			£1,237
			£1,237
			Total Costs
			£0
			£0.00
			£0.00
			£0.00
			£1,553,033
2.3.2	Affordable units	No. of units	Size sq.m
	Flats (GIA)	0.00	66
	2 bed house	0.00	80
	3 bed house	0.00	91
	4+ bed house	0.00	126
			Cost per sq.m
			£1,177
			£1,237
			£1,237
			£1,237
			£1,237
			Total Costs
			£0.00
			£0.00
			£0.00
			£0.00
2.3.3	Extra-over BR2011		£0 per unit
			£0
			£1,553,033
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£155,303.26
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£54,000
2.4.2	Site opening up costs		£0
			£209,303
2.5 Professional Fees			
2.5.1		10% on build costs	£155,303
			£155,303
2.6 Contingency			
2.6.1		5% on build costs	£77,652
			£77,652
2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£38,826
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
			£38,826
2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£102,567
			£102,567
TOTAL DEVELOPMENT COSTS (including land)			£2,641,776
3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£683,778
3.2	Affordable units	6% on AH transfer values	£0
			£683,778
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£3,325,554
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£93,335
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526%
			£-93,335
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£3,418,889

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Central Greenfield Central		20 Units		Residual Value		Technical Checks:	
Net Site Area	0.47	Greenfield	Central Small Greenfield	£3,013,941 per net ha		Sqm/ha	3,781
Stamp Duty	Non-resi land					Dwgs/ha	42
Nr of units	Private	Affordable	Social re Affordable rent	Intermediate		Units/ha	13
	13.00	7.00	4.20	1.40	1.40	Profit on GDV	17.4%
						GDV=Total costs	-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.65	56	36	£2,450	£89,339
	2 bed house		4.55	80	364	£3,519	£1,281,075
	3 bed house		5.20	91	475	£3,519	£1,671,498
	4+ bed house		2.60	126	326	£3,519	£1,145,653
			13.0		1,201		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.74	56	41	£980	£40,409
	2 bed house		1.58	80	126	£1,408	£177,380
	3 bed house		1.58	91	144	£1,408	£202,508
	4+ bed house		0.32	126	40	£1,408	£55,653
			4.2		351		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.25	56	14	£1,299	£17,647
	2 bed house		0.53	80	42	£1,865	£78,343
	3 bed house		0.53	91	48	£1,865	£89,441
	4+ bed house		0.11	126	13	£1,865	£24,580
			1.4		117		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.25	56	14	£1,654	£22,730
	2 bed house		0.53	80	42	£2,376	£99,776
	3 bed house		0.53	91	48	£2,376	£113,911
	4+ bed house		0.11	126	13	£2,376	£31,305
			1.4		117		
Gross Development value							£5,141,448
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£1,422,996
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£60,650
2.1.4	Purchaser costs			1.750%	of land value		£24,902
Site costs							£1,508,548
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)		0.65	66	43	£1,177	£50,481
	2 bed house		4.55	80	364	£1,006	£366,340.00
	3 bed house		5.20	91	475	£1,006	£477,986.48
	4+ bed house		2.60	126	326	£1,006	£328,397.64
			13		1,208		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		1.23	66	81	£1,177	£95,137.35
	2 bed house		2.63	80	210	£1,006	£211,350.00
	3 bed house		2.63	91	240	£1,006	£241,291.25
	4+ bed house		0.53	126	66	£1,006	£66,311.06
			7		596		
2.3.3	Extra-over BR2011			£0	per unit		£0
20.00							£1,837,295
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£183,729.48
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£5,000	per unit		£100,000
							£283,729
2.5 Professional Fees							
2.5.1				10%	on build costs		£183,729
							£183,729
2.6 Contingency							
2.6.1				5%	on build costs		£91,865
							£91,865
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£45,932
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0	-		
							£45,932
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£125,627
							£125,627
TOTAL DEVELOPMENT COSTS (including land)							£4,076,726
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£837,513
3.2	Affordable units			6%	on AH transfer values		£57,233
							£894,746
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£4,971,472
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£169,976
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£169,976
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£5,141,448

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West Brownfield West		25 Units	
ITEM			
Net Site Area	0.70	Brownfield	West Small Brownfield
Stamp Duty	Non-resi land	Residual Value £982,441 per net ha	
Nr of units	Private 16.25	Affordable 8.75	Social re Affordable rent 5.25 1.75 1.75
Technical Checks:			
	Sqm/ha		3,120
	Dwgs/ha		36
	Units/ha		15
	Profit on GDV		17.3%
	GDV=Total costs		-
1.0 Development Value			
1.1	Private units	No. of units	Size sq.m
	Flats (NIA)	1.63	56
	2 bed house	6.09	80
	3 bed house	6.09	91
	4+ bed house	2.44	126
		16.3	1,440
			Total sq.m
			Epsm
			Total Value
			£200,558
			£1,331,230
			£1,519,821
			£833,354
1.2	Social rent	No. of units	Size sq.m
	Flats (NIA)	0.92	56
	2 bed house	1.97	80
	3 bed house	1.97	91
	4+ bed house	0.39	126
		5.3	438
			Total sq.m
			Epsm
			Total Value
			£45,357
			£172,036
			£196,408
			£53,976
1.3	Affordable rent	No. of units	Size sq.m
	Flats (NIA)	0.31	56
	2 bed house	0.66	80
	3 bed house	0.66	91
	4+ bed house	0.13	126
		1.8	146
			Total sq.m
			Epsm
			Total Value
			£20,033
			£75,983
			£86,747
			£23,840
1.3	Intermediate	No. of units	Size sq.m
	Flats (NIA)	0.31	56
	2 bed house	0.66	80
	3 bed house	0.66	91
	4+ bed house	0.13	126
		1.8	146
			Total sq.m
			Epsm
			Total Value
			£25,513
			£96,770
			£110,479
			£30,362
Gross Development value			£4,822,465
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£683,461
2.1.2	Stamp duty Resi land	HMRC rate	£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£23,673
2.1.4	Purchaser costs	1.750% of land value	£11,961
Site costs			£719,094
2.3 Build Costs			
2.3.1	Private units	No. of units	Size sq.m
	Flats (GIA)	1.63	66
	2 bed house	6.09	80
	3 bed house	6.09	91
	4+ bed house	2.44	126
		16	1,457
			Total sq.m
			Cost per sq.m
			Total Costs
			£126,203
			£490,633.93
			£560,140.40
			£307,873
2.3.2	Affordable units	No. of units	Size sq.m
	Flats (GIA)	1.53	66
	2 bed house	3.28	80
	3 bed house	3.28	91
	4+ bed house	0.66	126
		9	746
			Total sq.m
			Cost per sq.m
			Total Costs
			£118,921.69
			£284,187.50
			£301,614.06
			£82,688.83
2.3.3	Extra-over BR2011		£0 per unit
			£0
25.00			£2,252,462
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£225,246.18
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£139,135
2.4.2	Site opening up costs		£0
2.5 Professional Fees			£364,381
2.5.1		10% on build costs	£225,246
2.6 Contingency			£225,246
2.6.1		5% on build costs	£112,623
2.7 Developer contributions			£112,623
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£56,312
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
2.8 Sale cost			£56,312
2.8.1	Private units only	3.00% on OM GDV	£116,549
TOTAL DEVELOPMENT COSTS (including land)			£3,846,667
3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£776,993
3.2	Affordable units	6% on AH transfer values	£56,250
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£4,679,910
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£142,555
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526%
			£142,555
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£4,822,465

