

# PC 1D

West village/town (West)		1 Units		Residual Value		Technical Checks:	
Net Site Area	0.03	Greenfield	West Small Greenfield	£1,333,865	per net ha	Sqm/ha	4,000
Stamp Duty	Old					Dwgs/ha	33
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate	Units/ha	1
	1.00	0.00	0.00	0.00	0.00	Profit on GDV	20.0%
						GDV=Total costs	0
<b>1.0 Development Value</b>							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	55	0	£2,200	£0
	2 bed house		0.00	70	0	£2,850	£0
	3 bed house		0.00	80	0	£2,850	£0
	4+ bed house		1.00	120	120	£2,850	£342,000
			1.0		120		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	55	0	£990	£0
	2 bed house		0.00	70	0	£1,283	£0
	3 bed house		0.00	80	0	£1,283	£0
	4+ bed house		0.00	120	0	£1,283	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	55	0	£1,210	£0
	2 bed house		0.00	70	0	£1,568	£0
	3 bed house		0.00	80	0	£1,568	£0
	4+ bed house		0.00	120	0	£1,568	£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	55	0	£1,430	£0
	2 bed house		0.00	70	0	£1,853	£0
	3 bed house		0.00	80	0	£1,853	£0
	4+ bed house		0.00	120	0	£1,853	£0
<b>Gross Development value</b>							<b>£342,000</b>
<b>2.0 Development Costs</b>							
<b>2.1 Site Acquisition</b>							
2.1.1	Net site value (residual land value)						£40,016
				Purchaser Costs			1.7500%
<b>Site costs</b>							<b>£40,716.22</b>
<b>2.3 Build Costs</b>							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	65	0	£1,083	£0
	2 bed house		0.00	70	0	£1,360	£0
	3 bed house		0.00	80	0	£1,360	£0
	4+ bed house		1.00	120	120	£1,360	£163,200
			1		120		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	65	0	£1,083	£0
	2 bed house		0.00	70	0	£1,360	£0
	3 bed house		0.00	80	0	£1,360	£0
	4+ bed house		0.00	120	0	£1,360	£0
2.3.3	Extra-over BR2013			£0	per unit		£0
<b>1.00</b>							<b>£163,200</b>
<b>2.4 Extra over construction costs</b>							
2.4.1	Externals			10%	on build cost		£16,320
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
<b>2.5 Professional Fees</b>							<b>£21,320</b>
2.5.1				10%	on build costs (incl: externals)		£16,320.00
<b>2.6 Contingency</b>							<b>£16,320</b>
2.6.1				5%	on build costs (incl: externals)		£8,160.00
<b>2.7 Developer contributions</b>							<b>£8,160</b>
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£4,080
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0	-		£0
<b>2.8 Sale cost</b>							<b>£4,080</b>
2.8.1	Private units only			3.00%	on OM GDV		£10,260
<b>TOTAL DEVELOPMENT COSTS (including land)</b>							<b>£264,056</b>
<b>3.0 Developer's Profit</b>							
3.1	Private units			20%	on OM GDV		£68,400
3.2	Affordable units			6%	on AH transfer values		£0
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£332,456</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£9,544</b>
<b>4.0 Finance Costs</b>							
4.1	Finance			APR	6.50%	on net costs	PCM
							0.526%
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£342,000</b>



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## ITEM

Net Site Area	0.03	Greenfield	East Small Greenfield	Residual Value	
Stamp Duty	Old			£1,909,915	per net ha
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate
	1.00	0.00	0.00	0.00	0.00

## Technical Checks:

Sqm/ha	4,000
Dwgs/ha	33
Units/ha	1
Profit on GDV	20.0%
GDV=Total costs	0

## 1.0 Development Value

1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£2,300	£0.00
	2 bed house	0.00	70	0	£3,050	£0
	3 bed house	0.00	80	0	£3,050	£0
	4+ bed house	1.00	120	120	£3,050	£366,000
		1.0	120	120		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,035	£0
	2 bed house	0.00	70	0	£1,373	£0
	3 bed house	0.00	80	0	£1,373	£0
	4+ bed house	0.00	120	0	£1,373	£0
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,265	£0
	2 bed house	0.00	70	0	£1,678	£0
	3 bed house	0.00	80	0	£1,678	£0
	4+ bed house	0.00	120	0	£1,678	£0
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,495	£0
	2 bed house	0.00	70	0	£1,983	£0
	3 bed house	0.00	80	0	£1,983	£0
	4+ bed house	0.00	120	0	£1,983	£0

## Gross Development value

£366,000

## 2.0 Development Costs

## 2.1 Site Acquisition

2.1.1	Net site value (residual land value)		£57,297
		Purchaser Costs	1.75%
	Site costs		£58,300

## 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	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0
	3 bed house	0.00	80	0	£1,360	£0
	4+ bed house	1.00	120	120	£1,360	£163,200
		1	120	120		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0
	3 bed house	0.00	80	0	£1,360	£0
	4+ bed house	0.00	120	0	£1,360	£0
2.3.3	Extra-over BR2013		£0	per unit		£0
		1.00				£163,200

## 2.4 Extra over construction costs

2.4.1	Externals	10%	on build cost	£16,320
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
				£21,320

## 2.5 Professional Fees

2.5.1		10%	on build costs (incl: externals)	£16,320
				£16,320

## 2.6 Contingency

2.6.1		5%	on build costs (incl: externals)	£8,160
				£8,160

## 2.7 Developer contributions

2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	Higher housing standard	2.5%	build cost	£4,080
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106/S278	£0	per unit	£0
2.7.5	-	£0	-	£0
				£4,080

## 2.8 Sale cost

2.8.1	Private units only	3.00%	on OM GDV	£10,980
				£10,980

## TOTAL DEVELOPMENT COSTS (including land)

£282,360

## 3.0 Developer's Profit

3.1	Private units	20%	on OM GDV	£73,200
3.2	Affordable units	6%	on AH transfer values	£0
				£73,200

## TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£355,560

## TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£10,440

## 4.0 Finance Costs

4.1	Finance	APR	6.50%	on net costs	PCM	0.526%	-£10,440
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## TOTAL PROJECT COSTS [INCLUDING INTEREST]

£366,000

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## ITEM

Net Site Area	0.03	Greenfield	Central Small Greenfield	Residual Value	£3,062,017	per net ha	Technical Checks:	Sqm/ha	4,000
Stamp Duty	Old							Dwgs/ha	33
Nr of units	Private	Affordable		Social ren	Affordable rent	Intermediate		Units/ha	1
	1.00	0.00		0.00	0.00	0.00		Profit on GDV	20.0%
								GDV=Total costs	-

## 1.0 Development Value

		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	55	0	£2,400	£0
	2 bed house	0.00	70	0	£3,450	£0
	3 bed house	0.00	80	0	£3,450	£0
	4+ bed house	1.00	120	120	£3,450	£414,000
			1.0	120	120	
1.2 Social rent	Flats (NIA)	0.00	55	0	£1,080	£0
	2 bed house	0.00	70	0	£1,553	£0
	3 bed house	0.00	80	0	£1,553	£0
	4+ bed house	0.00	120	0	£1,553	£0
			-	-	-	-
1.3 Affordable rent	Flats (NIA)	0.00	55	0	£1,320	£0
	2 bed house	0.00	70	0	£1,898	£0
	3 bed house	0.00	80	0	£1,898	£0
	4+ bed house	0.00	120	0	£1,898	£0
			-	-	-	-
1.3 Intermediate	Flats (NIA)	0.00	55	0	£1,560	£0
	2 bed house	0.00	70	0	£2,243	£0
	3 bed house	0.00	80	0	£2,243	£0
	4+ bed house	0.00	120	0	£2,243	£0
			-	-	-	-
<b>Gross Development value</b>						<b>£414,000</b>

## 2.0 Development Costs

2.1 Site Acquisition						
2.1.1 Net site value (residual land value)						£91,861
			Purchaser Costs			1.75%
<b>Site costs</b>						<b>£93,468</b>

## 2.3 Build Costs

		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0
	3 bed house	0.00	80	0	£1,360	£0
	4+ bed house	1.00	120	120	£1,360	£163,200
			1	120	120	
2.3.2 Affordable units	Flats (GIA)	0.00	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0
	3 bed house	0.00	80	0	£1,360	£0
	4+ bed house	0.00	120	0	£1,360	£0
			-	-	-	-
2.3.3 Extra-over BR2013			£0	per unit		£0
<b>1.00</b>						<b>£163,200</b>

## 2.4 Extra over construction costs

2.4.1 Externals		10%	on build cost		£16,320.00
2.4.2 Site abnormals (remediation/demolition)		£0	per net ha		£0
2.4.2 Site opening up costs		£5,000	per unit		£5,000
					<b>£21,320</b>

