

Crawley Community
Infrastructure Levy, SHLAA
and Affordable Housing
Viability Assessment Update
(2015) NCS



Introduction

In February 2015, Crawley Borough Council commissioned Nationwide CIL Services to undertake an update to the CIL, SHLAA and Affordable Housing Viability Assessment (2013)¹. The purpose of this was to take account of:-

- Representations made to the Local Plan during its statutory stage of consultation (1 September - 13 October 2014)
- To test an assumption of 40% affordable housing plus a nominal 10% low cost.
- Changes in government legislation (affordable housing thresholds November 2014)

This updated viability assessment, should be read alongside the 2013 study as the methodology used remains the same. However, a brief overview of the assumptions and key findings of the 2013 study are set out below.

Summary of the Viability Assessment (2013)

In October 2013, Crawley Borough Council commissioned Nationwide CIL Services (NCS) to undertake a study (Crawley CIL, SHLAA and Affordable Housing Viability Assessment, 2013) to assess the impact of its policies on the economic viability of development proposed in the Crawley Borough Local Plan 2015–2030. In line with paragraphs 173-177 of the NPPF² and the principle of ‘whole plan viability’, the study considered policies that might affect the cost and value of development including affordable housing, CIL, sustainable design and construction standards.

The study sought to assess the viability of individual residential development and commercial sites taking account of relevant factors. The study involves an assessment of market values for residential and commercial development in Crawley based on valuation advice from Heb Surveyors. Base construction costs and rates were based on advice from Gleeds cost consultants, as well as advice on a reasonable allowance for abnormal site constraints.

This assessment tested both mixed residential and commercial development scenarios considered relevant and likely to emerge in the study area to assess the potential to adopt a Community Infrastructure Levy. The residential valuation assessment factors in the authority’s preferred affordable housing targets. The study then tested specific SHLAA sites identified in the Plan to determine viability over the Plan period.

Assumptions of both 40% affordable housing and 30% affordable housing plus 10% low cost were tested. Construction costs including Code for Sustainable Homes 3, BREEAM Excellent and District Energy facilities were factored into the viability appraisals to reflect the impact of relevant Local Plan

¹ Crawley CIL, SHLAA and Affordable Housing Viability Assessment (2013) NCS

² National Planning Policy Framework Paragraphs 173-177 p.41-42 (2012) DCLG

policies on development. Based on an assessment from Gleeds an allowance of £453 per dwelling was added to the construction costs. An additional £500 per dwelling, or £20 per sqm for commercial development, was also factored into the viability assumptions to take account of the impact of planning obligations for site specific mitigation. Therefore the total 'policy cost impact' allowance for residential development has been made at £953 per dwelling, with £20 per sqm applied for commercial development. 'Abnormal' infrastructure costs are reflected in the land values and so have not been separately accounted for.

The CIL Viability appraisals illustrated that in general terms, most forms of residential development in all locations in Crawley were viable and could accommodate a CIL charge. At 40% Affordable Housing delivery, greenfield development demonstrated viable CIL rate potential of £275-£337. Brownfield rates varied from £122-£228 per sqm with apartment developments demonstrated to be the most viable. The recommended charges proposed include a borough-wide CIL rate of £100 per sqm; £80 per sqm for retail; and £20 for industrial development in the proposed airport zone.

Taking all of the policy aspirations into account, the study concluded that all greenfield sites in Crawley were viable across the entire Plan period. The delivery of a small number of brownfield sites may require landowners to be realistic about value reductions to take account of abnormal development costs and the council may need to marginally reduce its affordable housing aspirations to encourage development in the short term. However, the vast majority of sites were demonstrated to be viable and deliverable.

For further information on the methodology and the key findings of the 2013 study, please see the Crawley CIL, SHLAA and Affordable Housing Viability Assessment (2013)³ NCS.

Updated Viability Assessment (2015)

The council undertook its statutory stage of consultation on the emerging Local Plan between 1 September – 13 October 2014⁴. The robustness of the Crawley, CIL, SHLAA and Affordable Housing Viability Assessment 2013 was questioned with comments focused on the viability of policies in relation to housing standards, environmental design/construction and affordable housing (Policies H4, ENV6, ENV7 and ENV9).

This led to the council commissioning an update to the 2013 Viability Assessment, to take account of representations made to the Local Plan, as well as considering the implications of government guidance (i.e. affordable housing thresholds and S106 tariff style obligations).

When testing the viability of SHLAA sites in the borough, the following Policy impacts and key assumptions have been taken into account:-

³ Crawley CIL, SHLAA and Affordable Housing Viability Assessment (2012) NCS

⁴ Regulation 19 Consultation: 1 September-13 October 2014

- Greenfield or Brownfield
- Delivery Timescale
- 40% Affordable Housing plus 10% Low Cost
- Key Planning Policy Cost Impacts (COSH 3, BREEAM Excellent and District Energy Networks)
- Community Infrastructure Levy
- Residual Planning Obligation Allowances
- Site Specific Abnormal Costs and Mitigation Factors

It is acknowledged that the original viability study (2013) did not test an assumption of 40% affordable housing plus low cost. The revised assessment (2015) assumes a 'worst case' viability position and tests the full impact of 40% affordable housing plus a nominal 10% low cost to show that this is viable. An assumption of 40% affordable housing was also re-tested.

On review of the 2013 viability assessment, it was determined that a standard housing mix may not be the most appropriate test for brownfield sites, where the projected housing unit numbers on relatively small sites would be difficult to achieve from mixed housing developments. It is expected that the majority of brownfield sites within the borough will be apartment developments. Therefore, the viability update (2015), assumes that all brownfield residential sites will be in the form of apartment developments and so the SHLAA sites have been re-assessed accordingly.

In response to the representations to the Crawley Borough Local Plan during its statutory stage of consultation⁵ the SHLAA assessments in the Viability Update (2015) were adjusted to allow for additional cost buffers beyond the originally recommended cost allowances for the policies in the Plan that may have an impact on construction costs, namely policies ENV6, ENV7 and ENV9. Therefore, the revised assessment makes an allowance for £2500 per dwelling beyond a base construction rate of Code for Sustainable Homes 3. This is considered sufficient to take account of the impact of policies, current and mandatory alterations to the Building Regulations to replace construction codes in the near future.

Crawley Borough Council envisages that CIL will replace many forms of developer contributions, formerly collected by S106 agreements. Therefore, a reduced allowance from the currently collected average of £2056 per dwelling was considered reasonable in the 2013 study. However, in acknowledgement of the issues raised during the Local Plan statutory consultation (1 September-13 October 2014) the revised SHLAA assessments have increased the ongoing S106 allowance from £500 to £1000 per dwelling.

Three additional sites have also been tested, Crawley Station and Car Parks, County Buildings and Land North of the Boulevard.

⁵ Regulation 19 Consultation: 1 September-13 October 2014

Key Findings

The viability of all available housing sites in the borough have been robustly re-assessed. Policy cost impacts (ENV6, ENV7 and ENV9), affordable housing delivery and CIL have been taken into account to ensure that the whole Local Plan strategy and proposed CIL rates are viable.

All SHLAA sites demonstrated positive viability when tested against an assumption of both 40% affordable housing and 40% affordable housing plus a nominal 10% low cost. All residential sites showed positive viability in respect of meeting the requirements of policy ENV6, ENV7 and ENV9.

The CIL rates proposed in the viability study (2013) are still considered appropriate for Crawley. At 40% affordable housing, greenfield development demonstrated viable CIL rate potential of £226-£368 per sqm, with brownfield CIL rate potential from £80-£228 per sqm. At 40% affordable housing plus 10% low cost, greenfield development was capable of a potential CIL rate of £214-£368, with brownfield development capable of £75-£228 per sqm. Therefore the recommended CIL charges proposed below are still considered appropriate for Crawley.

It is important to note that the majority of brownfield residential development envisaged to emerge during the plan period is likely to be apartment developments within the urban area. As such brownfield viability assessment results support the proposed borough-wide CIL rate of £100 sqm.

Recommended CIL Charges

| Use of Development | Proposed Charge (£ per sqm) | Zone |
|-------------------------------|-----------------------------|--------------|
| Residential | £100 | Boroughwide |
| Retail A1-A5 | £80 | Boroughwide |
| Industrial B1(b) B1 (c) B2 B8 | £20 | Airport Zone |
| All other uses | £0 | Boroughwide |

The viability update (2015) concludes that all SHLAA sites showed positive viability. This demonstrates that the overall residential strategy is considered sound.