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West Brownfield (West		50 Units	
ITEM			
Net Site Area	1.46	Brownfield	West Brownfield
Stamp Duty	Non-resi land		Residual Value £913,177 per net ha
Nr of units	Private 32.50	Affordable 17.50	Social re Affordable rent 10.50 3.50 3.50
Technical Checks:			
	Sqm/ha	2,969	34
	Dwgs/ha	25	25
	Units/ha	17.3%	-
	Profit on GDV	-	-
	GDV=Total costs	-	-
1.0 Development Value			
1.1	Private units	No. of units	Size sq.m
	Flats (NIA)	3.25	56
	2 bed house	12.19	80
	3 bed house	12.19	91
	4+ bed house	4.88	126
		32.5	2,881
1.2	Social rent	No. of units	Size sq.m
	Flats (NIA)	1.84	56
	2 bed house	3.94	80
	3 bed house	3.94	91
	4+ bed house	0.79	126
		10.5	877
1.3	Affordable rent	No. of units	Size sq.m
	Flats (NIA)	0.61	56
	2 bed house	1.31	80
	3 bed house	1.31	91
	4+ bed house	0.26	126
		3.5	292
1.3	Intermediate	No. of units	Size sq.m
	Flats (NIA)	0.61	56
	2 bed house	1.31	80
	3 bed house	1.31	91
	4+ bed house	0.26	126
		3.5	292
Gross Development value			
£9,644,930			
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£1,335,572
2.1.2	Stamp duty Resi land	HMRC rate	£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£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
	Flats (GIA)	3.25	66
	2 bed house	12.19	80
	3 bed house	12.19	91
	4+ bed house	4.88	126
		33	2,914
2.3.2	Affordable units	No. of units	Size sq.m
	Flats (GIA)	3.06	66
	2 bed house	6.56	80
	3 bed house	6.56	91
	4+ bed house	1.31	126
		18	1,491
2.3.3	Extra-over BR2011		£0 per unit
50.00			
£4,504,924			
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£450,492.36
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£292,511
2.4.2	Site opening up costs		£0
£743,003			
2.5 Professional Fees			
2.5.1		10% on build costs	£450,492
£450,492			
2.6 Contingency			
2.6.1		5% on build costs	£225,246
£225,246			
2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£112,623
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
£112,623			
2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£233,098
£233,098			
TOTAL DEVELOPMENT COSTS (including land)			
£7,684,609			
3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£1,553,985
3.2	Affordable units	6% on AH transfer values	£112,500
£1,666,485			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			
£9,351,095			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			
£293,836			
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526%
-£293,836			
TOTAL PROJECT COSTS [INCLUDING INTEREST]			
£9,644,930			

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East Brownfield (3 East)		30 Units		Residual Value		Technical Checks:	
Net Site Area	0.76	Brownfield	East Brownfield	£1,673,149 per net ha		Sqm/ha	3,515
Stamp Duty	Non-resi land					Dwgs/ha	39
						Units/ha	17
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Profit on GDV
	19.50	10.50		6.30	2.10	2.10	17.4%
							GDV=Total costs
							0
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.98	56	55	£2,300	£125,804
	2 bed house		6.83	80	546	£2,961	£1,616,574
	3 bed house		7.80	91	712	£2,961	£2,109,244
	4+ bed house		3.90	126	488	£2,961	£1,445,686
			19.5		1,801		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		1.10	56	62	£920	£56,902
	2 bed house		2.36	80	189	£1,184	£223,833
	3 bed house		2.36	91	216	£1,184	£256,543
	4+ bed house		0.47	126	59	£1,184	£70,228
			6.3		526		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.37	56	21	£1,219	£25,132
	2 bed house		0.79	80	63	£1,569	£98,860
	3 bed house		0.79	91	72	£1,569	£112,865
	4+ bed house		0.16	126	20	£1,569	£31,017
			2.1		175		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		0.37	56	21	£1,553	£32,008
	2 bed house		0.79	80	63	£1,999	£125,906
	3 bed house		0.79	91	72	£1,999	£143,743
	4+ bed house		0.16	126	20	£1,999	£39,503
			2.1		175		
Gross Development value							£6,512,848
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£1,274,574
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£53,229
2.1.4	Purchaser costs			1.750%	of land value		£22,305
Site costs							£1,350,108
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)		0.98	66	64	£1,177	£75,722
	2 bed house		6.83	80	546	£1,006	£549,510.00
	3 bed house		7.80	91	712	£1,006	£716,979.71
	4+ bed house		3.90	126	489	£1,006	£492,596.46
			20		1,812		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		1.84	66	121	£1,177	£142,706.03
	2 bed house		3.94	80	315	£1,006	£317,025.00
	3 bed house		3.94	91	360	£1,006	£361,936.88
	4+ bed house		0.79	126	99	£1,006	£99,466.59
			11		895		
2.3.3	Extra-over BR2011					£0 per unit	£0
30.00							£2,755,942
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£275,594.22
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£152,356
2.4.2	Site opening up costs				per unit		£0
							£427,950
2.5 Professional Fees							
2.5.1				10%	on build costs		£275,594
							£275,594
2.6 Contingency							
2.6.1				5%	on build costs		£137,797
							£137,797
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£68,899
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0			
							£68,899
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£158,919
							£158,919
TOTAL DEVELOPMENT COSTS (including land)							£5,175,209
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£1,059,462
3.2	Affordable units			6%	on AH transfer values		£72,932
							£1,132,394
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£6,307,604
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£205,244
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£205,244
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£6,512,848

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ITEM

Net Site Area	2.12	Greenfield	East Small Greenfield	Residual Value		Technical Checks:		
	Non-resi land			£1,483,463 per net ha		Sqm/ha	3,152	
Stamp Duty						Dwgs/ha	35	
						Units/ha	32	
Nr of units	Private		Affordable	Social re Affordable rent		Intermediate	Profit on GDV	
	48.75	26.25		15.75	5.25	5.25	17.4%	
							GDVs>Total costs	-