## 2.5 Professional Fees

2.5.1		10%	on build costs (incl: externals)		£16,320
					<b>£16,320</b>

## 2.6 Contingency

2.6.1		5%	on build costs (incl: externals)		£8,160
					<b>£8,160</b>

## 2.7 Developer contributions

2.7.1 Lifetime homes		£0	per unit		£0
2.7.2 Higher housing standard		2.5%	build cost		£4,080
2.7.3 CIL		£0	per sqm		£0
2.7.4 S106/S278		£0	per unit		£0
2.7.5 -		£0	-		£0
					<b>£4,080</b>

## 2.8 Sale cost

2.8.1 Private units only		3.00%	on OM GDV		£12,420
					<b>£12,420</b>

## TOTAL DEVELOPMENT COSTS (including land)

£318,968

## 3.0 Developer's Profit

3.1 Private units		20%	on OM GDV		£82,800
3.2 Affordable units		6%	on AH transfer values		£0
					<b>£82,800</b>

## TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£401,768

## TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£12,232

## 4.0 Finance Costs

4.1 Finance		APR	6.50%	on net costs	PCM	0.526%	-£12,232
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## TOTAL PROJECT COSTS [INCLUDING INTEREST]

£414,000

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## ITEM

Net Site Area	0.10	Greenfield	West Small Greenfield	Residual Value	
Stamp Duty	Old			£1,216,155	per net ha
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate
	3.00	0.00	0.00	0.00	0.00

## Technical Checks:

Sqm/ha	3,600
Dwgs/ha	30
Units/ha	3
Profit on GDV	20.0%
GDV=Total costs	(0)

## 1.0 Development Value

1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£2,200	£0
	2 bed house	0.00	70	0	£2,850	£0
	3 bed house	0.00	80	0	£2,850	£0
	4+ bed house	3.00	120	360	£2,850	£1,026,000
		3.0		360		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£990	£0
	2 bed house	0.00	70	0	£1,283	£0
	3 bed house	0.00	80	0	£1,283	£0
	4+ bed house	0.00	120	0	£1,283	£0
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,210	£0
	2 bed house	0.00	70	0	£1,568	£0
	3 bed house	0.00	80	0	£1,568	£0
	4+ bed house	0.00	120	0	£1,568	£0
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,430	£0
	2 bed house	0.00	70	0	£1,853	£0
	3 bed house	0.00	80	0	£1,853	£0
	4+ bed house	0.00	120	0	£1,853	£0
<b>Gross Development value</b>						<b>£1,026,000</b>

## 2.0 Development Costs

2.1	Site Acquisition					
2.1.1	Net site value (residual land value)				£121,615	
			Purchaser Costs	1.75%		
<b>Site costs</b>					<b>£123,744</b>	
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	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	3.00	120	360	£1,360	£489,600.00
		3		360		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
2.3.3	Extra-over BR2013		£0	per unit		£0
<b>3.00</b>					<b>£489,600</b>	
2.4	Extra over construction costs					
2.4.1	Externals		10%	on build cost		£48,960.00
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
					<b>£63,960</b>	
2.5	Professional Fees					
2.5.1			10%	on build costs (incl. externals)		£48,960
					<b>£48,960</b>	
2.6	Contingency					
2.6.1			5%	on build costs (incl. externals)		£24,480
					<b>£24,480</b>	
2.7	Developer contributions					
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	Higher housing standard		2.5%	build cost		£12,240
2.7.3	CIL		£0	per sqm		£0
2.7.4	S106/S278		£0	per unit		£0
2.7.5	-		£0	-		
					<b>£12,240</b>	
2.8	Sale cost					
2.8.1	Private units only		3.00%	on OM GDV		£30,780
					<b>£30,780</b>	
<b>TOTAL DEVELOPMENT COSTS (including land)</b>					<b>£793,764</b>	
3.0	Developer's Profit					
3.1	Private units		20%	on OM GDV		£205,200
3.2	Affordable units		6%	on AH transfer values		£0
					<b>£205,200</b>	
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£998,964</b>	
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£27,036</b>	
4.0	Finance Costs					
4.1	Finance		APR 6.50%	on net costs	PCM 0.526%	-£27,036
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>					<b>£1,026,000</b>	

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## ITEM

Net Site Area	0.10	Brownfield	East Small Brownfield	Residual Value		Technical Checks:	
Stamp Duty	Old			£1,523,080	per net ha	Sqm/ha	3,600
Nr of units	Private	Affordable				Dwgs/ha	30
	3.00	0.00				Units/ha	3
			Social ren	Affordable rent	Intermediate	Profit on GDV	20.0%
			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	£psm	Total Value
	Flats (NIA)	0.00	55	0	£2,300	£0
	2 bed house	0.00	70	0	£3,050	£0
	3 bed house	0.00	80	0	£3,050	£0
	4+ bed house	3.00	120	360	£3,050	£1,098,000
		3.0		360		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,035	£0
	2 bed house	0.00	70	0	£1,373	£0
	3 bed house	0.00	80	0	£1,373	£0
	4+ bed house	0.00	120	0	£1,373	£0
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,265	£0
	2 bed house	0.00	70	0	£1,678	£0
	3 bed house	0.00	80	0	£1,678	£0
	4+ bed house	0.00	120	0	£1,678	£0
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,495	£0
	2 bed house	0.00	70	0	£1,983	£0
	3 bed house	0.00	80	0	£1,983	£0
	4+ bed house	0.00	120	0	£1,983	£0
<b>Gross Development value</b>						<b>£1,098,000</b>

## 2.0 Development Costs

2.1	Site Acquisition					
2.1.1	Net site value (residual land value)					£152,308
			Purchaser Costs		2.75%	
<b>Site costs</b>						<b>£156,496</b>

## 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	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	3.00	120	360	£1,360	£489,600.00
		3		360		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
2.3.3	Extra-over BR2013		£0	per unit		£0
<b>3.00</b>						<b>£489,600</b>

## 2.4 Extra over construction costs

2.4.1	Externals	10%	on build cost	£48,960.00
2.4.2	Site abnormalities (remediation/demolition)	£200,000	per net ha	£20,000
2.4.2	Site opening up costs	£5,000	per unit	£15,000
				<b>£83,960</b>

## 2.5 Professional Fees

2.5.1		10%	on build costs (incl: externals)	£48,960
				<b>£48,960</b>

## 2.6 Contingency

2.6.1		5%	on build costs (incl: externals)	£24,480
				<b>£24,480</b>

## 2.7 Developer contributions

2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	Higher housing standard	2.5%	build cost	£12,240
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106/S278	£0	per unit	£0
2.7.5	-	£0	-	£0
				<b>£12,240</b>

## 2.8 Sale cost

2.8.1	Private units only	3.00%	on OM GDV	£32,940
				<b>£32,940</b>

## TOTAL DEVELOPMENT COSTS (including land)

£848,676

## 3.0 Developer's Profit

3.1	Private units	20%	on OM GDV	£219,600
3.2	Affordable units	6%	on AH transfer values	£0
				<b>£219,600</b>

## TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£1,068,276

## TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£29,724

## 4.0 Finance Costs

4.1	Finance	APR	6.50%	on net costs	PCM	0.526%	-£29,724
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## TOTAL PROJECT COSTS [INCLUDING INTEREST]

£1,098,000

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ITEM

Net Site Area	0.10	Brownfield	Central Small Brownfield	Residual Value	£2,501,211	per net ha
Stamp Duty	Old					
Nr of units	Private 3.00	Affordable 0.00		Social ren 0.00	Affordable rent 0.00	Intermediate 0.00

Technical Checks:

Sqm/ha	3,600
Dwgs/ha	30
Units/ha	3
Profit on GDV	20.0%
GDV=Total costs	-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	55	0	£2,400	£0
	2 bed house	0.00	70	0	£3,450	£0
	3 bed house	0.00	80	0	£3,450	£0
	4+ bed house	3.00	120	360	£3,450	£1,242,000
			3.0		360	
1.2 Social rent	Flats (NIA)	0.00	55	0	£1,080	£0
	2 bed house	0.00	70	0	£1,553	£0
	3 bed house	0.00	80	0	£1,553	£0
	4+ bed house	0.00	120	0	£1,553	£0
1.3 Affordable rent	Flats (NIA)	0.00	55	0	£1,320	£0
	2 bed house	0.00	70	0	£1,898	£0
	3 bed house	0.00	80	0	£1,898	£0
	4+ bed house	0.00	120	0	£1,898	£0
1.3 Intermediate	Flats (NIA)	0.00	55	0	£1,560	£0
	2 bed house	0.00	70	0	£2,243	£0
	3 bed house	0.00	80	0	£2,243	£0
	4+ bed house	0.00	120	0	£2,243	£0
<b>Gross Development value</b>						<b>£1,242,000</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£250,121
	Purchaser Costs 4.75%
<b>Site costs</b>	<b>£262,002</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	3.00	120	360	£1,360	£489,600.00
			3		360	
2.3.2 Affordable units	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
2.3.3 Extra-over BR2013			£0	per unit		£0
<b>3.00</b>						<b>£489,600</b>