Appendices to Viability Update (2015)

Appendix 1: Crawley Residential CIL Viability Model Affordable Housing and Low Cost

- Viability Model Appraisal Assumptions
- Residential Base Land Value Assumptions
- Residential Results- Maximum Residential CIL Rates
- Residential Viability Assumptions- Mixed residential
- Residential Viability Assumptions- Medium
- Residential Viability Assumptions-Intermediate
- Residential Viability Assumptions- Small
- Residential Viability Assumptions- Apartments

Appendix 2: Crawley SHLAA Template Years 0-5

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results


Appendix 3: Crawley SHLAA Template Years 6-10

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

Appendix 4: Crawley SHLAA Template Years 11-15

- Zone 1 Data- Site Constraints and Abnormal Costs
- Zone 1 Residential Viability Appraisals
- Zone 1 Assumptions
- SHLAA Viability Results

Appendix 1: Crawley Residential CIL Viability Model Affordable Housing and Low Cost

|  | | Viability Model Appraisal Assumptions | | | |
|---|------------------|--|--------------------|--------------------------------|-------|
| Residential Assumptions | | | | | |
| Affordable Housing | | | | | |
| Charging Zone | Proportion % | Tenure Mix % | | | |
| | | Intermediate | Low Cost Hsg | Affordable Rent | |
| 40% Affordable | 40% | 30% | 0% | 70% | |
| 40% Aff Hsg 10% Low Cost | 50% | 24% | 20% | 56% | |
| % Open Market Value | | 70% | 85% | 60% | |
| Housing Type & Size | | | | | |
| | | Construction Cost Sqm | | | |
| Apartments | 60 sqm | 1.15 | Apartments | 1158 sqm | |
| 2 bed houses | 75 sqm | Gross : Net | 2 bed houses | 1007 sqm | |
| 3 Bed houses | 88 sqm | | 3 Bed houses | 1007 sqm | |
| 4 bed houses | 120 sqm | | 4 bed houses | 1007 sqm | |
| 5 bed house | 150 sqm | | 5 bed house | 1007 sqm | |
| Sales Values | | | | | |
| Charging Zone | Sales Value £sqm | | | | |
| | Apartment | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| 40% Affordable | 3000 | 2800 | 2750 | 2500 | 2500 |
| 40% Aff Hsg 10% Low Cost | 3000 | 2800 | 2750 | 2500 | 2500 |
| Residential Development Cost Assumptions | | | | | |
| Abnormal Costs | | | | £ per sqm of Construction Cost | |
| Professional Fees @ | | 8.0% | | Construction Cost | |
| Legal Fees | | 0.5% | | GDV | |
| Statutory Fees | | 1.1% | | Construction Cost | |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | |
| Contingencies | | 5.0% | | Construction Cost | |
| Planning Obligations | | 3500 | | £ per Market Unit | |
| Interest @ | 6.0% | 12 | Month Construction | 6 Mth Sales Void | |
| Arrangement Fee | 1.0% | Cost | | | |
| Development Profit | | 20.0% | of GDV | | |

Residential Development Scenarios

Mixed Residential Scenario

| | | |
|--------------|-------------------------------|--|
| Title | Mixed Residential Development | |
| Unit Numbers | 100 | |

Residential Scenario 2

| | | |
|--------------|-------------------------------|--------------|
| Title | Medium Size Mixed Development | |
| Unit Numbers | 10 | Apartments |
| | 20 | 2 bed houses |
| | 20 | 3 Bed houses |
| | 10 | 4 bed houses |
| | | 5 bed house |

Residential Scenario 3

| | | |
|--------------|--------------------------------|--------------|
| Title | Intermediate Mixed Development | |
| Unit Numbers | | Apartments |
| | 10 | 2 bed houses |
| | 10 | 3 Bed houses |
| | 5 | 4 bed houses |
| | | 5 bed house |

Residential Scenario 4

| | | |
|--------------|---------------------------|--------------|
| Title | Small Housing Development | |
| Unit Numbers | | Apartments |
| | 2 | 2 bed houses |
| | 3 | 3 Bed houses |
| | | 4 bed houses |
| | | 5 bed house |

Residential Scenario 5

| | | |
|--------------|------------------------|--------------|
| Title | Town Centre Apartments | |
| Unit Numbers | 35 | Apartments |
| | | 2 bed houses |
| | | 3 Bed houses |
| | | 4 bed houses |
| | | 5 bed house |

Commercial Assumptions

| Development Sample | | Unit Size & Land Plot Ratio | | Construction Costs | | |
|--------------------|-----------------|-----------------------------|--------------|--------------------|----------|----------------------|
| | | Unit Size Sqm | Plot Ratio % | Gross:Net | Cost Sqm | |
| Industrial | B1 B1c B2 B8 | 1000 | 200% | 1.0 | 444 | Factory Unit |
| Office | B1a | 2000 | 200% | 1.2 | 1046 | Office Building |
| Food Retail | A1 | 3000 | 300% | 1.0 | 519 | Supermarket |
| General Retail | A1A2A3 | 300 | 150% | 1.0 | 829 | Roadside Retail Unit |
| Residential In: | C2 | 4000 | 150% | 1.2 | 1069 | Care Facility |
| Hotels | C3 | 3000 | 200% | 1.2 | 1300 | Mid Range Hotel |
| Community | D1 | 200 | 150% | 1.0 | 1812 | Community Centre |
| Leisure | D2 | 2500 | 300% | 1.0 | 838 | Bowling Alley |
| Agricultural | | 500 | 200% | 1.0 | 420 | Farm Store |
| Sui Generis | Car Sales | 1000 | 200% | 1.0 | 1124 | Car Showroom |
| Sui Generis | Vehicle Repairs | 300 | 200% | 1.0 | 819 | Repair Garage |
| Sui Generis | | | | | | |

| Sales Values Sqm | | | | |
|------------------|-----------------|--|--|--|
| Charging Zones | | | | |
| | 1 Districtwide | | | |
| Industrial | | | | |
| Office | | | | |
| Food Retail | | | | |
| Other Retail | | | | |
| Residential Inst | | | | |
| Hotels | | | | |
| Community | | | | |
| Leisure | | | | |
| Agricultural | | | | |
| Sui Generis | Car Sales | | | |
| Sui Generis | Vehicle Repairs | | | |
| Sui Generis | | | | |


| Commercial Development Cost Assumptions | | | | | |
|---|------|------|-------|--------------------|-------------------------|
| Abnormal Costs | | | | | £ per sqm of Build Cost |
| Professional Fees @ | | 8.0% | | | Build Cost |
| Legal Fees | | 0.5% | | | GDV |
| Statutory Fees | | 0.6% | | | Build Cost |
| Sales/Marketing Costs | | 1.0% | | | Market Units Value |
| Contingencies | | 5.0% | | | Build Cost |
| Planning Obligations | | | | | £ per Sqm |
| Interest @ | 6.0% | | 12 | Month Construction | 3 |
| Arrangement Fee | 1.0% | Cost | | | |
| Development Profit | | | 17.5% | of GDV | |

| Charging Zones | |
|----------------|--|
| 1 Districtwide | |
| 2 | |
| 3 | |
| 4 | |

LAND VALUE ASSUMPTIONS

| Residential Land Values per Ha | | | | | |
|--------------------------------|---------|---------|---------|---------|---------|
| Residual Land Value per Ha | 2811717 | 2811717 | 2811717 | 2811717 | 2811717 |
| Comparable Land Value per Ha | 2000000 | 2000000 | 2000000 | 2000000 | 2000000 |

| Commercial Land Values | 1 Districtwide | 2 | 3 | 4 |
|--|----------------|---|---|---|
| Industrial Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | 770000 | | | |
| Office Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| Food Retail Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| General Retail Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| Residential Institution Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| Hotel Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| Community Use Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| Leisure Land Values per Ha | | | | |
| Comparable Land Value per Ha | | | | |
| Residual Land Value per Ha | | | | |
| Agricultural Land Values per Ha | | | | |
| Comparable Land Value per Ha | 18000 | | | |
| Sui Generis Land Values per Ha | | | | |
| Car Sales | | | | |
| Sui Generis Land Values per Ha | | | | |
| Vehicle Repairs | | | | |

|  Residential Base Land Value Assumptions | | | | | | |
|--|---------|---------|---------|---------|---------|------|
| Uplift Proportion | 50% | Apt | 2Bed | 3Bed | 4 Bed | 5Bed |
| Density per Ha | | 100 | 40 | 35 | 25 | 20 |
| Apartment Plot Value | | | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | |
| Greenfield | 14149 | 14149 | 14149 | 14149 | 14149 | |
| Brownfield | 17909 | 17909 | 17909 | 17909 | 17909 | |
| Market Comparable | 23000 | 23000 | 23000 | 23000 | 23000 | |
| 2 Bed House Plot Value | | | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | |
| Greenfield | 35371 | 35371 | 35371 | 35371 | 35371 | |
| Brownfield | 44771 | 44771 | 44771 | 44771 | 44771 | |
| Market Comparable | 57500 | 57500 | 57500 | 57500 | 57500 | |
| 3 Bed House Plot Value | | | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | |
| Greenfield | 40425 | 40167 | 40167 | 40167 | 40167 | |
| Brownfield | 51167 | 51167 | 51167 | 51167 | 51167 | |
| Market Comparable | 65714 | 65714 | 65714 | 65714 | 65714 | |
| 4 Bed House Plot Land | | | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | |
| Greenfield | 56594 | 56234 | 56234 | 56234 | 56234 | |
| Brownfield | 71634 | 71634 | 71634 | 71634 | 71634 | |
| Market Comparable | 92000 | 92000 | 92000 | 92000 | 92000 | |
| 5 Bed House Plot Value | | | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 | Zone 5 | |
| Greenfield | 70743 | 70293 | 70293 | 70293 | 70293 | |
| Brownfield | 89543 | 89543 | 89543 | 89543 | 89543 | |
| Market Comparable | 115000 | 115000 | 115000 | 115000 | 115000 | |
| Residential Land Values per Ha | | | | | | |
| Residual Land Value per Ha | 2811717 | 2811717 | 2811717 | 2811717 | 2811717 | |
| Comparable Land Value per Ha | 2300000 | 2300000 | 2300000 | 2300000 | 2300000 | |