1.0 Development Value

Item	No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units					
Flats (NIA)	2.44	56	137	£2,300	£314,511
2 bed house	17.06	80	1,365	£2,961	£4,041,435
3 bed house	19.50	91	1,781	£2,961	£5,273,110
4+ bed house	9.75	126	1,221	£2,961	£3,614,215
	48.8		4,503		
1.2 Social rent					
Flats (NIA)	2.76	56	155	£920	£142,256
2 bed house	5.91	80	473	£1,184	£559,583
3 bed house	5.91	91	539	£1,184	£638,858
4+ bed house	1.18	126	148	£1,184	£175,569
	15.8		1,315		
1.3 Affordable rent					
Flats (NIA)	0.92	56	52	£1,219	£632,830
2 bed house	1.97	80	158	£1,569	£247,149
3 bed house	1.97	91	180	£1,569	£282,162
4+ bed house	0.39	126	49	£1,569	£77,543
	5.3		438		
1.3 Intermediate					
Flats (NIA)	0.92	56	52	£1,553	£80,019
2 bed house	1.97	80	158	£1,999	£314,766
3 bed house	1.97	91	180	£1,999	£359,357
4+ bed house	0.39	126	49	£1,999	£98,758
	5.3		438		
Gross Development value					£16,282,120

2.0 Development Costs

Item	Cost
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£3,150,599
2.1.2 Stamp duty Resi land	£0
2.1.3 Stamp duty Non-resi land	£147,030
2.1.4 Purchaser costs	£56,135
Site costs	£3,352,764

2.3 Build Costs

Item	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units					
Flats (GIA)	2.44	66	161	£1,177	£189,304
2 bed house	17.06	80	1,365	£1,006	£1,373,775.00
3 bed house	19.50	91	1,781	£1,006	£1,792,449.29
4+ bed house	9.75	126	1,224	£1,006	£1,231,491.16
	49		4,531		
2.3.2 Affordable units					
Flats (GIA)	4.59	66	303	£1,177	£356,765.06
2 bed house	9.84	80	788	£1,006	£792,562.50
3 bed house	9.84	91	899	£1,006	£904,842.19
4+ bed house	1.97	126	247	£1,006	£248,666.48
	26		2,237		
2.3.3 Extra-over BR2011		£0 per unit			£0
75.00					£6,889,856

2.4 Extra over construction costs

2.4.1 Externals	10% on build cost	£688,985.56
2.4.2 Site abnormalities (remediation/demolition)	£0 per net ha	£0
2.4.2 Site opening up costs	£5,000 per unit	£375,000
		£1,063,986

2.5 Professional Fees

2.5.1	10% on build costs	£688,986
		£688,986

2.6 Contingency

2.6.1	5% on build costs	£344,493
		£344,493

2.7 Developer contributions

2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 Higher housing standard	2.5% build cost	£172,246
2.7.3 CIL	£0 per sqm	£0
2.7.4 S106/S278	£0 per unit	£0
2.7.5 -	£0	
		£172,246

2.8 Sale cost

2.8.1 Private units only	3.00% on OM GDV	£397,298
		£397,298

TOTAL DEVELOPMENT COSTS (including land)

Developer's Profit

3.1 Private units	20% on OM GDV	£2,648,854
3.2 Affordable units	6% on AH transfer values	£182,331
		£2,830,985

TOTAL PROJECT COSTS (EXCLUDING INTEREST)

£15,740,613

TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)

£541,507

4.0 Finance Costs

4.1 Finance	APR 6.50% on net costs	PCM 0.526%	£541,507
			£16,282,120

TOTAL PROJECT COSTS (INCLUDING INTEREST)

£16,282,120

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West Brownfield West		100 Units	
ITEM			
Net Site Area	2.77	Brownfield	West Brownfield
	Non-resi land		
Stamp Duty	Private Affordable		Residual Value
	65.00	35.00	£951,207 per net ha
Nr of units			Social re Affordable rent Intermediate
			21.00 7.00 7.00
Technical Checks:			
			Sqm/ha 3,138
			Dwgs/ha 36
			Units/ha 38
			Profit on GDV 17.3%
			GDV=Total costs -
1.0 Development Value			
1.1	Private units	No. of units	Size sq.m
	Flats (NIA)	6.50	56
	2 bed house	24.38	80
	3 bed house	24.38	91
	4+ bed house	9.75	126
		65.0	5,762
			Total sq.m
			Epsm
			Total Value
			£2,200
			£802,230
			£2,731
			£5,324,920
			£2,731
			£6,079,284
			£2,731
			£3,333,417
1.2	Social rent	No. of units	Size sq.m
	Flats (NIA)	3.68	56
	2 bed house	7.88	80
	3 bed house	7.88	91
	4+ bed house	1.58	126
		21.0	1,753
			Total sq.m
			Epsm
			Total Value
			£880
			£181,427
			£1,092
			£688,144
			£1,092
			£789,631
			£1,092
			£215,905
1.3	Affordable rent	No. of units	Size sq.m
	Flats (NIA)	1.23	56
	2 bed house	2.63	80
	3 bed house	2.63	91
	4+ bed house	0.53	126
		7.0	584
			Total sq.m
			Epsm
			Total Value
			£1,166
			£30,130
			£1,447
			£303,930
			£1,447
			£346,987
			£1,447
			£95,358
1.3	Intermediate	No. of units	Size sq.m
	Flats (NIA)	1.23	56
	2 bed house	2.63	80
	3 bed house	2.63	91
	4+ bed house	0.53	126
		7.0	584
			Total sq.m
			Epsm
			Total Value
			£1,485
			£102,053
			£1,843
			£387,081
			£1,843
			£441,917
			£1,843
			£121,447
Gross Development value			£19,289,860
2.0 Development Costs			
2.1 Site Acquisition			
2.1.1	Net site value (residual land value)		£2,632,297
2.1.2	Stamp duty Resi land	HMRC rate	£0
2.1.3	Stamp duty Non-resi land	HMRC rate	£121,115
2.1.4	Purchaser costs	1.750% of land value	£46,065
Site costs			£2,799,477
2.3 Build Costs			
2.3.1	Private units	No. of units	Size sq.m
	Flats (GIA)	6.50	66
	2 bed house	24.38	80
	3 bed house	24.38	91
	4+ bed house	9.75	126
		65	5,829
			Total sq.m
			Cost per sq.m
			Total Costs
			£1,177
			£504,810
			£1,006
			£1,962,535.71
			£1,006
			£2,240,561.61
			£1,006
			£1,224
			£1,224
			£1,006
			£1,224
2.3.2	Affordable units	No. of units	Size sq.m
	Flats (GIA)	6.13	66
	2 bed house	13.13	80
	3 bed house	13.13	91
	4+ bed house	2.63	126
		35	2,982
			Total sq.m
			Cost per sq.m
			Total Costs
			£1,177
			£475,686.75
			£1,006
			£1,056,750.00
			£1,006
			£1,206,456.25
			£1,006
			£331,655.31
2.3.3	Extra-over BR2011		£0 per unit
			£0
100.00			£9,009,847
2.4 Extra over construction costs			
2.4.1	Externals	10% on build cost	£900,984.72
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£553,465
2.4.2	Site opening up costs		£0
£1,454,449			
2.5 Professional Fees			
2.5.1		10% on build costs	£900,985
£900,985			
2.6 Contingency			
2.6.1		5% on build costs	£450,492
£450,492			
2.7 Developer contributions			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	Higher housing standard	2.5% build cost	£225,246
2.7.3	CIL	£0 per sqm	£0
2.7.4	S106/S278	£0 per unit	£0
2.7.5	-	£0	
£225,246			
2.8 Sale cost			
2.8.1	Private units only	3.00% on OM GDV	£466,196
£466,196			
TOTAL DEVELOPMENT COSTS (including land)			£15,306,692
3.0 Developer's Profit			
3.1	Private units	20% on OM GDV	£3,107,970.21
3.2	Affordable units	6% on AH transfer values	£225,001
£3,332,971			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£18,639,663
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£650,197
4.0 Finance Costs			
4.1	Finance	APR 6.50% on net costs	PCM 0.526%
			£650,197
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£19,289,860