2.4 Extra over construction costs	
2.4.1 Externals	10% on build cost £48,960.00
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £20,000
2.4.2 Site opening up costs	£5,000 per unit £15,000
<b>£83,960</b>	

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals) £48,960
<b>£48,960</b>	

2.6 Contingency	
2.6.1	5% on build costs (incl. externals) £24,480
<b>£24,480</b>	

2.7 Developer contributions	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 Higher housing standard	2.5% build cost £12,240
2.7.3 CIL	£0 per sqm £0
2.7.4 S106/S278	£0 per unit £0
2.7.5 -	£0 -
<b>£12,240</b>	

2.8 Sale cost	
2.8.1 Private units only	3.00% on OM GDV £37,260
<b>£37,260</b>	

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£958,502</b>
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3.0 Developer's Profit	
3.1 Private units	20% on OM GDV £248,400
3.2 Affordable units	6% on AH transfer values £0
<b>£248,400</b>	

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£1,206,902</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£35,098</b>
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4.0 Finance Costs	
4.1 Finance	APR 6.50% on net costs PCM 0.526% -£35,098

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£1,242,000</b>
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## ITEM

Net Site Area	0.15	Brownfield	West Small Brownfield	Residual Value	£1,122,453	per net ha
Stamp Duty	Old					
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate	
	5.00	0.00	0.00	0.00	0.00	

## Technical Checks:

Sqm/ha	4,000
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	£psm	Total Value
	Flats (NIA)	0.00	55	0	£2,200	£0
	2 bed house	0.00	70	0	£2,850	£0
	3 bed house	0.00	80	0	£2,850	£0
	4+ bed house	5.00	120	600	£2,850	£1,710,000
		5.0		600		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£990	£0
	2 bed house	0.00	70	0	£1,283	£0
	3 bed house	0.00	80	0	£1,283	£0
	4+ bed house	0.00	120	0	£1,283	£0
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,210	£0
	2 bed house	0.00	70	0	£1,568	£0
	3 bed house	0.00	80	0	£1,568	£0
	4+ bed house	0.00	120	0	£1,568	£0
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,430	£0
	2 bed house	0.00	70	0	£1,853	£0
	3 bed house	0.00	80	0	£1,853	£0
	4+ bed house	0.00	120	0	£1,853	£0
<b>Gross Development value</b>						<b>£1,710,000</b>

## 2.0 Development Costs

2.1	Site Acquisition					
2.1.1	Net site value (residual land value)				£168,368	
			Purchaser Costs	2.75%		
<b>Site costs</b>					<b>£172,998</b>	
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	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	5.00	120	600	£1,360	£816,000.00
		5		600		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
2.3.3	Extra-over BR2013		£0	per unit		£0
<b>5.00</b>					<b>£816,000</b>	
2.4	Extra over construction costs					
2.4.1	Externals		10%	on build cost		£81,600.00
2.4.2	Site abnormalities (remediation/demolition)		£200,000	per net ha		£30,000
2.4.2	Site opening up costs		£5,000	per unit		£25,000
					<b>£136,600</b>	
2.5	Professional Fees					
2.5.1			10%	on build costs (incl. externals)		£81,600
					<b>£81,600</b>	
2.6	Contingency					
2.6.1			5%	on build costs (incl. externals)		£40,800
					<b>£40,800</b>	
2.7	Developer contributions					
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	Higher housing standard		2.5%	build cost		£20,400
2.7.3	CIL		£0	per sqm		£0
2.7.4	S106/S278		£0	per unit		£0
2.7.5	-		£0	-		£0
					<b>£20,400</b>	
2.8	Sale cost					
2.8.1	Private units only		3.00%	on OM GDV		£51,300
					<b>£51,300</b>	
<b>TOTAL DEVELOPMENT COSTS (including land)</b>					<b>£1,319,698</b>	
3.0	Developer's Profit					
3.1	Private units		20%	on OM GDV		£342,000
3.2	Affordable units		6%	on AH transfer values		£0
					<b>£342,000</b>	
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£1,661,698</b>	
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£48,302</b>	
4.0	Finance Costs					
4.1	Finance		APR 6.50%	on net costs	PCM 0.526%	-£48,302
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>					<b>£1,710,000</b>	

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ITEM

Net Site Area	0.20	Brownfield	Central Small Brownfield	Residual Value	
Stamp Duty	Old			£2,913,529	per net ha
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate
	7.00	0.00	0.00	0.00	0.00

Technical Checks:

Sqm/ha	4,200
Dwgs/ha	35
Units/ha	6
Profit on GDV	20.0%
GDV=Total costs	-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	55	0	£2,400	£0
	2 bed house	0.00	70	0	£3,450	£0
	3 bed house	0.00	80	0	£3,450	£0
	4+ bed house	7.00	120	840	£3,450	£2,898,000
			7.0		840	
1.2 Social rent	Flats (NIA)	0.00	55	0	£1,080	£0
	2 bed house	0.00	70	0	£1,553	£0
	3 bed house	0.00	80	0	£1,553	£0
	4+ bed house	0.00	120	0	£1,553	£0
			-		-	
1.3 Affordable rent	Flats (NIA)	0.00	55	0	£1,320	£0
	2 bed house	0.00	70	0	£1,898	£0
	3 bed house	0.00	80	0	£1,898	£0
	4+ bed house	0.00	120	0	£1,898	£0
			-		-	
1.3 Intermediate	Flats (NIA)	0.00	55	0	£1,560	£0
	2 bed house	0.00	70	0	£2,243	£0
	3 bed house	0.00	80	0	£2,243	£0
	4+ bed house	0.00	120	0	£2,243	£0
			-		-	
<b>Gross Development value</b>						<b>£2,898,000</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£582,706
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£616,211</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	7.00	120	840	£1,360	£1,142,400.00
			7		840	
2.3.2 Affordable units	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
			-		-	
2.3.3 Extra-over BR2013			£0	per unit		£0
<b>7.00</b>						<b>£1,142,400</b>

2.4 Extra over construction costs	
2.4.1 Externals	10% on build cost £114,240.00
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £40,000
2.4.2 Site opening up costs	£5,000 per unit £35,000
	<b>£189,240</b>

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals) £114,240
	<b>£114,240</b>

2.6 Contingency	
2.6.1	5% on build costs (incl. externals) £57,120
	<b>£57,120</b>

2.7 Developer contributions	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 Higher housing standard	2.5% build cost £28,560
2.7.3 CIL	£0 per sqm £0
2.7.4 S106/S278	£0 per unit £0
2.7.5 -	£0 -
	<b>£28,560</b>

2.8 Sale cost	
2.8.1 Private units only	3.00% on OM GDV £86,940
	<b>£86,940</b>

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£2,234,711</b>
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3.0 Developer's Profit	
3.1 Private units	20% on OM GDV £579,600.00
3.2 Affordable units	6% on AH transfer values £0
	<b>£579,600</b>

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£2,814,311</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£83,689</b>
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4.0 Finance Costs	
4.1 Finance	APR 6.50% on net costs PCM 0.526% -£83,689

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£2,898,000</b>
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## ITEM

Net Site Area	0.20	Greenfield	East Small Greenfield	Residual Value	
Stamp Duty	Old			£1,960,234	per net ha
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate
	7.00	0.00	0.00	0.00	0.00

## Technical Checks:

Sqm/ha	4,200
Dwgs/ha	35
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	£psm	Total Value
	Flats (NIA)	0.00	55	0	£2,300	£0
	2 bed house	0.00	70	0	£3,050	£0
	3 bed house	0.00	80	0	£3,050	£0
	4+ bed house	7.00	120	840	£3,050	£2,562,000
		7.0		840		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,035	£0
	2 bed house	0.00	70	0	£1,373	£0
	3 bed house	0.00	80	0	£1,373	£0
	4+ bed house	0.00	120	0	£1,373	£0
		-		-		
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,265	£0
	2 bed house	0.00	70	0	£1,678	£0
	3 bed house	0.00	80	0	£1,678	£0
	4+ bed house	0.00	120	0	£1,678	£0
		-		-		
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	55	0	£1,495	£0
	2 bed house	0.00	70	0	£1,983	£0
	3 bed house	0.00	80	0	£1,983	£0
	4+ bed house	0.00	120	0	£1,983	£0
		-		-		
<b>Gross Development value</b>						<b>£2,562,000</b>