| Commercial Base Value Assumptions | | | | |
|---|--------|--------|--------|--------|
| Industrial Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 39 | 1 | 1 | 1 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 77 | 0 | 0 | 0 |
| Office Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |
| Food Retail Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |
| General Retail Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |
| Residential Institution Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |


| Commercial | | | | |
|---|-----------|--------|--------|--------|
| Hotel Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |
| Community Uses Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |
| Leisure Land Value Sqm | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Greenfield | 1 | 1 | 1 | 1 |
| Brownfield | 39 | 39 | 39 | 39 |
| Market Comparable | 0 | 0 | 0 | 0 |
| Residual | 0 | 0 | 0 | 0 |
| Agricultural Uses Land Value Sqm | | | | |
| | All Zones | | | |
| Greenfield/Agricultural | 1.8 | | | |
| Sui Generis - | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Car Sales | 0 | 0 | 0 | 0 |
| Sui Generis - | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| Vehicle Repairs | 0 | 0 | 0 | 0 |
| Sui Generis - | | | | |
| | Zone 1 | Zone 2 | Zone 3 | Zone 4 |
| | | | | |

Maximum Residential CIL Rates per sqm


| Charging Zone/Base Land Value | Mixed Residential Development | Medium Size Mixed Development | Intermediate Mixed Development | Small Housing Development | Town Centre Apartments |
|---------------------------------|-------------------------------|-------------------------------|--------------------------------|---------------------------|------------------------|
| 40% Affordable | | | | | |
| Greenfield | £226 | £246 | £244 | £368 | £230 |
| Brownfield | £80 | £103 | £93 | £228 | £140 |
| Market Comparable | -£135 | -£108 | -£157 | £25 | £19 |
| 40% Aff Hsg 10% Low Cost | | | | | |
| Greenfield | £214 | £232 | £231 | £368 | £225 |
| Brownfield | £75 | £98 | £90 | £228 | £136 |
| Market Comparable | -£168 | -£181 | -£230 | £25 | -£25 |


Mixed Residential Development


| NCS | | Residential Viability Appraisal | | | | | |
|--|--------------|---------------------------------|-------|------------------------------|--------------------|-----------------|------------------------|
| D DEVELOPMENT SCENARIO | | Mixed Residential Development | | | | | |
| B BASE LAND VALUE SCENARIO | | Greenfield | | | | | |
| D DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | | |
| D DEVELOPMENT DETAILS | | 100 Units | | | | | |
| A Affordable Proportion | | 40% | | 60 Market Units | | 40 Afford Units | |
| A Affordable Mix | | 30% Intermediate | | 0% Social Rent | | 70% Afford Rent | |
| D Development Floorspace | | 5448 Sqm Market Housing | | 2,924 Sqm Affordable Housing | | | |
| D Development Value | | | | | | | |
| N Market Houses | | | | | | | |
| 6 | Apartments | 60 | sqm | 3000 | £ per sqm | | £1,080,000 |
| 18 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £3,780,000 |
| 21 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £5,082,000 |
| 12 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £3,600,000 |
| 3 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £1,125,000 |
| II Intermediate Houses | | 70% Open Market Value | | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | | £453,600 |
| 6 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £882,000 |
| 2 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £406,560 |
| L Low Cost Houses | | 85% Open Market Value | | | | | |
| 0 | Apartments | 60 | sqm | 2550 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 |
| A Affordable Rent Houses | | 60% Open Market Value | | | | | |
| 8 | Apartments | 60 | sqm | 1800 | £ per sqm | | £907,200 |
| 14 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,764,000 |
| 6 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £813,120 |
| 100 Total Units | | | | | | | |
| D Development Value | | £19,893,480 | | | | | |
| D Development Costs | | | | | | | |
| L Land | | | | | | | |
| 6 | Apartments | 6 | Plots | 14148.59 | £ per plot | | £84,892 |
| 18 | 2 Bed House | 18 | Plots | 35371.46 | £ per plot | | £636,686 |
| 21 | 3 Bed House | 21 | Plots | 40167.39 | £ per plot | | £843,515 |
| 12 | 4 Bed House | 12 | Plots | 56234.34 | £ per plot | | £674,812 |
| 3 | 5 Bed House | 3 | Plots | 70292.93 | £ per plot | total Land | £2,450,784 |
| S Stamp Duty Land Tax | | | | 5.0% | | | £122,539 |
| C Construction | | | | | | | |
| 18 | Apartments | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £1,438,236 |
| 38 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £2,869,950 |
| 29 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £2,569,864 |
| 12 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £1,450,080 |
| 3 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £453,150 |
| 100 | | 8534 Total sqm | | | | | |
| A Additional Affordable Housing Land Cost | | | | 10611 | per plot | | £424,458 |
| P Professional Fees | | | | 8.0% | Build Cost | | £702,502 |
| L Legal Fees | | | | 0.5% | GDV | | £99,467 |
| S Statutory Fees | | | | 1.1% | Build Cost | | £96,594 |
| S Sales/Marketing Costs | | | | 2.0% | Market Units Value | | £293,340 |
| C Contingencies | | | | 5.0% | Build Cost | | £460,287 |
| P Planning Obligations | | | | 3500 | £ per Market Unit | | £350,000 |
| II Interest | | 6.0% | 12 | Month Build | | 6 | Mth Sale Voic £768,084 |
| A Arrangement Fee | | 1.0% Cost | | | | | £134,313 |
| D Development Profit | | 20.0% of GDV | | | | | £3,978,696 |
| T Total Cost | | £18,662,344 | | | | | |
| P POTENTIAL MARGIN FOR CIL | | £1,231,136 | | | | | |
| P POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | £226 | | | | | |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|------------------------------|--------------------|-----------------|------------------------|
| DEVELOPMENT SCENARIO | | Mixed Residential Development | | | | | |
| BASE LAND VALUE SCENARIO | | Greenfield | | | | | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | | | |
| DEVELOPMENT DETAILS | | 100 Units | | | | | |
| Affordable Proportion | | 50% | | 50 Market Units | | 50 Afford Units | |
| Affordable Mix | | 24% | | 20% Social Rent | | 56% Afford Rent | |
| Development Floorspace | | 4540 Sqm Market Housing | | 3,655 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 5 | Apartments | 60 | sqm | 3000 | £ per sqm | | £900,000 |
| 15 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £3,150,000 |
| 18 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £4,235,000 |
| 10 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £3,000,000 |
| 3 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £937,500 |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | | £453,600 |
| 6 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £882,000 |
| 2 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £406,560 |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 3 | Apartments | 60 | sqm | 2550 | £ per sqm | | £459,000 |
| 5 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £892,500 |
| 2 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £411,400 |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 8 | Apartments | 60 | sqm | 1800 | £ per sqm | | £907,200 |
| 14 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,764,000 |
| 6 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £813,120 |
| 100 Total Units | | | | | | | |
| Development Value | | £19,211,880 | | | | | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartments | 5 | Plots | 14148.59 | £ per plot | | £70,743 |
| | 2 Bed House | 15 | Plots | 35371.46 | £ per plot | | £530,572 |
| | 3 Bed House | 18 | Plots | 40167.39 | £ per plot | | £702,929 |
| | 4 Bed House | 10 | Plots | 56234.34 | £ per plot | | £562,343 |
| | 5 Bed House | 3 | Plots | 70292.93 | £ per plot | total Land | £2,042,320 |
| Stamp Duty Land Tax | | | | 5.0% | | | £102,116 |
| Construction | | | | | | | |
| 20 | Apartments | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £1,598,040 |
| 40 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £3,021,000 |
| 28 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £2,436,940 |
| 10 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £1,208,400 |
| 3 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £377,625 |
| 100 | | 8375 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | | 15917 | per plot | | £795,858 |
| Professional Fees | | | | 8.0% | Build Cost | | £691,360 |
| Legal Fees | | | | 0.5% | GDV | | £96,059 |
| Statutory Fees | | | | 1.1% | Build Cost | | £95,062 |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | | £244,450 |
| Contingencies | | | | 5.0% | Build Cost | | £471,893 |
| Planning Obligations | | | | 3500 | £ per Market Unit | | £350,000 |
| Interest | | 6.0% | 12 | Month Build | | 6 | Mth Sale Voic £736,194 |
| Arrangement Fee | | 1.0% | Cost | | | | £131,811 |
| Development Profit | | | | 20.0% | of GDV | | £3,842,376 |
| Total Cost | | £18,241,505 | | | | | |
| POTENTIAL MARGIN FOR CIL | | £970,375 | | | | | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | £214 | | | | | |