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Central Large Broi Central		120 Units		Residual Value		Technical Checks:	
Net Site Area	3.07	Brownfield	Central Brownfield	E2,710,894 per net ha		Sqm/ha	3,491
Stamp Duty	Non-resi land					Dwgs/ha	39
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Units/ha	42
	78.00	42.00		25.20	8.40	8.40	17.4%
						Profit on GDV	-
						GDV=Total costs	-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		3.90	56	219	E2,450	E536,036
	2 bed house		27.30	80	2,184	E3,519	E7,686,450
	3 bed house		31.20	91	2,850	E3,519	E10,028,987
	4+ bed house		15.60	126	1,953	E3,519	E6,873,917
			78.0		7,206		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		4.41	56	247	E980	E242,453
	2 bed house		9.45	80	756	E1,408	E1,064,278
	3 bed house		9.45	91	863	E1,408	E1,215,050
	4+ bed house		1.89	126	237	E1,408	E333,917
			25.2		2,104		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		1.47	56	82	E1,239	E107,063
	2 bed house		3.15	80	252	E1,865	E470,056
	3 bed house		3.15	91	288	E1,865	E536,647
	4+ bed house		0.63	126	79	E1,865	E147,480
			8.4		701		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		1.47	56	82	E1,654	E136,380
	2 bed house		3.15	80	252	E2,376	E598,656
	3 bed house		3.15	91	288	E2,376	E683,466
	4+ bed house		0.63	126	79	E2,376	E187,828
			8.4		701		
Gross Development value							E30,848,685
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						E8,317,455
2.1.2	Stamp duty	Resi land		HMRC rate			E0
2.1.3	Stamp duty	Non-resi land		HMRC rate			E405,373
2.1.4	Purchaser costs			1.750%	of land value		E145,555
Site costs							E8,868,383
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)		3.90	66	257	E1,177	E302,886
	2 bed house		27.30	80	2,184	E1,006	E2,198,040.00
	3 bed house		31.20	91	2,850	E1,006	E2,867,918.86
	4+ bed house		15.60	126	1,958	E1,006	E1,970,385.86
			78		7,249		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		7.35	66	485	E1,177	E570,824.10
	2 bed house		15.75	80	1,260	E1,006	E1,268,100.00
	3 bed house		15.75	91	1,439	E1,006	E1,447,747.50
	4+ bed house		3.15	126	395	E1,006	E397,866.38
			42		3,579		
2.3.3	Extra-over BR2011:					E0	E0
120.00							E11,023,769
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		E1,102,376.89
2.4.2	Site abnormalities (remediation/demolition)			E200,000	per net ha		E613,632
2.4.2	Site opening up costs				per unit		E0
							E1,716,009
2.5 Professional Fees							
2.5.1				10%	on build costs		E1,102,377
							E1,102,377
2.6 Contingency							
2.6.1				5%	on build costs		E551,188
							E551,188
2.7 Developer contributions							
2.7.1	Lifetime homes			E0	per unit		E0
2.7.2	Higher housing standard			2.5%	build cost		E275,594
2.7.3	CIL			E0	per sqm		E0
2.7.4	S106/S278			E0	per unit		E0
2.7.5	-			E0			E0
							E275,594
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		E753,762
							E753,762
TOTAL DEVELOPMENT COSTS (including land)							E24,291,083
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		E5,025,078
3.2	Affordable units			6%	on AH transfer values		E343,398
							E5,368,476
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							E29,659,558
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							E1,189,127
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-E1,189,127
TOTAL PROJECT COSTS [INCLUDING INTEREST]							E30,848,685

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East Urban extens East		200 Units		Residual Value		Technical Checks:	
Net Site Area	5.73	Greenfield	Strategic site	£1,268,308 per net ha		Sqm/ha	3,117
Stamp Duty	Non-resi land					Dwgs/ha	35
						Units/ha	56
Nr of units	Private	Affordable		Social re Affordable rent	Intermediate	Profit on GDV	17.4%
	130.00	70.00		42.00	14.00	14.00	0
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		6.50	56	365	£2,300	£838,695
	2 bed house		45.50	80	3,640	£2,961	£10,777,159
	3 bed house		52.00	91	4,749	£2,961	£14,061,626
	4+ bed house		26.00	126	3,255	£2,961	£9,637,908
			130.0		12,009		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		7.35	56	412	£920	£379,348
	2 bed house		15.75	80	1,260	£1,184	£1,492,222
	3 bed house		15.75	91	1,439	£1,184	£1,703,620
	4+ bed house		3.15	126	395	£1,184	£468,185
			42.0		3,506		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		2.45	56	137	£1,219	£167,545
	2 bed house		5.25	80	420	£1,569	£659,065
	3 bed house		5.25	91	480	£1,569	£752,432
	4+ bed house		1.05	126	132	£1,569	£206,782
			14.0		1,169		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		2.45	56	137	£1,553	£213,383
	2 bed house		5.25	80	420	£1,999	£839,375
	3 bed house		5.25	91	480	£1,999	£958,286
	4+ bed house		1.05	126	132	£1,999	£263,354
			14.0		1,169		
Gross Development value							£43,418,985
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£7,263,573
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£352,679
2.1.4	Purchaser costs			1.750%	of land value		£127,113
Site costs							£7,743,365
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)		6.50	66	429	£1,177	£504,810
	2 bed house		45.50	80	3,640	£1,006	£3,663,400.00
	3 bed house		52.00	91	4,749	£1,006	£4,779,864.76
	4+ bed house		26.00	126	3,263	£1,006	£3,283,976
			130		12,081		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		12.25	66	809	£1,177	£951,373.50
	2 bed house		26.25	80	2,100	£1,006	£2,113,500.00
	3 bed house		26.25	91	2,386	£1,006	£2,412,912.50
	4+ bed house		5.25	126	659	£1,006	£663,111
2.3.3	Extra-over BR2011		70		5,965		£0
							£0
200.00							£18,372,948
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£1,837,294.82
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£10,000	per unit		£2,000,000
							£3,837,295
2.5 Professional Fees							
2.5.1				10%	on build costs		£1,837,295
							£1,837,295
2.6 Contingency							
2.6.1				5%	on build costs		£918,647
							£918,647
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£459,324
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0			
							£459,324
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£1,059,462
							£1,059,462
TOTAL DEVELOPMENT COSTS (including land)							£34,228,335
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£7,063,078
3.2	Affordable units			6%	on AH transfer values		£486,216
							£7,549,293
TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£41,777,629
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£1,641,357
4.0 Finance Costs							
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£1,641,357
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£43,418,985