## 2.0 Development Costs

## 2.1 Site Acquisition

2.1.1	Net site value (residual land value)		£392,047
		Purchaser Costs	4.75%
<b>Site costs</b>			<b>£410,669</b>

## 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	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	7.00	120	840	£1,360	£1,142,400.00
		7		840		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
		-		-		
2.3.3	Extra-over BR2013		£0	per unit		£0
<b>7.00</b>						<b>£1,142,400</b>

## 2.4 Extra over construction costs

2.4.1	Externals	10%	on build cost	£114,240.00
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
				<b>£149,240</b>

## 2.5 Professional Fees

2.5.1		10%	on build costs (incl: externals)	£114,240
				<b>£114,240</b>

## 2.6 Contingency

2.6.1		5%	on build costs (incl: externals)	£57,120
				<b>£57,120</b>

## 2.7 Developer contributions

2.7.1	Lifetime homes	£0	per unit	£0
2.7.2	Higher housing standard	2.5%	build cost	£28,560
2.7.3	CIL	£0	per sqm	£0
2.7.4	S106/S278	£0	per unit	£0
2.7.5	-	£0	-	
				<b>£28,560</b>

## 2.8 Sale cost

2.8.1	Private units only	3.00%	on OM GDV	£76,860
				<b>£76,860</b>

## TOTAL DEVELOPMENT COSTS (including land)

£1,979,089

## 3.0 Developer's Profit

3.1	Private units	20%	on OM GDV	£512,400
3.2	Affordable units	6%	on AH transfer values	£0
				<b>£512,400</b>

## TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£2,491,489

## TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£70,511

## 4.0 Finance Costs

4.1	Finance	APR	6.50%	on net costs	PCM	0.526%	-£70,511
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## TOTAL PROJECT COSTS [INCLUDING INTEREST]

£2,562,000

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ITEM

Net Site Area	0.25	Brownfield	East Small Brownfield	Residual Value	
Stamp Duty	Old			£2,030,002	per net ha
Nr of units	Private 10.00	Affordable 0.00	Social ren 0.00	Affordable rent 0.00	Intermediate 0.00

Technical Checks:

Sqm/ha	4,800
Dwgs/ha	40
Units/ha	8
Profit on GDV	20.0%
GDV=Total costs	-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	55	0	£2,300	£0
	2 bed house	0.00	70	0	£3,050	£0
	3 bed house	0.00	80	0	£3,050	£0
	4+ bed house	0.00	120	1,200	£3,050	£3,660,000
		10.00	10.0	1,200		
1.2 Social rent	Flats (NIA)	0.00	55	0	£1,035	£0
	2 bed house	0.00	70	0	£1,373	£0
	3 bed house	0.00	80	0	£1,373	£0
	4+ bed house	0.00	120	0	£1,373	£0
		0.00	-	-	-	-
1.3 Affordable rent	Flats (NIA)	0.00	55	0	£1,265	£0
	2 bed house	0.00	70	0	£1,678	£0
	3 bed house	0.00	80	0	£1,678	£0
	4+ bed house	0.00	120	0	£1,678	£0
		0.00	-	-	-	-
1.3 Intermediate	Flats (NIA)	0.00	55	0	£1,495	£0
	2 bed house	0.00	70	0	£1,983	£0
	3 bed house	0.00	80	0	£1,983	£0
	4+ bed house	0.00	120	0	£1,983	£0
		0.00	-	-	-	-
<b>Gross Development value</b>						<b>£3,660,000</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£507,500
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£536,682</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	65	0	£1,083	£0
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	1,200	£1,360	£1,632,000.00
		10.00	10	1,200		
2.3.2 Affordable units	Flats (GIA)	0.00	65	0	£1,083	£0.00
	2 bed house	0.00	70	0	£1,360	£0.00
	3 bed house	0.00	80	0	£1,360	£0.00
	4+ bed house	0.00	120	0	£1,360	£0.00
		0.00	-	-	-	-
2.3.3 Extra-over BR2013			£0	per unit		£0
<b>10.00</b>						<b>£1,632,000</b>

2.4 Extra over construction costs	
2.4.1 Externals	10% on build cost £163,200.00
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £50,000
2.4.2 Site opening up costs	£5,000 per unit £50,000
	<b>£263,200</b>

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals) £163,200
	<b>£163,200</b>

2.6 Contingency	
2.6.1	5% on build costs (incl. externals) £81,600
	<b>£81,600</b>

2.7 Developer contributions	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 Higher housing standard	2.5% build cost £40,800
2.7.3 CIL	£0 per sqm £0
2.7.4 S106/S278	£0 per unit £0
2.7.5 -	£0 -
	<b>£40,800</b>

2.8 Sale cost	
2.8.1 Private units only	3.00% on OM GDV £109,800
	<b>£109,800</b>

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£2,827,282</b>
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3.0 Developer's Profit	
3.1 Private units	20% on OM GDV £732,000
3.2 Affordable units	6% on AH transfer values £0
	<b>£732,000</b>

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£3,559,282</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£100,718</b>
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4.0 Finance Costs	
4.1 Finance	APR 6.50% on net costs PCM 0.526% -£100,718

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£3,660,000</b>
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ITEM

Net Site Area	0.47	Greenfield	Central Small Greenfield	Residual Value	£2,795,083	per net ha
Stamp Duty	Old					
Nr of units	Private 13.00	Affordable 7.00		Social ren 4.20	Affordable rent 1.40	Intermediate 1.40

Technical Checks:

Sqm/ha	3,402
Dwgs/ha	42
Units/ha	13
Profit on GDV	17.3%
GDV=Total costs	-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.65	55	36	£2,400	£85,800
	2 bed house	4.55	70	319	£3,450	£1,098,825
	3 bed house	5.20	80	416	£3,450	£1,435,200
	4+ bed house	2.60	120	312	£3,450	£1,076,400
			13.0		1,082	
1.2 Social rent	Flats (NIA)	0.74	55	40	£1,080	£43,659
	2 bed house	1.58	70	110	£1,553	£171,163
	3 bed house	1.58	80	126	£1,553	£195,615
	4+ bed house	0.32	120	38	£1,553	£58,685
			4.2		314	
1.3 Affordable rent	Flats (NIA)	0.25	55	13	£1,320	£17,787
	2 bed house	0.53	70	37	£1,898	£69,733
	3 bed house	0.53	80	42	£1,898	£79,695
	4+ bed house	0.11	120	13	£1,898	£23,909
			1.4		105	
1.3 Intermediate	Flats (NIA)	0.25	55	13	£1,560	£21,021
	2 bed house	0.53	70	37	£2,243	£82,412
	3 bed house	0.53	80	42	£2,243	£94,185
	4+ bed house	0.11	120	13	£2,243	£28,256
			1.4		105	
<b>Gross Development value</b>						<b>£4,582,344</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£1,319,664
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£1,395,545</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.65	65	42	£1,083	£45,757
	2 bed house	4.55	70	319	£958	£305,123.00
	3 bed house	5.20	80	416	£958	£398,528.00
	4+ bed house	2.60	120	312	£958	£298,896.00
			13		1,089	
2.3.2 Affordable units	Flats (GIA)	1.23	65	80	£1,083	£86,233.88
	2 bed house	2.63	70	184	£958	£176,032.50
	3 bed house	2.63	80	210	£958	£201,180.00
	4+ bed house	0.53	120	63	£958	£60,354.00
			7		536	
2.3.3 Extra-over BR2013					£0 per unit	£0
<b>20.00</b>						<b>£1,572,104</b>

2.4 Extra over construction costs	
2.4.1 Externals	10% on build cost £157,210.41
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
<b>£257,210</b>	

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals) £157,210
<b>£157,210</b>	

2.6 Contingency	
2.6.1	5% on build costs (incl. externals) £78,605.21
<b>£78,605</b>	

2.7 Developer contributions	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 Higher housing standard	2.5% build cost £39,303
2.7.3 CIL	£0 per sqm £0
2.7.4 S106/S278	£0 per unit £0
2.7.5 -	£0 -
<b>£39,303</b>	

2.8 Sale cost	
2.8.1 Private units only	3.00% on OM GDV £137,470
<b>£137,470</b>	

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£3,637,448</b>
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3.0 Developer's Profit	
3.1 Private units	20% on OM GDV £739,245
3.2 Affordable units	6% on AH transfer values £53,167
<b>£792,412</b>	

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£4,429,860</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£152,483</b>
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4.0 Finance Costs	
4.1 Finance	APR 6.50% on net costs PCM 0.526% -£152,483

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£4,582,344</b>
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ITEM

Net Site Area	0.76	Brownfield	East Brownfield	Residual Value	
Stamp Duty	Old			£1,678,042	per net ha
Nr of units	Private 19.50	Affordable 10.50		Social ren 6.30	Affordable rent 2.10
				Intermediate 2.10	