| NCS | | Residential Viability Appraisal | | | | | |
|--|--------------|--|------------|--------|------------|------------|------------|
| D DEVELOPMENT SCENARIO | | Mixed Residential Development | | | | | |
| B BASE LAND VALUE SCENARIO | | Brownfield | | | | | |
| D DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | | |
| D DEVELOPMENT DETAILS | | 100 Units | | | | | |
| A Affordable Proportion | | 40% 60 Market Units 40 Afford Units | | | | | |
| A Affordable Mix | | 30% Intermediate 0% Social Rent 70% Afford Rent | | | | | |
| D Development Floorspace | | 5448 Sqm Market Housing 2,924 Sqm Affordable Housing | | | | | |
| D Development Value | | | | | | | |
| N Market Houses | | | | | | | |
| 6 | Apartments | 60 | sqm | 3000 | £ per sqm | | £1,080,000 |
| 18 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £3,780,000 |
| 21 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £5,082,000 |
| 12 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £3,600,000 |
| 3 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £1,125,000 |
| Ii Intermediate Houses | | 70% Open Market Value | | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | | £453,600 |
| 6 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £882,000 |
| 2 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £406,560 |
| L Low Cost Houses | | 85% Open Market Value | | | | | |
| 0 | Apartments | 60 | sqm | 2550 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 |
| A Affordable Rent Houses | | 60% Open Market Value | | | | | |
| 8 | Apartments | 60 | sqm | 1800 | £ per sqm | | £907,200 |
| 14 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,764,000 |
| 6 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £813,120 |
| 100 Total Units | | | | | | | |
| D Development Value | | £19,893,480 | | | | | |
| D Development Costs | | | | | | | |
| L Land | | | | | | | |
| 6 | Plots | 17908.59 | £ per plot | | | | £107,452 |
| 18 | Plots | 44771.46 | £ per plot | | | | £805,886 |
| 21 | Plots | 51167.39 | £ per plot | | | | £1,074,515 |
| 12 | Plots | 71634.34 | £ per plot | | | | £859,612 |
| 3 | Plots | 89542.93 | £ per plot | | total Land | £3,116,094 | £268,629 |
| S Stamp Duty Land Tax | | 5.0% | | | | | |
| C Construction | | | | | | | |
| 18 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net | | £1,438,236 |
| 38 | sqm | 1007 | £ per sqm | | | | £2,869,950 |
| 29 | sqm | 1007 | £ per sqm | | | | £2,569,864 |
| 12 | sqm | 1007 | £ per sqm | | | | £1,450,080 |
| 3 | sqm | 1007 | £ per sqm | | | | £453,150 |
| 100 8534 Total sqm | | | | | | | |
| A Additional Affordable Housing Land Cost | | 11193 per plot | | | | | |
| P Professional Fees | | 8.0% Build Cost | | | | | |
| L Legal Fees | | 0.5% GDV | | | | | |
| S Statutory Fees | | 1.1% Build Cost | | | | | |
| S Sales/Marketing Costs | | 2.0% Market Units Value | | | | | |
| C Contingencies | | 5.0% Build Cost | | | | | |
| P Planning Obligations | | 3500 £ per Market Unit | | | | | |
| Ii Interest | | 6.0% 12 Month Build 6 Mth Sale Voic | | | | | |
| A Arrangement Fee | | 1.0% Cost | | | | | |
| D Development Profit | | 20.0% of GDV | | | | | |
| T Total Cost | | £19,459,332 | | | | | |
| P POTENTIAL MARGIN FOR CIL | | £434,148 | | | | | |
| P POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | £80 | | | | | |


|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|----------|--------------------|------------|------------------------|
| DEVELOPMENT SCENARIO | | Mixed Residential Development | | | | | |
| BASE LAND VALUE SCENARIO | | Brownfield | | | | | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | | | |
| DEVELOPMENT DETAILS | | 100 Units | | | | | |
| Affordable Proportion | | 50% 50 Market Units 50 Afford Units | | | | | |
| Affordable Mix | | 24% Intermediate 20% Social Rent 56% Afford Rent | | | | | |
| Development Floorspace | | 4540 Sqm Market Housing 3,655 Sqm Affordable Housing | | | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 5 | Apartments | 60 | sqm | 3000 | £ per sqm | | £900,000 |
| 15 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £3,150,000 |
| 18 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £4,235,000 |
| 10 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £3,000,000 |
| 3 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £937,500 |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | | £453,600 |
| 6 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £882,000 |
| 2 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £406,560 |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 3 | Apartments | 60 | sqm | 2550 | £ per sqm | | £459,000 |
| 5 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £892,500 |
| 2 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £411,400 |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 8 | Apartments | 60 | sqm | 1800 | £ per sqm | | £907,200 |
| 14 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,764,000 |
| 6 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £813,120 |
| 100 Total Units | | | | | | | |
| Development Value | | | | | | | £19,211,880 |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartments | 5 | Plots | 17908.59 | £ per plot | | £89,543 |
| | 2 Bed House | 15 | Plots | 44771.46 | £ per plot | | £671,572 |
| | 3 Bed House | 18 | Plots | 51167.39 | £ per plot | | £895,429 |
| | 4 Bed House | 10 | Plots | 71634.34 | £ per plot | | £716,343 |
| | 5 Bed House | 3 | Plots | 89542.93 | £ per plot | total Land | £2,596,745 |
| Stamp Duty Land Tax | | | | | | | 5.0% |
| Construction | | | | | | | |
| 20 | Apartments | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £1,598,040 |
| 40 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £3,021,000 |
| 28 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £2,436,940 |
| 10 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £1,208,400 |
| 3 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £377,625 |
| 100 | | 8375 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | | 15670 | per plot | | £783,501 |
| Professional Fees | | | | 8.0% | Build Cost | | £691,360 |
| Legal Fees | | | | 0.5% | GDV | | £96,059 |
| Statutory Fees | | | | 1.1% | Build Cost | | £95,062 |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | | £244,450 |
| Contingencies | | | | 5.0% | Build Cost | | £471,275 |
| Planning Obligations | | | | 3500 | £ per Market Unit | | £350,000 |
| Interest | | | | 6.0% | 12 Month Build | 6 | Mth Sale Voic £790,265 |
| Arrangement Fee | | | | 1.0% | Cost | | £137,503 |
| Development Profit | | | | 20.0% | of GDV | | £3,842,376 |
| Total Cost | | | | | | | £18,870,439 |
| POTENTIAL MARGIN FOR CIL | | | | | | | £341,441 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | | £75 |


|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|------------|--------|-----------|------------|------------|
| D DEVELOPMENT SCENARIO | | Mixed Residential Development | | | | | |
| B BASE LAND VALUE SCENARIO | | Market Comparable | | | | | |
| D DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | | |
| D DEVELOPMENT DETAILS | | 100 Units | | | | | |
| A Affordable Proportion | | 40% Market Units 40 Afford Units | | | | | |
| A Affordable Mix | | 30% Intermediate 0% Social Rent 70% Afford Rent | | | | | |
| D Development Floorspace | | 5,448 Sqm Market Housing 2,924 Sqm Affordable Housing | | | | | |
| D Development Value | | | | | | | |
| N Market Houses | | | | | | | |
| 6 | Apartments | 60 | sqm | 3000 | £ per sqm | | £1,080,000 |
| 18 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £3,780,000 |
| 21 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £5,082,000 |
| 12 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £3,600,000 |
| 3 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £1,125,000 |
| II Intermediate Houses | | 70% Open Market Value | | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | | £453,600 |
| 6 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £882,000 |
| 2 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £406,560 |
| L Low Cost Houses | | 85% Open Market Value | | | | | |
| 0 | Apartments | 60 | sqm | 2550 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 |
| A Affordable Rent Houses | | 60% Open Market Value | | | | | |
| 8 | Apartments | 60 | sqm | 1800 | £ per sqm | | £907,200 |
| 14 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,764,000 |
| 6 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £813,120 |
| 100 Total Units | | | | | | | |
| D Development Value | | £19,893,480 | | | | | |
| D Development Costs | | | | | | | |
| L Land | | | | | | | |
| 6 | Plots | 23000 | £ per plot | | | | £138,000 |
| 18 | Plots | 57500 | £ per plot | | | | £1,035,000 |
| 21 | Plots | 65714.29 | £ per plot | | | | £1,380,000 |
| 12 | Plots | 92000 | £ per plot | | | | £1,104,000 |
| 3 | Plots | 115000 | £ per plot | | | £4,002,000 | £345,000 |
| S Stamp Duty Land Tax | | 5.0% | | | | | |
| C Construction | | | | | | | |
| 18 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net | | £1,438,236 |
| 38 | sqm | 1007 | £ per sqm | | | | £2,869,950 |
| 29 | sqm | 1007 | £ per sqm | | | | £2,569,864 |
| 12 | sqm | 1007 | £ per sqm | | | | £1,450,080 |
| 3 | sqm | 1007 | £ per sqm | | | | £453,150 |
| 100 8534 Total sqm | | | | | | | |
| A Additional Affordable Housing Land Cost | | 14375 per plot | | | | | |
| P Professional Fees | | 8.0% Build Cost | | | | | |
| L Legal Fees | | 0.5% GDV | | | | | |
| S Statutory Fees | | 1.1% Build Cost | | | | | |
| S Sales/Marketing Costs | | 2.0% Market Units Value | | | | | |
| C Contingencies | | 5.0% Build Cost | | | | | |
| P Planning Obligations | | 3500 £ per Market Unit | | | | | |
| Ii Interest | | 6.0% 12 Month Build 6 Mth Sale Voic | | | | | |
| A Arrangement Fee | | 1.0% Cost | | | | | |
| D Development Profit | | 20.0% of GDV | | | | | |
| T Total Cost | | £20,627,472 | | | | | |
| P POTENTIAL MARGIN FOR CIL | | -£733,992 | | | | | |
| P POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | -£135 | | | | | |