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Central Urban extn Central		500 Units		Residual Value		Technical Checks:	
Net Site Area	13.38	Greenfield	Strategic site	£2,023,697 per net ha		Sqm/ha	3,335
Stamp Duty	Non-resi land					Dwgs/ha	37
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Units/ha
	325.00	175.00		105.00	35.00	35.00	88
							Profit on GDV
							17.4%
							GDV=Total costs
							-
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		16.25	56	912	£2,450	£2,233,481
	2 bed house		113.75	80	9,100	£3,519	£32,026,876
	3 bed house		130.00	91	11,873	£3,519	£41,787,447
	4+ bed house		65.00	126	8,138	£3,519	£28,641,321
			325.0		30,023		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		18.38	56	1,031	£980	£1,010,221
	2 bed house		39.38	80	3,150	£1,408	£4,434,490
	3 bed house		39.38	91	3,596	£1,408	£5,062,710
	4+ bed house		7.88	126	988	£1,408	£1,391,321
			105.0		8,765		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		6.13	56	344	£1,239	£446,181
	2 bed house		13.13	80	1,050	£1,865	£1,958,567
	3 bed house		13.13	91	1,199	£1,865	£2,236,030
	4+ bed house		2.63	126	329	£1,865	£614,500
			35.0		2,922		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		6.13	56	344	£1,654	£568,249
	2 bed house		13.13	80	1,050	£2,376	£2,494,401
	3 bed house		13.13	91	1,199	£2,376	£2,847,774
	4+ bed house		2.63	126	329	£2,376	£782,618
			35.0		2,922		
Gross Development value							£128,536,189
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£27,080,119
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£1,343,506
2.1.4	Purchaser costs			1.750%	of land value		£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
	Flats (GIA)		16.25	66	1,073	£1,177	£1,262,026
	2 bed house		113.75	80	9,100	£1,006	£9,158,500.00
	3 bed house		130.00	91	11,873	£1,006	£11,949,661.90
	4+ bed house		65.00	126	8,158	£1,006	£8,209,941
			325		30,203		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		30.63	66	2,021	£1,177	£2,378,433.75
	2 bed house		65.63	80	5,250	£1,006	£5,283,750.00
	3 bed house		65.63	91	5,984	£1,006	£6,032,281.25
	4+ bed house		13.13	126	1,647	£1,006	£1,657,778.56
			175		14,912		
2.3.3	Extra-over BR2011						£0
500.00							£45,932,371
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£4,593,237.06
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£18,000	per unit		£9,000,000
							£13,593,237
2.5 Professional Fees							
2.5.1				10%	on build costs		£4,593,237
							£4,593,237
2.6 Contingency							
2.6.1				5%	on build costs		£2,296,619
							£2,296,619
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£1,148,309
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0	-		
							£1,148,309
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£3,140,674
							£3,140,674
TOTAL DEVELOPMENT COSTS (including land)							£99,601,973
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£20,937,825
3.2	Affordable units			6%	on AH transfer values		£1,430,824
							£22,368,649
TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£121,970,622
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)							£6,565,566
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£6,565,566
TOTAL PROJECT COSTS (INCLUDING INTEREST)							£128,536,189

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East Urban extens East		500 Units		Residual Value		Technical Checks:	
ITEM							
Net Site Area	13.38	Greenfield	Strategic site	£885,033 per net ha		Sqm/ha	3,245
Stamp Duty	Non-resi land					Dwgs/ha	37
						Units/ha	87
						Profit on GDV	17.3%
						GDV=Total costs	-
No of units	Private	Affordable		Social re	Affordable rent	Intermediate	
	325.00	175.00		105.00	35.00	35.00	
1.0 Development Value							
1.1	Private units			No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)			32.50	56	1,823	£2,300
	2 bed house			121.88	80	9,750	£2,961
	3 bed house			121.88	91	11,131	£2,961
	4+ bed house			48.75	126	6,104	£2,961
				325.0		28,808	
							Total Value
							£4,193,475
							£28,867,390
							£32,956,937
							£18,071,077
1.2	Social rent			No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)			18.38	56	1,031	£920
	2 bed house			39.38	80	3,150	£1,184
	3 bed house			39.38	91	3,596	£1,184
	4+ bed house			7.88	126	988	£1,184
				105.0		8,765	
							Total Value
							£948,371
							£3,730,555
							£4,259,050
							£1,170,462
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)			6.13	56	344	£1,219
	2 bed house			13.13	80	1,050	£1,569
	3 bed house			13.13	91	1,199	£1,569
	4+ bed house			2.63	126	329	£1,569
				35.0		2,922	
							Total Value
							£418,864
							£1,647,662
							£1,881,081
							£516,954
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	Epsm
	Flats (NIA)			6.13	56	344	£1,553
	2 bed house			13.13	80	1,050	£1,999
	3 bed house			13.13	91	1,199	£1,999
	4+ bed house			2.63	126	329	£1,999
				35.0		2,922	
							Total Value
							£533,458
							£2,098,437
							£2,395,716
							£658,365
Gross Development value							£104,347,872
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£11,843,078
2.1.2	Stamp duty Resi land			HMRC rate			£0
2.1.3	Stamp duty Non-resi land			HMRC rate			£581,654
2.1.4	Purchaser costs			1.750%	of land value		£207,254
Site costs							£12,631,985.97
2.3 Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			32.50	66	2,145	£1,177
	2 bed house			121.88	80	9,750	£1,006
	3 bed house			121.88	91	11,131	£1,006
	4+ bed house			48.75	126	6,118	£1,006
				325		29,144	
							Total Costs
							£2,524,052
							£9,812,678.57
							£11,202,808.04
							£6,157,456
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m
	Flats (GIA)			30.63	66	2,021	£1,177
	2 bed house			65.63	80	5,250	£1,006
	3 bed house			65.63	91	5,984	£1,006
	4+ bed house			13.13	126	1,647	£1,006
				175		14,912	
							Total Costs
							£2,378,433.75
							£5,283,750.00
							£6,032,281.25
							£1,657,776.56
2.3.3	Extra-over BR2011						£0 per unit
							£0
500.00							£45,049,236
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£4,504,923.61
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs			£18,000	per unit		£9,000,000
£13,504,924							£13,504,924
2.5 Professional Fees							
2.5.1				10%	on build costs		£4,504,924
£4,504,924							£4,504,924
2.6 Contingency							
2.6.1				5%	on build costs		£2,252,462
£2,252,462							£2,252,462
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£1,126,231
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0			£0
£1,126,231							£1,126,231
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£2,522,666
£2,522,666							£2,522,666
TOTAL DEVELOPMENT COSTS (including land)							£81,592,428
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£16,817,776
3.2	Affordable units			6%	on AH transfer values		£1,215,540
£18,033,315							£18,033,315
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£99,625,744
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£4,722,128
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
£4,722,128							£4,722,128
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£104,347,872