Technical Checks:

Sqm/ha	3,163
Dwgs/ha	39
Units/ha	17
Profit on GDV	17.3%
GDV=Total costs	(0)

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.98	55	54	£2,300	£123,338
	2 bed house	6.83	70	478	£3,050	£1,457,138
	3 bed house	7.80	80	624	£3,050	£1,903,200
	4+ bed house	3.90	120	468	£3,050	£1,427,400
		19.5		1,623		
1.2 Social rent	Flats (NIA)	1.10	55	61	£1,035	£62,760
	2 bed house	2.36	70	165	£1,373	£226,977
	3 bed house	2.36	80	189	£1,373	£259,403
	4+ bed house	0.47	120	57	£1,373	£77,821
		6.3		472		
1.3 Affordable rent	Flats (NIA)	0.37	55	20	£1,265	£25,569
	2 bed house	0.79	70	55	£1,678	£92,472
	3 bed house	0.79	80	63	£1,678	£105,683
	4+ bed house	0.16	120	19	£1,678	£31,705
		2.1		157		
1.3 Intermediate	Flats (NIA)	0.37	55	20	£1,495	£30,218
	2 bed house	0.79	70	55	£1,983	£109,285
	3 bed house	0.79	80	63	£1,983	£124,898
	4+ bed house	0.16	120	19	£1,983	£37,469
		2.1		157		
<b>Gross Development value</b>						<b>£6,095,333</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£1,278,301
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£1,351,803</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.98	65	63	£1,083	£68,635
	2 bed house	6.83	70	478	£958	£457,684.50
	3 bed house	7.80	80	624	£958	£597,792.00
	4+ bed house	3.90	120	468	£958	£448,344.00
		20		1,633		
2.3.2 Affordable units	Flats (GIA)	1.84	65	119	£1,083	£129,350.81
	2 bed house	3.94	70	276	£958	£264,048.75
	3 bed house	3.94	80	315	£958	£301,770.00
	4+ bed house	0.79	120	95	£958	£90,531.00
		11		805		
2.3.3 Extra-over BR2013					£0 per unit	£0
<b>30.00</b>						<b>£2,358,156</b>

2.4 Extra over construction costs	
2.4.1 Externals	10% on build cost £235,815.62
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £152,356
2.4.2 Site opening up costs	£5,000 per unit £150,000
	<b>£538,172</b>

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals) £235,816
	<b>£235,816</b>

2.6 Contingency	
2.6.1	5% on build costs (incl. externals) £117,908
	<b>£117,908</b>

2.7 Developer contributions	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 Higher housing standard	2.5% build cost £58,954
2.7.3 CIL	£0 per sqm £0
2.7.4 S106/S278	£0 per unit £0
2.7.5 -	£0 -
	<b>£58,954</b>

2.8 Sale cost	
2.8.1 Private units only	3.00% on OM GDV £182,860
	<b>£182,860</b>

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£4,843,668</b>
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3.0 Developer's Profit	
3.1 Private units	20% on OM GDV £982,215
3.2 Affordable units	6% on AH transfer values £71,055
	<b>£1,053,270</b>

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£5,896,939</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£198,394</b>
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4.0 Finance Costs	
4.1 Finance	APR 6.50% on net costs PCM 0.526% -£198,394

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£6,095,333</b>
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ITEM

Net Site Area	2.12	Greenfield	East Small Greenfield	Residual Value		Technical Checks:	
Stamp Duty	Old			£1,660,395	per net ha	Sqm/ha	2,836
Nr of units	Private	Affordable		Social ren	Affordable rent	Intermediate	Dwgs/ha
	48.75	26.25		15.75	5.25	5.25	35
							Units/ha
							32
							Profit on GDV
							17.3%
							GDV=Total costs
							-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)		2.44	55	134	£2,300	£308,344
	2 bed house		17.06	70	1,194	£3,050	£3,642,844
	3 bed house		19.50	80	1,560	£3,050	£4,758,000
	4+ bed house		9.75	120	1,170	£3,050	£3,568,500
			48.8		4,058		
1.2 Social rent	Flats (NIA)		2.76	55	152	£1,035	£156,900
	2 bed house		5.91	70	413	£1,373	£567,443
	3 bed house		5.91	80	473	£1,373	£648,506
	4+ bed house		1.18	120	142	£1,373	£194,552
			15.8		1,179		
1.3 Affordable rent	Flats (NIA)		0.92	55	51	£1,265	£63,922
	2 bed house		1.97	70	138	£1,678	£231,180
	3 bed house		1.97	80	158	£1,678	£264,206
	4+ bed house		0.39	120	47	£1,678	£79,262
			5.3		393		
1.3 Intermediate	Flats (NIA)		0.92	55	51	£1,495	£75,544
	2 bed house		1.97	70	138	£1,983	£273,213
	3 bed house		1.97	80	158	£1,983	£312,244
	4+ bed house		0.39	120	47	£1,983	£93,673
			5.3		393		
<b>Gross Development value</b>							<b>£15,238,333</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£3,526,369
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£3,729,135</b>

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)		2.44	65	158	£1,083	£171,588
	2 bed house		17.06	70	1,194	£958	£1,144,211.25
	3 bed house		19.50	80	1,560	£958	£1,494,480.00
	4+ bed house		9.75	120	1,170	£958	£1,120,860.00
			49		4,083		
2.3.2 Affordable units	Flats (GIA)		4.59	65	299	£1,083	£323,377.03
	2 bed house		9.84	70	689	£958	£660,121.88
	3 bed house		9.84	80	788	£958	£754,425.00
	4+ bed house		1.97	120	236	£958	£226,327.50
			26		2,011		
2.3.3 Extra-over BR2013						£0 per unit	£0
<b>75.00</b>							<b>£5,895,390</b>

2.4 Extra over construction costs		
2.4.1 Externals	10% on build cost	£589,539.05
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
		<b>£964,539</b>

2.5 Professional Fees		
2.5.1	10% on build costs (incl: externals)	£589,539
		<b>£589,539</b>

2.6 Contingency		
2.6.1	5% on build costs (incl: externals)	£294,770
		<b>£294,770</b>

2.7 Developer contributions		
2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 Higher housing standard	2.5% build cost	£147,385
2.7.3 CIL	£0 per sqm	£0
2.7.4 S106/S278	£0 per unit	£0
2.7.5 -	£0 -	
		<b>£147,385</b>

2.8 Sale cost		
2.8.1 Private units only	3.00% on OM GDV	£457,150
		<b>£457,150</b>

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£12,077,908</b>
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3.0 Developer's Profit		
3.1 Private units	20% on OM GDV	£2,455,538
3.2 Affordable units	6% on AH transfer values	£177,639
		<b>£2,633,176</b>

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£14,711,085</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£527,249</b>
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4.0 Finance Costs			
4.1 Finance	APR 6.50% on net costs	PCM 0.526%	£527,249

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£15,238,333</b>
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ITEM

Net Site Area	3.07	Brownfield	Central Brownfield	Residual Value	
Stamp Duty	Old			£2,343,065	per net ha
Nr of units	Private 78.00	Affordable 42.00	Social ren 25.20	Affordable rent 8.40	Intermediate 8.40

Technical Checks:

Sqm/ha	3,141
Dwgs/ha	39
Units/ha	42
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	£psm	Total Value
	Flats (NIA)		3.90	55	215	£2,400	£514,800
	2 bed house		27.30	70	1,911	£3,450	£6,592,950
	3 bed house		31.20	80	2,496	£3,450	£8,611,200
	4+ bed house		15.60	120	1,872	£3,450	£6,458,400
			78.0		6,494		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		4.41	55	243	£1,080	£261,954
	2 bed house		9.45	70	662	£1,553	£1,026,979
	3 bed house		9.45	80	756	£1,553	£1,173,690
	4+ bed house		1.89	120	227	£1,553	£352,107
			25.2		1,887		
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		1.47	55	81	£1,320	£106,722
	2 bed house		3.15	70	221	£1,898	£418,399
	3 bed house		3.15	80	252	£1,898	£478,170
	4+ bed house		0.63	120	76	£1,898	£143,451
			8.4		629		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		1.47	55	81	£1,560	£126,126
	2 bed house		3.15	70	221	£2,243	£494,471
	3 bed house		3.15	80	252	£2,243	£565,110
	4+ bed house		0.63	120	76	£2,243	£169,533
			8.4		629		
<b>Gross Development value</b>							<b>£27,494,062</b>
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)						£7,188,897
				Purchaser Costs			5.75%
<b>Site costs</b>							<b>£7,602,259</b>
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	65	254	£1,083	£274,541
	2 bed house		27.30	70	1,911	£958	£1,830,738.00
	3 bed house		31.20	80	2,496	£958	£2,391,168.00
	4+ bed house		15.60	120	1,872	£958	£1,793,376.00
			78		6,533		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		7.35	65	478	£1,083	£517,403.25
	2 bed house		15.75	70	1,103	£958	£1,056,195.00
	3 bed house		15.75	80	1,260	£958	£1,207,080.00
	4+ bed house		3.15	120	378	£958	£362,124.00
			42		3,218		
2.3.3	Extra-over BR2013						£0
<b>120.00</b>							<b>£9,432,625</b>
2.4 Extra over construction costs							
2.4.1	Externals			10%	on build cost		£943,262.48
2.4.2	Site abnormalities (remediation/demolition)			£200,000	per net ha		£613,632
2.4.2	Site opening up costs			£5,000	per unit		£600,000
<b>£2,156,894</b>							
2.5 Professional Fees							
2.5.1				10%	on build costs (incl: externals)		£943,262
<b>£943,262</b>							
2.6 Contingency							
2.6.1				5%	on build costs (incl: externals)		£471,631
<b>£471,631</b>							
2.7 Developer contributions							
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	Higher housing standard			2.5%	build cost		£235,816
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106/S278			£0	per unit		£0
2.7.5	-			£0	-		£0
<b>£235,816</b>							
2.8 Sale cost							
2.8.1	Private units only			3.00%	on OM GDV		£824,822
<b>£824,822</b>							
<b>TOTAL DEVELOPMENT COSTS (including land)</b>							<b>£21,667,310</b>
3.0 Developer's Profit							
3.1	Private units			20%	on OM GDV		£4,435,470
3.2	Affordable units			6%	on AH transfer values		£319,003
<b>£4,754,473</b>							
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>							<b>£26,421,782</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>							<b>£1,072,280</b>
4.0 Finance Costs							
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£1,072,280
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>							<b>£27,494,062</b>

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ITEM

Net Site Area	5.73	Greenfield	Strategic site	Residual Value	
Stamp Duty	Old			£1,440,999	per net ha
Nr of units	Private 130.00	Affordable 70.00		Social ren 42.00	Affordable rent 14.00
				Intermediate 14.00	

Technical Checks:

Sqm/ha	2,805
Dwgs/ha	35
Units/ha	56
Profit on GDV	17.3%
GDV=Total costs	-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	6.50	55	358	£2,300	£822,250
	2 bed house	45.50	70	3,185	£3,050	£9,714,250
	3 bed house	52.00	80	4,160	£3,050	£12,688,000
	4+ bed house	26.00	120	3,120	£3,050	£9,516,000
			130.0		10,823	
1.2 Social rent	Flats (NIA)	7.35	55	404	£1,035	£418,399
	2 bed house	15.75	70	1,103	£1,373	£1,513,181
	3 bed house	15.75	80	1,260	£1,373	£1,729,350
	4+ bed house	3.15	120	378	£1,373	£518,805
			42.0		3,145	
1.3 Affordable rent	Flats (NIA)	2.45	55	135	£1,265	£170,459
	2 bed house	5.25	70	368	£1,678	£616,481
	3 bed house	5.25	80	420	£1,678	£704,550
	4+ bed house	1.05	120	126	£1,678	£211,365
			14.0		1,048	
1.3 Intermediate	Flats (NIA)	2.45	55	135	£1,495	£201,451
	2 bed house	5.25	70	368	£1,983	£728,569
	3 bed house	5.25	80	420	£1,983	£832,650
	4+ bed house	1.05	120	126	£1,983	£249,795
			14.0		1,048	
<b>Gross Development value</b>						<b>£40,635,555</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£8,252,575
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£8,727,098</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	6.50	65	423	£1,083	£457,568
	2 bed house	45.50	70	3,185	£958	£3,051,230.00
	3 bed house	52.00	80	4,160	£958	£3,985,280.00
	4+ bed house	26.00	120	3,120	£958	£2,988,960
			130		10,888	
2.3.2 Affordable units	Flats (GIA)	12.25	65	796	£1,083	£862,338.75
	2 bed house	26.25	70	1,838	£958	£1,760,325.00
	3 bed house	26.25	80	2,100	£958	£2,011,800.00
	4+ bed house	5.25	120	630	£958	£603,540
			70		5,364	
2.3.3 Extra-over BR2013			£0	per unit		£0
<b>200.00</b>						<b>£15,721,041</b>

2.4 Extra over construction costs		
2.4.1 Externals	10% on build cost	£1,572,104.13
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
		<b>£3,572,104</b>

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals)
£1,572,104	

2.6 Contingency	
2.6.1	5% on build costs (incl. externals)
£786,052	

2.7 Developer contributions		
2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 Higher housing standard	2.5% build cost	£393,026
2.7.3 CIL	£0 per sqm	£0
2.7.4 S106/S278	£0 per unit	£0
2.7.5 -	£0 -	
		<b>£393,026</b>

2.8 Sale cost	
2.8.1 Private units only	3.00% on OM GDV
£1,219,067	

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£31,990,492</b>
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3.0 Developer's Profit	
3.1 Private units	20% on OM GDV
3.2 Affordable units	6% on AH transfer values
£7,021,803	

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£39,012,295</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£1,623,260</b>
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4.0 Finance Costs	
4.1 Finance	APR 6.50% on net costs
	PCM 0.526%
-£1,623,260	

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£40,635,555</b>
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ITEM

Net Site Area	13.38	Greenfield	Strategic site	Residual Value		Technical Checks:	
Stamp Duty	Old			£1,853,952	per net ha	Sqm/ha	3,001
Nr of units	Private	Affordable				Dwgs/ha	37
	325.00	175.00				Units/ha	88
			Social ren	Affordable rent	Intermediate	Profit on GDV	17.3%
			105.00	35.00	35.00	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)	16.25	55	894	£2,400	£2,145,000
		2 bed house	113.75	70	7,963	£3,450	£27,470,625
		3 bed house	130.00	80	10,400	£3,450	£35,880,000
		4+ bed house	65.00	120	7,800	£3,450	£26,910,000
		325.0		27,056			
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	18.38	55	1,011	£1,080	£1,091,475
		2 bed house	39.38	70	2,756	£1,553	£4,279,078
		3 bed house	39.38	80	3,150	£1,553	£4,890,375
		4+ bed house	7.88	120	945	£1,553	£1,467,113
		105.0		7,862			
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	6.13	55	337	£1,320	£444,675
		2 bed house	13.13	70	919	£1,898	£1,743,328
		3 bed house	13.13	80	1,050	£1,898	£1,992,375
		4+ bed house	2.63	120	315	£1,898	£597,713
		35.0		2,621			
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	6.13	55	337	£1,560	£525,525
		2 bed house	13.13	70	919	£2,243	£2,060,297
		3 bed house	13.13	80	1,050	£2,243	£2,354,625
		4+ bed house	2.63	120	315	£2,243	£706,388
		35.0		2,621			
<b>Gross Development value</b>							<b>£114,558,591</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1	Net site value (residual land value)
	Purchaser Costs
	5.75%
<b>Site costs</b>	
<b>£26,235,175</b>	

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	65	1,056	£1,083	£1,143,919
		2 bed house	113.75	70	7,963	£958	£7,628,075.00
		3 bed house	130.00	80	10,400	£958	£9,963,200.00
		4+ bed house	65.00	120	7,800	£958	£7,472,400
		325		27,219			
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	30.63	65	1,991	£1,083	£2,155,846.88
		2 bed house	65.63	70	4,594	£958	£4,400,812.50
		3 bed house	65.63	80	5,250	£958	£5,029,500.00
		4+ bed house	13.13	120	1,575	£958	£1,508,850.00
		175		13,409			
2.3.3	Extra-over BR2013			£0	per unit		£0
<b>500.00</b>							<b>£39,302,603</b>

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£3,930,260.31
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
<b>£12,930,260</b>	

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals)
	£3,930,260
<b>£3,930,260</b>	

2.6 Contingency	
2.6.1	5% on build costs (incl. externals)
	£1,965,130
<b>£1,965,130</b>	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	Higher housing standard
	2.5% build cost
	£982,565
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106/S278
	£0 per unit
	£0
2.7.5	-
	£0
	-
<b>£982,565</b>	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£3,436,758
<b>£3,436,758</b>	

**TOTAL DEVELOPMENT COSTS (including land) £88,782,751**

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£18,481,125
3.2	Affordable units
	6% on AH transfer values
	£1,329,178
<b>£19,810,303</b>	

**TOTAL PROJECT COSTS [EXCLUDING INTEREST] £108,593,054**

**TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £5,965,536**

4.0 Finance Costs	
4.1	Finance
	APR 6.50% on net costs
	PCM 0.526%
	-£5,965,536

**TOTAL PROJECT COSTS [INCLUDING INTEREST] £114,558,591**

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ITEM

Net Site Area	62.61	Greenfield	Strategic site	Residual Value	
Stamp Duty	Old			£1,392,918	per net ha
Nr of units	Private 1300.00	Affordable 700.00	Social ren 420.00	Affordable rent 140.00	Intermediate 140.00