|  | | Residential Viability Appraisal | | | | | |
|---|-----------------------|--|--------------------|-------------|------------------------|---------------|--------------------|
| DEVELOPMENT SCENARIO | | Mixed Residential Development | | | | | |
| BASE LAND VALUE SCENARIO | | Market Comparable | | | | | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | | | |
| DEVELOPMENT DETAILS | | 100 Units | | | | | |
| Affordable Proportion | 50% | 50 Market Units | | | 50 Afford Units | | |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% | Afford Rent | |
| Development Floorspace | 4540 | SqM Market Housing | | 3,655 | SqM Affordable Housing | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 5 | Apartments | 60 | sqm | 3000 | £ per sqm | | £900,000 |
| 15 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £3,150,000 |
| 18 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £4,235,000 |
| 10 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £3,000,000 |
| 3 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £937,500 |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | | £453,600 |
| 6 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £882,000 |
| 2 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £406,560 |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 3 | Apartments | 60 | sqm | 2550 | £ per sqm | | £459,000 |
| 5 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £892,500 |
| 2 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £411,400 |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 8 | Apartments | 60 | sqm | 1800 | £ per sqm | | £907,200 |
| 14 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,764,000 |
| 6 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £813,120 |
| 100 | Total Units | | | | | | |
| Development Value | | | | | | | £19,211,880 |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 5 | Plots | 23000 | £ per plot | | | | £115,000 |
| 15 | Plots | 57500 | £ per plot | | | | £862,500 |
| 18 | Plots | 65714.29 | £ per plot | | | | £1,150,000 |
| 10 | Plots | 92000 | £ per plot | | | | £920,000 |
| 3 | Plots | 115000 | £ per plot | | | | £287,500 |
| Stamp Duty Land Tax | | 5.0% | | | | total Land | £3,335,000 |
| Construction | | | | | | | |
| 20 | sqm | 60 | 1158 | £ per sqm | 1.15 | Gross/Net | £1,598,040 |
| 40 | sqm | 75 | 1007 | £ per sqm | | | £3,021,000 |
| 28 | sqm | 88 | 1007 | £ per sqm | | | £2,436,940 |
| 10 | sqm | 120 | 1007 | £ per sqm | | | £1,208,400 |
| 3 | sqm | 150 | 1007 | £ per sqm | | | £377,625 |
| 100 | 8375 Total sqm | | | | | | |
| Additional Affordable Housing Land Cost | | 20125 | per plot | | | | £1,006,250 |
| Professional Fees | | 8.0% | Build Cost | | | | £691,360 |
| Legal Fees | | 0.5% | GDV | | | | £96,059 |
| Statutory Fees | | 1.1% | Build Cost | | | | £95,062 |
| Sales/Marketing Costs | | 2.0% | Market Units Value | | | | £244,450 |
| Contingencies | | 5.0% | Build Cost | | | | £482,413 |
| Planning Obligations | | 3500 | £ per Market Unit | | | | £350,000 |
| Interest | | 6.0% | 12 Month Build | | 6 | Mth Sale Voic | £874,060 |
| Arrangement Fee | | 1.0% | Cost | | | | £147,593 |
| Development Profit | | 20.0% | of GDV | | | | £3,842,376 |
| Total Cost | | | | | | | £19,973,380 |
| POTENTIAL MARGIN FOR CIL | | | | | | | -£761,500 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | | -£168 |


Medium Size Mixed Development


|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|------------------------------|--------------------|-----------------|------------------------|
| DEVELOPMENT SCENARIO | | Medium Size Mixed Development | | | | Apartments | 10 |
| BASE LAND VALUE SCENARIO | | Greenfield | | | | 2 bed houses | 20 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | 3 Bed houses | 20 |
| DEVELOPMENT DETAILS | | 60 Total Units | | | | 4 bed houses | 10 |
| Affordable Proportion | 40% | 24 Affordable Units | | | | 5 bed house | 0 |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% | Affordable Rent | |
| Development Floorspace | | 3036 Sqm Market Housing | | 1,754 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 6 | Apartments | 60 | sqm | 3000 | £ per sqm | | £1,080,000 |
| 12 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £2,520,000 |
| 12 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £2,904,000 |
| 6 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £1,800,000 |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £0 |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2100 | £ per sqm | | £272,160 |
| 4 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £529,200 |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £243,936 |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 0 | Apartments | 60 | sqm | 2550 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 5 | Apartments | 60 | sqm | 1800 | £ per sqm | | £544,320 |
| 8 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £1,058,400 |
| 3 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £487,872 |
| 60 | | Total Units | | | | | |
| Development Value | | | | | | | £11,439,888 |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartments | 6 | Plots | 14148.59 | £ per plot | | £84,892 |
| | 2 Bed House | 12 | Plots | 35371.46 | £ per plot | | £424,458 |
| | 3 Bed House | 12 | Plots | 40167.39 | £ per plot | | £482,009 |
| | 4 Bed House | 6 | Plots | 56234.34 | £ per plot | | £337,406 |
| | 5 Bed House | 0 | Plots | 70292.93 | £ per plot | total Land | £1,328,764 |
| | | | | | | | £0 |
| Stamp Duty Land Tax | | | | 5.0% | | | £66,438 |
| Construction | | | | | | | |
| 13 | Apartments | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £1,054,706 |
| 24 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £1,812,600 |
| 17 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £1,488,749 |
| 6 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £725,040 |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £0 |
| 60 | | 4909 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | | 10611 | per plot | | £254,675 |
| Professional Fees | | | | 8.0% | Build Cost | | £406,488 |
| Legal Fees | | | | 0.5% | GDV | | £57,199 |
| Statutory Fees | | | | 1.1% | Build Cost | | £55,892 |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | | £166,080 |
| Contingencies | | | | 5.0% | Build Cost | | £266,788 |
| Planning Obligations | | | | 3500 | £ per Market Unit | | £210,000 |
| Interest | | 6.0% | 12 | Month Build | | 6 | Mth Sale Voic £436,235 |
| Arrangement Fee | | 1.0% | Cost | | | | £76,834 |
| Development Profit | | 20.0% of GDV | | | | | £2,287,978 |
| Total Cost | | | | | | | £10,694,466 |
| POTENTIAL MARGIN FOR CIL | | | | | | | £745,422 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | | £246 |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|--------------------|-------------|------------------------|--------------------|--|
| DEVELOPMENT SCENARIO | | Medium Size Mixed Development | | | Apartments | 10 | |
| BASE LAND VALUE SCENARIO | | Greenfield | | | 2 bed houses | 20 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 20 | |
| DEVELOPMENT DETAILS | | 60 Total Units | | | 4 bed houses | 10 | |
| Affordable Proportion | 50% | 30 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% | Affordable Rent | |
| Development Floorspace | | 2530 | Sqm Market Housing | 2,193 | Sqm Affordable Housing | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 5 | Apartments | 60 | sqm | 3000 | £ per sqm | £900,000 | |
| 10 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £2,100,000 | |
| 10 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £2,420,000 | |
| 5 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £1,500,000 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2100 | £ per sqm | £272,160 | |
| 4 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £529,200 | |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £243,936 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2550 | £ per sqm | £275,400 | |
| 3 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £535,500 | |
| 1 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £246,840 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 5 | Apartments | 60 | sqm | 1800 | £ per sqm | £544,320 | |
| 8 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £1,058,400 | |
| 3 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £487,872 | |
| 60 | | Total Units | | | | | |
| Development Value | | | | | | £11,113,628 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartments | 5 | Plots | 14148.59 | £ per plot | £70,743 | |
| | 2 Bed House | 10 | Plots | 35371.46 | £ per plot | £353,715 | |
| | 3 Bed House | 10 | Plots | 40167.39 | £ per plot | £401,674 | |
| | 4 Bed House | 5 | Plots | 56234.34 | £ per plot | £281,172 | |
| | 5 Bed House | 0 | Plots | 70292.93 | £ per plot | £0 | |
| Stamp Duty Land Tax | | | | 5.0% | total Land | £1,107,303 | |
| | | | | | | £55,365 | |
| Construction | | | | | | | |
| 14 | Apartments | 60 | sqm | 1158 | £ per sqm | £1,118,628 | |
| 25 | 2B Houses | 75 | sqm | 1007 | £ per sqm | £1,888,125 | |
| 16 | 3B Houses | 88 | sqm | 1007 | £ per sqm | £1,417,856 | |
| 5 | 4B Houses | 120 | sqm | 1007 | £ per sqm | £604,200 | |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | £0 | |
| 60 | | 4849 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | | 15917 | per plot | £477,515 | |
| Professional Fees | | | | 8.0% | Build Cost | £402,305 | |
| Legal Fees | | | | 0.5% | GDV | £55,568 | |
| Statutory Fees | | | | 1.1% | Build Cost | £55,317 | |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | £138,400 | |
| Contingencies | | | | 5.0% | Build Cost | £275,316 | |
| Planning Obligations | | | | 3500 | £ per Market Unit | £210,000 | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic | |
| Arrangement Fee | | 1.0% | Cost | | £75,959 | | |
| Development Profit | | | | 20.0% | of GDV | £2,222,726 | |
| Total Cost | | | | | | £10,525,786 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £587,842 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £232 | |