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Central Urban extn Central		2,000 Units		Residual Value		Technical Checks:	
Net Site Area	62.61	Greenfield	Strategic site	£1,500,251 per net ha		Sqm/ha	2,840
Stamp Duty	Non-resi land					Dwgs/ha	32
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Units/ha
	1300.00	700.00		420.00	140.00	140.00	159
							Profit on GDV
							17.4%
							GDV=Total costs
							0
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		65.00	56	3,647	£2,450	£9,933,925
	2 bed house		455.00	80	36,400	£3,519	£128,107,502
	3 bed house		520.00	91	47,493	£3,519	£167,149,789
	4+ bed house		260.00	126	31,798	£3,519	£111,912,780
			1,300.0		119,338		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		73.50	56	4,123	£980	£4,040,883
	2 bed house		157.50	80	12,600	£1,408	£17,737,862
	3 bed house		157.50	91	14,385	£1,408	£20,250,840
	4+ bed house		31.50	126	3,953	£1,408	£5,565,286
			420.0		35,062		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		24.50	56	1,374	£1,239	£1,784,723
	2 bed house		52.50	80	4,200	£1,865	£7,834,266
	3 bed house		52.50	91	4,795	£1,865	£8,944,121
	4+ bed house		10.50	126	1,318	£1,865	£2,458,001
			140.0		11,687		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		24.50	56	1,374	£1,654	£2,272,997
	2 bed house		52.50	80	4,200	£2,376	£9,977,604
	3 bed house		52.50	91	4,795	£2,376	£11,391,097
	4+ bed house		10.50	126	1,318	£2,376	£3,130,473
			140.0		11,687		
Gross Development value							£511,492,250
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£93,924,630
2.1.2	Stamp duty Resi land			HMRC rate			£0
2.1.3	Stamp duty Non-resi land			HMRC rate			£4,685,732
2.1.4	Purchaser costs			1.750%	of land value		£1,643,681
Site costs							£100,254,043
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)		65.00	66	4,290	£1,177	£5,048,104
	2 bed house		455.00	80	36,400	£1,006	£36,634,000.00
	3 bed house		520.00	91	47,493	£1,006	£47,798,647.82
	4+ bed house		260.00	126	32,630	£1,006	£32,839,764
			1,300		120,813		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		122.50	66	8,085	£1,177	£9,513,735.00
	2 bed house		262.50	80	21,000	£1,006	£21,135,000.00
	3 bed house		262.50	91	23,975	£1,006	£24,129,125.00
	4+ bed house		52.50	126	6,589	£1,006	£6,631,108.25
			700		59,649		
2.3.3	Extra-over BR2011:					£0 per unit	£0
2000.00							£183,729,482
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£18,372,948.24
2.4.2	Site abnormalities (remediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up costs		£18,000	£18,000	per unit		£36,000,000
							£54,372,948
2.5 Professional Fees							
2.5.1				10%	on build costs		£18,372,948
							£18,372,948
2.6 Contingency							
2.6.1				5%	on build costs		£9,186,474
							£9,186,474
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£4,593,237
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0	-		
							£4,593,237
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£12,483,120
							£12,483,120
TOTAL DEVELOPMENT COSTS (including land)							£382,992,253
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£83,220,799
3.2	Affordable units			6%	on AH transfer values		£5,723,295
							£88,944,095
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£471,936,347
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£39,555,902
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£39,555,902
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£511,492,250