Technical Checks:

Sqm/ha	2,566
Dwgs/ha	32
Units/ha	159
Profit on GDV	17.3%
GDV=Total costs	(0)

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	65.00	55	3,575	£2,400	£8,580,000
	2 bed house	455.00	70	31,850	£3,450	£1,098,822,500
	3 bed house	520.00	80	41,600	£3,450	£1,435,200,000
	4+ bed house	260.00	120	31,200	£3,450	£1,076,400,000
		1,300.0		108,225		
1.2 Social rent	Flats (NIA)	73.50	55	4,043	£1,080	£4,365,900
	2 bed house	157.50	70	11,025	£1,553	£17,116,313
	3 bed house	157.50	80	12,600	£1,553	£19,561,500
	4+ bed house	31.50	120	3,780	£1,553	£5,868,450
		420.0		31,448		
1.3 Affordable rent	Flats (NIA)	24.50	55	1,348	£1,320	£1,778,700
	2 bed house	52.50	70	3,675	£1,898	£6,973,313
	3 bed house	52.50	80	4,200	£1,898	£7,969,500
	4+ bed house	10.50	120	1,260	£1,898	£2,390,850
		140.0		10,483		
1.3 Intermediate	Flats (NIA)	24.50	55	1,348	£1,560	£2,102,100
	2 bed house	52.50	70	3,675	£2,243	£8,241,188
	3 bed house	52.50	80	4,200	£2,243	£9,418,500
	4+ bed house	10.50	120	1,260	£2,243	£2,825,550
		140.0		10,483		
<b>Gross Development value</b>						<b>£458,234,363</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1 Net site value (residual land value)	£87,204,945
	Purchaser Costs 5.75%
<b>Site costs</b>	<b>£92,219,229</b>

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	65.00	65	4,225	£1,083	£4,575,675
	2 bed house	455.00	70	31,850	£958	£30,512,300.00
	3 bed house	520.00	80	41,600	£958	£39,852,800.00
	4+ bed house	260.00	120	31,200	£958	£29,889,600
		1,300		108,875		
2.3.2 Affordable units	Flats (GIA)	122.50	65	7,963	£1,083	£8,623,387.50
	2 bed house	262.50	70	18,375	£958	£17,603,250.00
	3 bed house	262.50	80	21,000	£958	£20,118,000.00
	4+ bed house	52.50	120	6,300	£958	£6,035,400.00
		700		53,638		
2.3.3 Extra-over BR2013			£0	per unit		£0
<b>2000.00</b>						<b>£157,210,413</b>

2.4 Extra over construction costs		
2.4.1	Externals	10% on build cost £15,721,041.25
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha £0
2.4.2	Site opening up costs	£18,000 per unit £36,000,000
<b>£51,721,041</b>		

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals) £15,721,041
<b>£15,721,041</b>	

2.6 Contingency	
2.6.1	5% on build costs (incl. externals) £7,860,521
<b>£7,860,521</b>	

2.7 Developer contributions		
2.7.1	Lifetime homes	£0 per unit £0
2.7.2	Higher housing standard	2.5% build cost £3,930,260
2.7.3	CIL	£0 per sqm £0
2.7.4	S106/S278	£0 per unit £0
2.7.5	-	£0 -
<b>£3,930,260</b>		

2.8 Sale cost	
2.8.1	Private units only 3.00% on OM GDV £13,747,031
<b>£13,747,031</b>	

**TOTAL DEVELOPMENT COSTS (including land) £342,409,536**

3.0 Developer's Profit	
3.1	Private units 20% on OM GDV £73,924,500
3.2	Affordable units 6% on AH transfer values £5,316,712
<b>£79,241,212</b>	

**TOTAL PROJECT COSTS [EXCLUDING INTEREST] £421,650,748**

**TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £36,583,615**

4.0 Finance Costs	
4.1	Finance APR 6.50% on net costs PCM 0.526% -£36,583,615

**TOTAL PROJECT COSTS [INCLUDING INTEREST] £458,234,363**

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ITEM

Net Site Area	75 Greenfield	Strategic site	Residual Value	
Stamp Duty	Old		£1,036,706	per net ha
Nr of units	Private 1950.00	Affordable 1050.00	Social ren 630	Affordable rent 210
			Intermediate 210	

Technical Checks:

Sqm/ha	3,198
Dwgs/ha	40
Units/ha	176
Profit on GDV	17.3%
GDV=Total costs	-

1.0 Development Value

Category	Unit Type	No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	97.50	55	5,363	£2,300	£12,333,750
	2 bed house	682.50	70	47,775	£3,050	£145,713,750
	3 bed house	780.00	80	62,400	£3,050	£190,320,000
	4+ bed house	390.00	120	46,800	£3,050	£142,740,000
	<b>Total</b>	<b>1,950.0</b>		<b>162,338</b>		
1.2 Social rent	Flats (NIA)	110.25	55	6,064	£1,035	£6,275,981
	2 bed house	236.25	70	16,538	£1,373	£22,697,719
	3 bed house	236.25	80	18,900	£1,373	£25,940,250
	4+ bed house	47.25	120	5,670	£1,373	£7,782,075
	<b>Total</b>	<b>630.0</b>		<b>47,171</b>		
1.3 Affordable rent	Flats (NIA)	36.75	55	2,021	£1,265	£2,556,881
	2 bed house	78.75	70	5,513	£1,678	£9,247,219
	3 bed house	78.75	80	6,300	£1,678	£10,568,250
	4+ bed house	15.75	120	1,890	£1,678	£3,170,475
	<b>Total</b>	<b>210.0</b>		<b>15,724</b>		
1.3 Intermediate	Flats (NIA)	36.75	55	2,021	£1,495	£3,021,769
	2 bed house	78.75	70	5,513	£1,983	£10,928,531
	3 bed house	78.75	80	6,300	£1,983	£12,489,750
	4+ bed house	15.75	120	1,890	£1,983	£3,746,925
	<b>Total</b>	<b>210.0</b>		<b>15,724</b>		

Gross Development value **£609,533,325**

2.0 Development Costs

2.1 Site Acquisition

2.1.1 Net site value (residual land value)	£78,105,457
Purchaser Costs	5.75%
<b>Site costs</b>	<b>£82,596,521</b>

2.3 Build Costs

Category	Unit Type	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	97.50	65	6,338	£1,083	£6,863,513
	2 bed house	682.50	70	47,775	£958	£45,768,450.00
	3 bed house	780.00	80	62,400	£958	£59,779,200.00
	4+ bed house	390.00	120	46,800	£958	£44,834,400
	<b>Total</b>	<b>1,950</b>		<b>163,313</b>		
2.3.2 Affordable units	Flats (GIA)	183.75	65	11,944	£1,083	£12,935,081.25
	2 bed house	393.75	70	27,563	£958	£26,404,875.00
	3 bed house	393.75	80	31,500	£958	£30,177,000.00
	4+ bed house	78.75	120	9,450	£958	£9,053,100.00
	<b>Total</b>	<b>1,050</b>		<b>80,456</b>		
2.3.3 Extra-over BR2013				£0 per unit		£0
<b>3000.00</b>						<b>£235,815,619</b>

2.4 Extra over construction costs

2.4.1 Externals	10% on build cost	£23,581,561.88
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
	£0	
<b>Total</b>		<b>£75,791,424</b>

2.5 Professional Fees

2.5.1	10% on build costs (incl. externals)	£23,581,561.88
<b>Total</b>		<b>£23,581,562</b>

2.6 Contingency

2.6.1	5% on build costs (incl. externals)	£11,790,780.94
<b>Total</b>		<b>£11,790,781</b>

2.7 Developer contributions

2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 Higher housing standard	2.5% build cost	£5,895,390
2.7.3 CIL	£0 per sqm	£0
2.7.4 S106/S278	£12,377 per unit	£37,130,565
2.7.5 -	£0 -	
<b>Total</b>		<b>£43,025,955</b>

2.8 Sale cost

2.8.1 Private units only	3.00% on OM GDV	£18,286,000
<b>Total</b>		<b>£18,286,000</b>

**TOTAL DEVELOPMENT COSTS (including land) £490,887,862**

3.0 Developer's Profit

3.1 Private units	20% on OM GDV	£98,221,500
3.2 Affordable units	6% on AH transfer values	£7,105,550
<b>Total</b>		<b>£105,327,050</b>

**TOTAL PROJECT COSTS [EXCLUDING INTEREST] £596,214,911**

**TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,318,414**

4.0 Finance Costs

4.1 Finance	APR 6.50% on net costs	PCM 0.526%	-£17,338,979
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**TOTAL PROJECT COSTS [INCLUDING INTEREST] £613,553,890**