|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|------------------------------|--------------|--------------------|--|
| DEVELOPMENT SCENARIO | | Medium Size Mixed Development | | | Apartments | 10 | |
| BASE LAND VALUE SCENARIO | | Brownfield | | | 2 bed houses | 20 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | 3 Bed houses | 20 | |
| DEVELOPMENT DETAILS | | 60 Total Units | | | 4 bed houses | 10 | |
| Affordable Proportion | 40% | 24 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% | Affordable Rent | |
| Development Floorspace | | 3036 Sqm Market Housing | | 1,754 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 6 | Apartments | 60 sqm | 3000 | £ per sqm | | £1,080,000 | |
| 12 | 2 bed houses | 75 sqm | 2800 | £ per sqm | | £2,520,000 | |
| 12 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | | £2,904,000 | |
| 6 | 4 bed houses | 120 sqm | 2500 | £ per sqm | | £1,800,000 | |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 2 | Apartments | 60 sqm | 2100 | £ per sqm | | £272,160 | |
| 4 | 2 Bed house | 75 sqm | 1960 | £ per sqm | | £529,200 | |
| 1 | 3 Bed House | 88 sqm | 1925 | £ per sqm | | £243,936 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 0 | Apartments | 60 sqm | 2550 | £ per sqm | | £0 | |
| 0 | 2 Bed house | 75 sqm | 2380 | £ per sqm | | £0 | |
| 0 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | | £0 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 5 | Apartments | 60 sqm | 1800 | £ per sqm | | £544,320 | |
| 8 | 2 Bed house | 75 sqm | 1680 | £ per sqm | | £1,058,400 | |
| 3 | 3 Bed House | 88 sqm | 1650 | £ per sqm | | £487,872 | |
| 60 Total Units | | | | | | | |
| Development Value | | | | | | £11,439,888 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 6 | Plots | | 17908.59 | £ per plot | | £107,452 | |
| 12 | Plots | | 44771.46 | £ per plot | | £537,258 | |
| 12 | Plots | | 51167.39 | £ per plot | | £614,009 | |
| 6 | Plots | | 71634.34 | £ per plot | | £429,806 | |
| 0 | Plots | | 89542.93 | £ per plot | total Land | £1,688,524 | |
| Stamp Duty Land Tax | | | 5.0% | | | £84,426 | |
| Construction | | | | | | | |
| 13 | sqm | 60 | 1158 | £ per sqm | 1.15 | Gross/Net | |
| 24 | sqm | 75 | 1007 | £ per sqm | | | |
| 17 | sqm | 88 | 1007 | £ per sqm | | | |
| 6 | sqm | 120 | 1007 | £ per sqm | | | |
| 0 | sqm | 150 | 1007 | £ per sqm | | | |
| 60 | | 4909 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | 11193 | per plot | | £268,629 | |
| Professional Fees | | | 8.0% | Build Cost | | £406,488 | |
| Legal Fees | | | 0.5% | GDV | | £57,199 | |
| Statutory Fees | | | 1.1% | Build Cost | | £55,892 | |
| Sales/Marketing Costs | | | 2.0% | Market Units Value | | £166,080 | |
| Contingencies | | | 5.0% | Build Cost | | £267,486 | |
| Planning Obligations | | | 3500 | £ per Market Unit | | £210,000 | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic | |
| Arrangement Fee | | 1.0% | | Cost | | £80,758 | |
| Development Profit | | | 20.0% | of GDV | | £2,287,978 | |
| Total Cost | | | | | | £11,126,960 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £312,928 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £103 | |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|--------------------|-------------|------------------------|--------------------|---------|
| DEVELOPMENT SCENARIO | | Medium Size Mixed Development | | | Apartments | 10 | |
| BASE LAND VALUE SCENARIO | | Brownfield | | | 2 bed houses | 20 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 20 | |
| DEVELOPMENT DETAILS | | 60 Total Units | | | 4 bed houses | 10 | |
| Affordable Proportion | 50% | 30 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% | Affordable Rent | |
| Development Floorspace | | 2530 | Sqm Market Housing | 2,193 | Sqm Affordable Housing | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 5 | Apartments | 60 | sqm | 3000 | £ per sqm | £900,000 | |
| 10 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £2,100,000 | |
| 10 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £2,420,000 | |
| 5 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £1,500,000 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2100 | £ per sqm | £272,160 | |
| 4 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £529,200 | |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £243,936 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2550 | £ per sqm | £275,400 | |
| 3 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £535,500 | |
| 1 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £246,840 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 5 | Apartments | 60 | sqm | 1800 | £ per sqm | £544,320 | |
| 8 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £1,058,400 | |
| 3 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £487,872 | |
| 60 | | Total Units | | | | | |
| Development Value | | | | | | £11,113,628 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 5 | Plots | 17908.59 | £ per plot | | | £89,543 | |
| 10 | Plots | 44771.46 | £ per plot | | | £447,715 | |
| 10 | Plots | 51167.39 | £ per plot | | | £511,674 | |
| 5 | Plots | 71634.34 | £ per plot | | | £358,172 | |
| 0 | Plots | 89542.93 | £ per plot | total Land | £1,407,103 | £0 | |
| Stamp Duty Land Tax | | 5.0% | | | | | £70,355 |
| Construction | | | | | | | |
| 14 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net | £1,118,628 | |
| 25 | sqm | 1007 | £ per sqm | | | £1,888,125 | |
| 16 | sqm | 1007 | £ per sqm | | | £1,417,856 | |
| 5 | sqm | 1007 | £ per sqm | | | £604,200 | |
| 0 | sqm | 1007 | £ per sqm | | | £0 | |
| 60 | | 4849 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | 15670 | per plot | | | £470,100 | |
| Professional Fees | | 8.0% | Build Cost | | | £402,305 | |
| Legal Fees | | 0.5% | GDV | | | £55,568 | |
| Statutory Fees | | 1.1% | Build Cost | | | £55,317 | |
| Sales/Marketing Costs | | 2.0% | Market Units Value | | | £138,400 | |
| Contingencies | | 5.0% | Build Cost | | | £274,945 | |
| Planning Obligations | | 3500 | £ per Market Unit | | | £210,000 | |
| Interest | | 6.0% | 12 Month Build | 6 | Mth Sale Voic | £450,406 | |
| Arrangement Fee | | 1.0% | Cost | | | £79,029 | |
| Development Profit | | 20.0% | of GDV | | | £2,222,726 | |
| Total Cost | | | | | | £10,865,064 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £248,564 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £98 | |


|  | | Residential Viability Appraisal | | | |
|---|-------------------------------|--|--------------------|------------------------|--------------------|
| DEVELOPMENT SCENARIO | Medium Size Mixed Development | | | Apartments | 10 |
| BASE LAND VALUE SCENARIO | Market Comparable | | | 2 bed houses | 20 |
| DEVELOPMENT LOCATION (ZONE) | 40% Affordable | | | 3 Bed houses | 20 |
| DEVELOPMENT DETAILS | 60 Total Units | | | 4 bed houses | 10 |
| Affordable Proportion | 40% | 24 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% |
| Development Floorspace | 3036 Sqm Market Housing | | 1,754 | Sqm Affordable Housing | |
| Development Value | | | | | |
| Market Houses | | | | | |
| 6 | Apartments | 60 sqm | 3000 | £ per sqm | £1,080,000 |
| 12 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £2,520,000 |
| 12 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £2,904,000 |
| 6 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £1,800,000 |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 2 | Apartments | 60 sqm | 2100 | £ per sqm | £272,160 |
| 4 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £529,200 |
| 1 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £243,936 |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 0 | Apartments | 60 sqm | 2550 | £ per sqm | £0 |
| 0 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £0 |
| 0 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 5 | Apartments | 60 sqm | 1800 | £ per sqm | £544,320 |
| 8 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £1,058,400 |
| 3 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £487,872 |
| 60 | | Total Units | | | |
| Development Value | | | | | £11,439,888 |
| Development Costs | | | | | |
| Land | | | | | |
| 6 | Plots | 23000 | £ per plot | £138,000 | |
| 12 | Plots | 57500 | £ per plot | £690,000 | |
| 12 | Plots | 65714.29 | £ per plot | £788,571 | |
| 6 | Plots | 92000 | £ per plot | £552,000 | |
| 0 | Plots | 115000 | £ per plot | total Land | £2,168,571 |
| Stamp Duty Land Tax | | 5.0% | £108,429 | | |
| Construction | | | | | |
| 13 | sqm | 60 | 1158 | £ per sqm | 1.15 Gross/Net |
| 24 | sqm | 75 | 1007 | £ per sqm | £1,812,600 |
| 17 | sqm | 88 | 1007 | £ per sqm | £1,488,749 |
| 6 | sqm | 120 | 1007 | £ per sqm | £725,040 |
| 0 | sqm | 150 | 1007 | £ per sqm | £0 |
| 60 | | 4909 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 14375 | per plot | £345,000 | |
| Professional Fees | | 8.0% | Build Cost | £406,488 | |
| Legal Fees | | 0.5% | GDV | £57,199 | |
| Statutory Fees | | 1.1% | Build Cost | £55,892 | |
| Sales/Marketing Costs | | 2.0% | Market Units Value | £166,080 | |
| Contingencies | | 5.0% | Build Cost | £271,305 | |
| Planning Obligations | | 3500 | £ per Market Unit | £210,000 | |
| Interest | | 6.0% | 12 Month Build | 6 | Mth Sale Voic |
| Arrangement Fee | | 1.0% | Cost | £86,601 | |
| Development Profit | | 20.0% | of GDV | £2,287,978 | |
| Total Cost | | | | | £11,768,153 |
| POTENTIAL MARGIN FOR CIL | | | | | -£328,265 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | -£108 |