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CQ Areas 1 & 2		Central	581 Units				
ITEM							
Net Site Area	11.38	Brownfield	Central Brownfield	Residual Value	Technical Checks:		
	Non-resi land			£2,021,909 per net ha	Sqm/ha 3,905		
Stamp Duty					Dwgs/ha 51		
Nr of units	Private	Affordable	Social re	Affordable rent	Intermediate		
	435.80	145.27	87.16	29.05	29.05		
					Profit on GDV 18.5%		
					GDV=Total costs -		
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		154.55	56	8,670	£2,450	£21,242,333
	2 bed house		151.08	80	12,086	£3,519	£42,536,871
	3 bed house		151.08	91	13,798	£3,519	£48,562,928
	4+ bed house		8.15	126	978	£3,519	£3,441,291
		80.00%	464.9		35,533		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		23.18	56	1,301	£980	£1,274,540
	2 bed house		22.66	80	1,813	£1,408	£2,552,212
	3 bed house		22.66	91	2,070	£1,408	£2,913,776
	4+ bed house		1.22	126	153	£1,408	£215,941
		12.00%	69.7		5,337		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		7.73	56	434	£1,299	£562,922
	2 bed house		7.55	80	604	£1,865	£1,127,227
	3 bed house		7.55	91	690	£1,865	£1,286,918
	4+ bed house		0.41	126	51	£1,865	£95,374
		4.00%	23.2		1,779		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		7.73	56	434	£1,654	£716,929
	2 bed house		7.55	80	604	£2,376	£1,435,619
	3 bed house		7.55	91	690	£2,376	£1,638,999
	4+ bed house		0.41	126	51	£2,376	£121,467
		4.00%	23.2		1,779		
Gross Development value							£129,725,347
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£23,001,238
2.1.2	Stamp duty Resi land			HMRC rate			£0
2.1.3	Stamp duty Non-resi land			HMRC rate			£1,139,562
2.1.4	Purchaser costs			1.750%	of land value		£402,522
Site costs							£24,543,322
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)		154.55	66	10,200	£1,177	£12,002,956
	2 bed house		151.08	80	12,086	£1,006	£12,163,969.46
	3 bed house		151.08	91	13,798	£1,006	£13,887,198.47
	4+ bed house		8.15	126	1,023	£1,006	£1,029,186
			465		37,108		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		38.64	66	2,550	£1,177	£3,000,739.12
	2 bed house		37.77	80	3,022	£1,006	£3,040,992.37
	3 bed house		37.77	91	3,450	£1,006	£3,471,799.62
	4+ bed house		2.04	126	266	£1,006	£267,296.38
			116		9,277		
2.3.3	Extra-over BR2011						£0
Extra over construction costs							£48,854,137
2.4	Externals			10%	on build cost		£4,885,413.74
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£2,275,200
2.4.2	Site opening up costs				per unit		£0
	S106/S278			£9,286	per unit		£5,396,099
Professional Fees							£12,556,713
2.5.1				10%	on build costs		£4,885,414
Contingency							£4,885,414
2.6.1				5%	on build costs		£2,442,707
Developer contributions							£2,442,707
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£1,221,353
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0			
Sale cost							£1,221,353
2.8.1	Private units only			3.00%	on OM GDV		£3,473,503
TOTAL DEVELOPMENT COSTS (including land)							£97,977,149
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£23,156,685
3.2	Affordable units			6%	on AH transfer values		£836,515
TOTAL PROJECT COSTS (EXCLUDING INTEREST)							£121,970,349
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)						£7,754,998	
4.0 Finance Costs							
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£7,754,998
TOTAL PROJECT COSTS (INCLUDING INTEREST)						£129,725,347	

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Gaydon-Lighthorn GLH		3,000 Units		Residual Value		Technical Checks:	
Net Site Area	75 Greenfield Strategic site	£1,675,209 per net ha		Sqm/ha	3,539		
Stamp Duty	Non-resi land			Dwgs/ha	46		
Nr of units	Private 1950.00 Affordable 1050.00	Social re 630	Affordable rent 210	Units/ha	176		
		Intermediate 210		Profit on GDV	17.4%		
				GDV=Total costs	-		
1.0 Development Value							
1.1	Private units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)	97.50	56	5,470	£2,250	£12,306,938	
	2 bed house	682.50	80	54,600	£3,150	£171,990,000	
	3 bed house	780.00	91	71,240	£3,150	£224,406,000	
	4+ bed house	390.00	126	47,698	£3,150	£150,247,868	
		1,950.0		179,007			
1.2	Social rent	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)	110.25	56	6,185	£900	£5,566,523	
	2 bed house	236.25	80	18,900	£1,260	£23,814,000	
	3 bed house	236.25	91	21,578	£1,260	£27,187,650	
	4+ bed house	47.25	126	5,930	£1,260	£7,471,643	
		630.0		52,592			
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)	36.75	56	2,062	£1,193	£2,459,547	
	2 bed house	78.75	80	6,300	£1,670	£10,517,850	
	3 bed house	78.75	91	7,193	£1,670	£12,007,879	
	4+ bed house	15.75	126	1,977	£1,670	£3,299,975	
		210.0		17,531			
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)	36.75	56	2,062	£1,519	£3,131,169	
	2 bed house	78.75	80	6,300	£2,126	£13,395,375	
	3 bed house	78.75	91	7,193	£2,126	£15,293,053	
	4+ bed house	15.75	126	1,977	£2,126	£4,202,799	
		210.0		17,531			
Gross Development value						£687,297,268	
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)					£126,210,227	
2.1.2	Stamp duty Resi land			HMRC rate		£0	
2.1.3	Stamp duty Non-resi land			HMRC rate		£6,300,011	
2.1.4	Purchaser costs	1.750%		of land value		£2,208,679	
Site costs						£134,718,917	
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)	97.50	66	6,435	£1,177	£7,572,156	
	2 bed house	682.50	80	54,600	£1,006	£54,951,000.00	
	3 bed house	780.00	91	71,240	£1,006	£71,697,971.43	
	4+ bed house	390.00	126	48,945	£1,006	£49,259,646	
		1,950		181,220			
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)	183.75	66	12,128	£1,177	£14,270,602.50	
	2 bed house	393.75	80	31,500	£1,006	£31,702,500.00	
	3 bed house	393.75	91	35,963	£1,006	£36,193,687.56	
	4+ bed house	78.75	126	9,883	£1,006	£9,946,659.36	
		1,050		89,473			
2.3.3	Extra-over BR2011	£0 per unit				£0	
3000.00						£275,594,224	
2.4 Extra over construction costs							
2.4.1	Externals	10%		on build cost		£27,559,422.37	
2.4.2	Site abnormalities (remediation/demolition)	£0		per net ha		£0	
2.4.2	Site opening up costs	£17,403		per unit		£52,209,862	
						£79,769,285	
2.5 Professional Fees							
2.5.1		10%		on build costs		£27,559,422	
						£27,559,422	
2.6 Contingency							
2.6.1		5%		on build costs		£13,779,711	
						£13,779,711	
2.7 Developer contributions							
2.7.1	Lifetime homes	£0		per unit		£0	
2.7.2	Higher housing standard	2.5%		build cost		£6,889,856	
2.7.3	CIL	£0		per sqm		£0	
2.7.4	S106/S278	£10,391		per unit		£31,172,153	
2.7.5	-	£0		-		-	
						£38,062,009	
2.8 Sale cost							
2.8.1	Private units only	3.00%		on OM GDV		£16,768,524	
						£16,768,524	
TOTAL DEVELOPMENT COSTS (including land)						£586,252,092	
3.0 Developer's Profit							
3.1	Private units	20%		on OM GDV		£111,790,161	
3.2	Affordable units	6%		on AH transfer values		£7,700,788	
						£119,490,949	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£705,743,041	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						-£18,445,773	
4.0 Finance Costs							
4.1	Finance	APR 6.50%		on net costs		PCM 0.526%	£3,956,284
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£709,699,325	