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ITEM

Net Site Area	11.38	Brownfield	Central Brownfield	Residual Value		Technical Checks:	
Stamp Duty	Old			£1,510,737	per net ha	Sqm/ha	3,532
Nr of units	Private	Affordable	Social ren	Affordable rent	Intermediate	Dwgs/ha	51
	435.80	145.27	87.16	29.05	29.05	Units/ha	45
						Profit on GDV	18.4%
						GDV=Total costs	-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	154.55	55	8,500	£2,400	£20,400,800
		2 bed house	151.08	70	10,575	£3,450	£36,485,434
		3 bed house	151.08	80	12,086	£3,450	£41,697,638
		4+ bed house	8.15	120	978	£3,450	£3,373,396
				464.9		32,140	
	80.00%						
1.2	Social rent	Flats (NIA)	23.18	55	1,275	£1,080	£1,377,054
		2 bed house	22.66	70	1,586	£1,553	£2,462,767
		3 bed house	22.66	80	1,813	£1,553	£2,814,591
		4+ bed house	1.22	120	147	£1,553	£227,704
				69.7		4,821	
	12.00%						
1.3	Affordable rent	Flats (NIA)	7.73	55	425	£1,320	£561,022
		2 bed house	7.55	70	529	£1,898	£1,003,349
		3 bed house	7.55	80	604	£1,898	£1,146,685
		4+ bed house	0.41	120	49	£1,898	£92,768
				23.2		1,607	
	4.00%						
1.3	Intermediate	Flats (NIA)	7.73	55	425	£1,560	£663,026
		2 bed house	7.55	70	529	£2,243	£1,185,777
		3 bed house	7.55	80	604	£2,243	£1,355,173
		4+ bed house	0.41	120	49	£2,243	£109,635
				23.2		1,607	
	4.00%						
<b>Gross Development value</b>							<b>£114,956,820</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1	Net site value (residual land value)
	Purchaser Costs
	5.75%
<b>Site costs</b>	
	<b>£18,174,344</b>

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	154.55	65	10,046	£1,083	£10,879,654
		2 bed house	151.08	70	10,575	£958	£10,131,317.50
		3 bed house	151.08	80	12,086	£958	£11,578,648.58
		4+ bed house	8.15	120	978	£958	£936,728
				465		33,685	
2.3.2	Affordable units	Flats (GIA)	38.64	65	2,511	£1,083	£2,719,913.49
		2 bed house	37.77	70	2,644	£958	£2,532,829.38
		3 bed house	37.77	80	3,022	£958	£2,894,662.14
		4+ bed house	2.04	120	244	£958	£234,182.12
				116		8,421	
2.3.3	Extra-over BR2013						£0
<b>581</b>							<b>£41,907,936</b>

2.4 Extra over construction costs			
2.4.1	Externals	10%	on build cost
			£4,190,793.57
2.4.2	Site abnormalities (remediation/demolition)	£200,000	per net ha
			£2,275,200
2.4.2	Site opening up costs	£18,000	per unit
			£3,438,425
	S106/S278	£9,286	per unit
			£5,396,099
<b>£15,300,517</b>			

2.5 Professional Fees	
2.5.1	10% on build costs (incl: externals)
	£4,190,793.57
<b>£4,190,794</b>	

2.6 Contingency	
2.6.1	5% on build costs (incl: externals)
	£2,095,396.78
<b>£2,095,397</b>	

2.7 Developer contributions			
2.7.1	Lifetime homes	£0	per unit
			£0
2.7.2	Higher housing standard	2.5%	build cost
			£1,047,698
2.7.3	CIL	£0	per sqm
			£0
2.7.4	S106/S278	£0	per unit
			£0
2.7.5	-	£0	-
<b>£1,047,698</b>			

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£3,448,705
<b>£3,448,705</b>	
<b>TOTAL DEVELOPMENT COSTS (including land)</b>	
<b>£86,165,391</b>	

3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£20,391,454
3.2	Affordable units
	6% on AH transfer values
	£779,973
<b>£21,171,427</b>	

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>		<b>£107,336,818</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>		<b>£7,620,002</b>

4.0 Finance Costs			
4.1	Finance	APR	PCM
		6.50%	0.526%
		on net costs	
			-£7,620,002

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>		<b>£114,956,820</b>
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ITEM

Net Site Area	100.00	Mixed	Strategic site	Residual Value	£869,598	per net ha	Technical Checks:	Sqm/ha	2,732
Stamp Duty	0.00%							Dwgs/ha	35
Nr of units	Private	Affordable		Social ren	Affordable rent	Intermediate		Units/ha	196
	2275.00	1225.00		735.00	245.00	245.00		Profit on GDV	17.2%
								GDV=Total costs	0

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	227.50	55	12,513	£2,400	£30,030,000
		2 bed house	853.13	70	59,719	£3,450	£206,029,688
		3 bed house	853.13	80	68,250	£3,450	£235,462,500
		4+ bed house	341.25	120	40,950	£3,450	£141,277,500
			2,275.0		181,431		
1.2	Social rent	Flats (NIA)	128.63	55	7,074	£1,080	£7,640,325
		2 bed house	275.63	70	19,294	£1,553	£29,953,547
		3 bed house	275.63	80	22,050	£1,553	£34,232,625
		4+ bed house	55.13	120	6,615	£1,553	£10,269,788
			735.0		55,033		
1.3	Affordable rent	Flats (NIA)	42.88	55	2,358	£1,320	£3,112,725
		2 bed house	91.88	70	6,431	£1,898	£12,203,297
		3 bed house	91.88	80	7,350	£1,898	£13,946,625
		4+ bed house	18.38	120	2,205	£1,898	£4,183,988
			245.0		18,344		
1.3	Intermediate	Flats (NIA)	42.88	55	2,358	£1,560	£3,678,675
		2 bed house	91.88	70	6,431	£2,243	£14,422,078
		3 bed house	91.88	80	7,350	£2,243	£16,482,375
		4+ bed house	18.38	120	2,205	£2,243	£4,944,713
			245.0		18,344		
<b>Gross Development value</b>							<b>£767,870,447</b>

2.0 Development Costs	
2.1 Site Acquisition	
2.1.1	Net site value (residual land value)
	Purchaser Costs
	5.75%
<b>Site costs</b>	
<b>£91,959,956.84</b>	

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	227.50	65	14,788	£1,083	£16,014,863
		2 bed house	853.13	70	59,719	£958	£57,210,562.50
		3 bed house	853.13	80	68,250	£958	£65,383,500.00
		4+ bed house	341.25	120	40,950	£958	£39,230,100
			2,275		183,706		
2.3.2	Affordable units	Flats (GIA)	214.38	65	13,934	£1,083	£15,090,928.13
		2 bed house	459.38	70	32,156	£958	£30,805,687.50
		3 bed house	459.38	80	36,750	£958	£35,206,500.00
		4+ bed house	91.88	120	11,025	£958	£10,561,950.00
			1,225		93,866		
2.3.3	Extra-over BR2013					£0	
<b>3500.00</b>							<b>£269,504,091</b>

2.4 Extra over construction costs	
2.4.1	Externals
	10% on build cost
	£26,950,409.06
2.4.2	Site abnormalities (remediation/demolition)
	per net ha
	£0
2.4.2	Site opening up costs
	Reduced to avoid do £5,000 per unit
	£17,500,000
<b>£44,450,409</b>	

2.5 Professional Fees	
2.5.1	10% on build costs (incl. externals)
	£29,645,450
<b>£29,645,450</b>	

2.6 Contingency	
2.6.1	5% on build costs (incl. externals)
	£14,822,725
<b>£14,822,725</b>	

2.7 Developer contributions	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	Higher housing standard
	2.5% build cost
	£6,737,602
2.7.3	CIL
	£0 per sqm
	£0
2.7.4	S106/S278
	£23,683 per unit
	£82,890,524
2.7.5	-
	£0
	-
<b>£89,628,126</b>	

2.8 Sale cost	
2.8.1	Private units only
	3.00% on OM GDV
	£23,036,113
<b>£23,036,113</b>	

<b>TOTAL DEVELOPMENT COSTS (including land)</b>	<b>£563,046,871</b>
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3.0 Developer's Profit	
3.1	Private units
	20% on OM GDV
	£122,559,938
3.2	Affordable units
	6% on AH transfer values
	£9,304,246
<b>£131,864,183</b>	

<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>	<b>£694,911,054</b>
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<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>	<b>£72,959,393</b>
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4.0 Finance Costs	
4.1	Finance
	APR 6.50% on net costs
	PCM 0.526%
	-£72,959,393

<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>	<b>£767,870,447</b>
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