|  | | Residential Viability Appraisal | | | | | |
|---|---------------------|--|--------------------|-------------|--------------------|------------------------|--|
| DEVELOPMENT SCENARIO | | Medium Size Mixed Development | | | Apartments | 10 | |
| BASE LAND VALUE SCENARIO | | Market Comparable | | | 2 bed houses | 20 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 20 | |
| DEVELOPMENT DETAILS | | 60 Total Units | | | 4 bed houses | 10 | |
| Affordable Proportion | 50% | 30 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% | Affordable Rent | |
| Development Floorspace | | 2530 | Sqm Market Housing | 2,193 | | Sqm Affordable Housing | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 5 | Apartments | 60 | sqm | 3000 | £ per sqm | £900,000 | |
| 10 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £2,100,000 | |
| 10 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £2,420,000 | |
| 5 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £1,500,000 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2100 | £ per sqm | £272,160 | |
| 4 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £529,200 | |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £243,936 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 2 | Apartments | 60 | sqm | 2550 | £ per sqm | £275,400 | |
| 3 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £535,500 | |
| 1 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £246,840 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 5 | Apartments | 60 | sqm | 1800 | £ per sqm | £544,320 | |
| 8 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £1,058,400 | |
| 3 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £487,872 | |
| 60 | Total Units | | | | | | |
| Development Value | | | | | | £11,113,628 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartments | 5 | Plots | 23000 | £ per plot | £115,000 | |
| | 2 Bed House | 10 | Plots | 57500 | £ per plot | £575,000 | |
| | 3 Bed House | 10 | Plots | 65714.29 | £ per plot | £657,143 | |
| | 4 Bed House | 5 | Plots | 92000 | £ per plot | £460,000 | |
| | 5 Bed House | 0 | Plots | 115000 | £ per plot | £0 | |
| | Stamp Duty Land Tax | | | 5.0% | | £90,357 | |
| Construction | | | | | | | |
| 14 | Apartments | 60 | sqm | 1158 | £ per sqm | £1,118,628 | |
| 25 | 2B Houses | 75 | sqm | 1007 | £ per sqm | £1,888,125 | |
| 16 | 3B Houses | 88 | sqm | 1007 | £ per sqm | £1,417,856 | |
| 5 | 4B Houses | 120 | sqm | 1007 | £ per sqm | £604,200 | |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | £0 | |
| 60 | | 4849 | Total sqm | | | | |
| Additional Affordable Housing Land Cost | | | | 23000 | per plot | £690,000 | |
| Professional Fees | | | | 8.0% | Build Cost | £402,305 | |
| Legal Fees | | | | 0.5% | GDV | £55,568 | |
| Statutory Fees | | | | 1.1% | Build Cost | £55,317 | |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | £138,400 | |
| Contingencies | | | | 5.0% | Build Cost | £285,940 | |
| Planning Obligations | | | | 3500 | £ per Market Unit | £210,000 | |
| Interest | | | | 6.0% | 12 Month Build | £500,704 | |
| Arrangement Fee | | | | 1.0% | Cost | £85,538 | |
| Development Profit | | | | 20.0% | of GDV | £2,222,726 | |
| Total Cost | | | | | | £11,572,807 | |
| POTENTIAL MARGIN FOR CIL | | | | | | -£459,179 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | -£181 | |


Intermediate Mixed Development


|  | | Residential Viability Appraisal | | | | | | |
|---|--------------|--|-------------------|----------------------------|--------------------|-----------------|------------------------|---------|
| DEVELOPMENT SCENARIO | | Intermediate Mixed Development | | | | Apartment | 0 | |
| BASE LAND VALUE SCENARIO | | Greenfield | | | | 2 bed houses | 10 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | 3 Bed houses | 10 | |
| DEVELOPMENT DETAILS | | 25 Total Units | | | | 4 bed houses | 5 | |
| Affordable Proportion | 40% | 10 Affordable Units | | | | 5 bed house | 0 | |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% | Affordable Rent | | |
| Development Floorspace | | 1338 Sqm Market Housing | | 731 Sqm Affordable Housing | | | | |
| Development Value | | | | | | | | |
| Market Houses | | | | | | | | |
| 0 | Apartment | 60 | sqm | 3000 | £ per sqm | | £0 | |
| 6 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £1,260,000 | |
| 6 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £1,452,000 | |
| 3 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £900,000 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £0 | |
| Intermediate Houses | | | | | | | | |
| | | 70% | Open Market Value | | | | | |
| 1 | Apartment | 60 | sqm | 2100 | £ per sqm | | £113,400 | |
| 2 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £220,500 | |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £101,640 | |
| Low Cost Houses | | | | | | | | |
| | | 85% | Open Market Value | | | | | |
| 0 | Apartment | 60 | sqm | 2550 | £ per sqm | | £0 | |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 | |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 | |
| Affordable Rent Houses | | | | | | | | |
| | | 60% | Open Market Value | | | | | |
| 2 | Apartment | 60 | sqm | 1800 | £ per sqm | | £226,800 | |
| 4 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £441,000 | |
| 1 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £203,280 | |
| 25 Total Units | | | | | | | | |
| Development Value | | | | | | | £4,918,620 | |
| Development Costs | | | | | | | | |
| Land | | | | | | | | |
| | Apartment | 0 | Plots | 14148.59 | £ per plot | | £0 | |
| | 2 Bed House | 6 | Plots | 35371.46 | £ per plot | | £212,229 | |
| | 3 Bed House | 6 | Plots | 40167.39 | £ per plot | | £241,004 | |
| | 4 Bed House | 3 | Plots | 56234.34 | £ per plot | | £168,703 | |
| | 5 Bed House | 0 | Plots | 70292.93 | £ per plot | total Land | £621,936 | |
| Stamp Duty Land Tax | | | | 4.0% | | | | £24,877 |
| Construction | | | | | | | | |
| 3 | Apartment | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £239,706 | |
| 11 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £830,775 | |
| 8 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £708,928 | |
| 3 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £362,520 | |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £0 | |
| 25 | | 2096 Total sqm | | | | | | |
| Additional Affordable Housing Land Cost | | | | 10611 | per plot | | £106,114 | |
| Professional Fees | | | | 8.0% | Build Cost | | £171,354 | |
| Legal Fees | | | | 0.5% | GDV | | £24,593 | |
| Statutory Fees | | | | 1.1% | Build Cost | | £23,561 | |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | | £72,240 | |
| Contingencies | | | | 5.0% | Build Cost | | £112,402 | |
| Planning Obligations | | | | 3500 | £ per Market Unit | | £87,500 | |
| Interest | | 6.0% | 12 | Month Build | | 6 | Mth Sale Voic £189,423 | |
| Arrangement Fee | | 1.0% | Cost | | | | £32,990 | |
| Development Profit | | 20.0% of GDV | | | | | £983,724 | |
| Total Cost | | | | | | | £4,592,645 | |
| POTENTIAL MARGIN FOR CIL | | | | | | | £325,975 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | | £244 | |