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Long Marston Airf LMA		3,500 Units		Residual Value		Technical Checks:	
Net Site Area	100.00	Mixed	Strategic site	£632,701	per net ha	Sqm/ha	3,029
Stamp Duty	Non-resi land					Dwgs/ha	35
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Units/ha
	2275.00	1225.00		735.00	245.00	245.00	196
							Profit on GDV
							17.3%
							GDV=Total costs
							0
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		227.50	56	12,763	£2,339	£29,849,265
	2 bed house		853.13	80	68,250	£3,140	£214,297,574
	3 bed house		853.13	91	77,919	£3,140	£244,656,397
	4+ bed house		341.25	126	41,736	£3,140	£131,044,988
			2,275.0		200,667		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		128.63	56	7,216	£936	£6,750,526
	2 bed house		275.63	80	22,050	£1,256	£27,693,840
	3 bed house		275.63	91	25,174	£1,256	£31,617,134
	4+ bed house		55.13	126	6,918	£1,256	£8,688,942
			735.0		61,358		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		42.88	56	2,405	£1,240	£2,981,482
	2 bed house		91.88	80	7,350	£1,664	£12,231,446
	3 bed house		91.88	91	8,391	£1,664	£13,964,234
	4+ bed house		18.38	126	2,306	£1,664	£3,837,616
			245.0		20,453		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats (NIA)		42.88	56	2,405	£1,519	£3,653,030
	2 bed house		91.88	80	7,350	£2,126	£15,627,938
	3 bed house		91.88	91	8,391	£2,126	£17,841,895
	4+ bed house		18.38	126	2,306	£2,126	£4,903,265
			245.0		20,453		
Gross Development value							£769,639,575
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£63,270,065
2.1.2	Stamp duty	Resi land		HMRC rate			£0
2.1.3	Stamp duty	Non-resi land		HMRC rate			£3,153,003
2.1.4	Purchaser costs			1.750%	of land value		£1,107,226
Site costs							£67,530,293.87
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)		227.50	66	15,015	£1,177	£17,668,365
	2 bed house		853.13	80	68,250	£1,006	£68,688,750.00
	3 bed house		853.13	91	77,919	£1,006	£78,419,656.25
	4+ bed house		341.25	126	42,827	£1,006	£43,102,191
			2,275		204,011		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		214.38	66	14,149	£1,177	£16,649,036.25
	2 bed house		459.38	80	36,750	£1,006	£36,986,250.00
	3 bed house		459.38	91	41,956	£1,006	£42,228,968.75
	4+ bed house		91.88	126	11,530	£1,006	£11,604,435.94
			1,225		104,385		
2.3.3	Extra-over BR2011:						£0
3500.00							£315,344,653
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£31,534,465.28
2.4.2	Site abnormalities (remediation/demolition)				per net ha		£0
2.4.2	Site opening up costs			£5,000	per unit		£17,500,000
							£49,034,465
2.5 Professional Fees							
2.5.1				10%	on build costs		£31,534,465
							£31,534,465
2.6 Contingency							
2.6.1				5%	on build costs		£15,767,233
							£15,767,233
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£7,883,616
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£24,931	per unit		£87,260,000
2.7.5	-			£0			
							£95,143,616
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£18,595,447
							£18,595,447
TOTAL DEVELOPMENT COSTS (including land)							£592,950,173
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£123,969,645
3.2	Affordable units			6%	on AH transfer values		£8,987,481
							£132,957,126
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£725,907,299
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£43,732,276
4.0 Finance Costs							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
							-£43,732,276
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£769,639,575

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Central Brownfield Central		30 Units		Residual Value		Technical Checks:		
Net Site Area	0.20	Brownfield	Central Brownfield	-£1,845,858 per net ha		Sqm/ha	8,415	
Stamp Duty	Non-resi land					Dwgs/ha	150	
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	Units/ha	16
	19.50	10.50		6.30	2.10	2.10	Profit on GDV	17.1%
							GDV=Total costs	-
1.0 Development Value								
1.1	Private units		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)		19.50	56	1,094	£2,450	£2,680,178	
	2 bed house		0.00	80	0	£3,519	£0	
	3 bed house		0.00	91	0	£3,519	£0	
	4+ bed house		0.00	126	0	£3,519	£0	
			19.5		1,094			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)		6.30	56	353	£980	£346,361	
	2 bed house		0.00	80	0	£1,408	£0	
	3 bed house		0.00	91	0	£1,408	£0	
	4+ bed house		0.00	126	0	£1,408	£0	
			6.3		353			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)		2.10	56	118	£1,299	£152,976	
	2 bed house		0.00	80	0	£1,865	£0	
	3 bed house		0.00	91	0	£1,865	£0	
	4+ bed house		0.00	126	0	£1,865	£0	
			2.1		118			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
	Flats (NIA)		2.10	56	118	£1,654	£194,828	
	2 bed house		0.00	80	0	£2,376	£0	
	3 bed house		0.00	91	0	£2,376	£0	
	4+ bed house		0.00	126	0	£2,376	£0	
			2.1		118			
Gross Development value							£3,374,343	
2.0 Development Costs								
2.1 Site Acquisition								
2.1.1	Net site value (residual land value)						£-368,172	
2.1.2	Stamp duty	Resi land		HMRC rate			£0	
2.1.3	Stamp duty	Non-resi land		HMRC rate			£0	
2.1.4	Purchaser costs			1.750%	of land value		£-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	
	Flats (GIA)		19.50	66	1,287	£1,177	£1,514,431	
	2 bed house		0.00	80	0	£1,006	£0.00	
	3 bed house		0.00	91	0	£1,006	£0.00	
	4+ bed house		0.00	126	0	£1,006	£0	
			20		1,287			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA)		10.50	66	693	£1,177	£815,463	
	2 bed house		0.00	80	0	£1,006	£0.00	
	3 bed house		0.00	91	0	£1,006	£0.00	
	4+ bed house		0.00	126	0	£1,006	£0.00	
			11		693			
2.3.3	Extra-over BR2011					£0 per unit	£0	
30.00							£2,329,894	
2.4 Extra over construction costs								
2.4.1	Externals			10%	on build cost		£232,989	
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£40,000	
2.4.2	Site opening up costs				per unit		£0	
							£272,989	
2.5 Professional Fees								
2.5.1				10%	on build costs		£232,989	
							£232,989	
2.6 Contingency								
2.6.1				5%	on build costs		£116,495	
							£116,495	
2.7 Developer contributions								
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.2	Higher housing standard			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				
							£58,247	
2.8 Sale cost								
2.8.1	Private units only			3.00%	on OM GDV		£80,405	
							£80,405	
TOTAL DEVELOPMENT COSTS (including land)							£2,715,388	
3.0 Developer's Profit								
3.1	Private units			20%	on OM GDV		£536,036	
3.2	Affordable units			6%	on AH transfer values		£41,850	
							£577,885	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,293,074	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£81,270	
4.0 Finance Costs								
4.1	Finance			APR	6.50%	on net costs		
				PCM	0.526%		£-81,270	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,374,343	

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 viab strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.