| NCS | | Residential Viability Appraisal | | | |
|--|--------------|---------------------------------|-------------------|----------------------------|-------------------|
| DEVELOPMENT SCENARIO | | Intermediate Mixed Development | | Apartment | 0 |
| BASE LAND VALUE SCENARIO | | Greenfield | | 2 bed houses | 10 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | 3 Bed houses | 10 |
| DEVELOPMENT DETAILS | | 25 Total Units | | 4 bed houses | 5 |
| Affordable Proportion | 50% | 13 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% |
| Development Floorspace | | 1115 Sqm Market Housing | | 914 Sqm Affordable Housing | |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartment | 60 sqm | 3000 | £ per sqm | £0 |
| 5 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £1,050,000 |
| 5 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £1,210,000 |
| 3 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £750,000 |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 1 | Apartment | 60 sqm | 2100 | £ per sqm | £113,400 |
| 2 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £220,500 |
| 1 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £101,640 |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 1 | Apartment | 60 sqm | 2550 | £ per sqm | £114,750 |
| 1 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £223,125 |
| 1 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £102,850 |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 2 | Apartment | 60 sqm | 1800 | £ per sqm | £226,800 |
| 4 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £441,000 |
| 1 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £203,280 |
| 25 Total Units | | | | | |
| Development Value | | | | | £4,757,345 |
| Development Costs | | | | | |
| Land | | | | | |
| 0 | Apartment | 0 Plots | 14148.59 | £ per plot | £0 |
| 5 | 2 Bed House | 5 Plots | 35371.46 | £ per plot | £176,857 |
| 5 | 3 Bed House | 5 Plots | 40167.39 | £ per plot | £200,837 |
| 3 | 4 Bed House | 3 Plots | 56234.34 | £ per plot | £140,586 |
| 0 | 5 Bed House | 0 Plots | 70292.93 | £ per plot | £0 |
| Stamp Duty Land Tax | | 4.0% | | total Land | £518,280 |
| | | | | | £20,731 |
| Construction | | | | | |
| 4 | Apartment | 60 sqm | 1158 | £ per sqm | £299,633 |
| 11 | 2B Houses | 75 sqm | 1007 | £ per sqm | £849,656 |
| 8 | 3B Houses | 88 sqm | 1007 | £ per sqm | £664,620 |
| 3 | 4B Houses | 120 sqm | 1007 | £ per sqm | £302,100 |
| 0 | 5B Houses | 150 sqm | 1007 | £ per sqm | £0 |
| 25 | | 2063 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 15917 | | per plot | £198,964 |
| Professional Fees | | 8.0% | | Build Cost | £169,281 |
| Legal Fees | | 0.5% | | GDV | £23,787 |
| Statutory Fees | | 1.1% | | Build Cost | £23,276 |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | £60,200 |
| Contingencies | | 5.0% | | Build Cost | £115,749 |
| Planning Obligations | | 3500 | | £ per Market Unit | £87,500 |
| Interest | | 6.0% | 12 | Month Build | £181,883 |
| Arrangement Fee | | 1.0% | Cost | | £32,463 |
| Development Profit | | 20.0% | | of GDV | £951,469 |
| Total Cost | | | | | £4,499,592 |
| POTENTIAL MARGIN FOR CIL | | | | | £257,753 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £231 |


|  | | Residential Viability Appraisal | | | |
|---|--------------|--|--------------------|--------------------|------------------------|
| DEVELOPMENT SCENARIO | | Intermediate Mixed Development | | Apartment | 0 |
| BASE LAND VALUE SCENARIO | | Brownfield | | 2 bed houses | 10 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | 3 Bed houses | 10 |
| DEVELOPMENT DETAILS | | 25 Total Units | | 4 bed houses | 5 |
| Affordable Proportion | 40% | 10 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% |
| Development Floorspace | | 1338 | Sqm Market Housing | 731 | Sqm Affordable Housing |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartment | 60 | sqm | 3000 | £ per sqm |
| 6 | 2 bed houses | 75 | sqm | 2800 | £ per sqm |
| 6 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm |
| 3 | 4 bed houses | 120 | sqm | 2500 | £ per sqm |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 1 | Apartment | 60 | sqm | 2100 | £ per sqm |
| 2 | 2 Bed house | 75 | sqm | 1960 | £ per sqm |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 0 | Apartment | 60 | sqm | 2550 | £ per sqm |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 2 | Apartment | 60 | sqm | 1800 | £ per sqm |
| 4 | 2 Bed house | 75 | sqm | 1680 | £ per sqm |
| 1 | 3 Bed House | 88 | sqm | 1650 | £ per sqm |
| 25 Total Units | | | | | |
| Development Value | | | | | £4,918,620 |
| Development Costs | | | | | |
| Land | | | | | |
| 0 | Apartment | 0 | Plots | 17908.59 | £ per plot |
| 6 | 2 Bed House | 6 | Plots | 44771.46 | £ per plot |
| 6 | 3 Bed House | 6 | Plots | 51167.39 | £ per plot |
| 3 | 4 Bed House | 3 | Plots | 71634.34 | £ per plot |
| 0 | 5 Bed House | 0 | Plots | 89542.93 | £ per plot |
| Stamp Duty Land Tax | | | | 4.0% | |
| | | | | | total Land £790,536 |
| Construction | | | | | |
| 3 | Apartment | 60 | sqm | 1158 | £ per sqm |
| 11 | 2B Houses | 75 | sqm | 1007 | £ per sqm |
| 8 | 3B Houses | 88 | sqm | 1007 | £ per sqm |
| 3 | 4B Houses | 120 | sqm | 1007 | £ per sqm |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm |
| 25 | | 2096 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 11327 | | per plot | |
| Professional Fees | | 8.0% | | Build Cost | |
| Legal Fees | | 0.5% | | GDV | |
| Statutory Fees | | 1.1% | | Build Cost | |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | |
| Contingencies | | 5.0% | | Build Cost | |
| Planning Obligations | | 3500 | | £ per Market Unit | |
| Interest | | 6.0% | 12 | Month Build | 6 |
| Arrangement Fee | | 1.0% | | Cost | |
| Development Profit | | 20.0% | | of GDV | |
| Total Cost | | | | | £4,794,155 |
| POTENTIAL MARGIN FOR CIL | | | | | £124,465 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £93 |


|  | | Residential Viability Appraisal | | | |
|---|--------------|--|-------------------|----------------------------|-------------------|
| DEVELOPMENT SCENARIO | | Intermediate Mixed Development | | Apartment | 0 |
| BASE LAND VALUE SCENARIO | | Brownfield | | 2 bed houses | 10 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | 3 Bed houses | 10 |
| DEVELOPMENT DETAILS | | 25 Total Units | | 4 bed houses | 5 |
| Affordable Proportion | 50% | 13 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% |
| Development Floorspace | | 1115 Sqm Market Housing | | 914 Sqm Affordable Housing | |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartment | 60 sqm | 3000 | £ per sqm | £0 |
| 5 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £1,050,000 |
| 5 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £1,210,000 |
| 3 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £750,000 |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 1 | Apartment | 60 sqm | 2100 | £ per sqm | £113,400 |
| 2 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £220,500 |
| 1 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £101,640 |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 1 | Apartment | 60 sqm | 2550 | £ per sqm | £114,750 |
| 1 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £223,125 |
| 1 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £102,850 |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 2 | Apartment | 60 sqm | 1800 | £ per sqm | £226,800 |
| 4 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £441,000 |
| 1 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £203,280 |
| 25 Total Units | | | | | |
| Development Value | | | | | £4,757,345 |
| Development Costs | | | | | |
| Land | | | | | |
| 0 | Apartment | 0 Plots | 17908.59 | £ per plot | £0 |
| 5 | 2 Bed House | 5 Plots | 44771.46 | £ per plot | £223,857 |
| 5 | 3 Bed House | 5 Plots | 51167.39 | £ per plot | £255,837 |
| 3 | 4 Bed House | 3 Plots | 71634.34 | £ per plot | £179,086 |
| 0 | 5 Bed House | 0 Plots | 89542.93 | £ per plot | £0 |
| Stamp Duty Land Tax | | 4.0% | | total Land | £658,780 |
| | | | | | £26,351 |
| Construction | | | | | |
| 4 | Apartment | 60 sqm | 1158 | £ per sqm | £299,633 |
| 11 | 2B Houses | 75 sqm | 1007 | £ per sqm | £849,656 |
| 8 | 3B Houses | 88 sqm | 1007 | £ per sqm | £664,620 |
| 3 | 4B Houses | 120 sqm | 1007 | £ per sqm | £302,100 |
| 0 | 5B Houses | 150 sqm | 1007 | £ per sqm | £0 |
| 25 | | 2063 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 15670 | | per plot | £195,875 |
| Professional Fees | | 8.0% | | Build Cost | £169,281 |
| Legal Fees | | 0.5% | | GDV | £23,787 |
| Statutory Fees | | 1.1% | | Build Cost | £23,276 |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | £60,200 |
| Contingencies | | 5.0% | | Build Cost | £115,594 |
| Planning Obligations | | 3500 | | £ per Market Unit | £87,500 |
| Interest | | 6.0% | 12 | Month Build | £195,456 |
| Arrangement Fee | | 1.0% | Cost | | £33,892 |
| Development Profit | | 20.0% | | of GDV | £951,469 |
| Total Cost | | | | | £4,657,469 |
| POTENTIAL MARGIN FOR CIL | | | | | £99,876 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £90 |


|  | | Residential Viability Appraisal | | | |
|---|--------------|--|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | | Intermediate Mixed Development | | Apartment | 0 |
| BASE LAND VALUE SCENARIO | | Market Comparable | | 2 bed houses | 10 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | 3 Bed houses | 10 |
| DEVELOPMENT DETAILS | | 25 Total Units | | 4 bed houses | 5 |
| Affordable Proportion | 40% | 10 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% |
| Development Floorspace | | 1338 | Sqm Market Housing | 731 | Sqm Affordable Housing |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartment | 60 | sqm | 3000 | £ per sqm |
| 6 | 2 bed houses | 75 | sqm | 2800 | £ per sqm |
| 6 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm |
| 3 | 4 bed houses | 120 | sqm | 2500 | £ per sqm |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 1 | Apartment | 60 | sqm | 2100 | £ per sqm |
| 2 | 2 Bed house | 75 | sqm | 1960 | £ per sqm |
| 1 | 3 Bed House | 88 | sqm | 1925 | £ per sqm |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 0 | Apartment | 60 | sqm | 2550 | £ per sqm |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 2 | Apartment | 60 | sqm | 1800 | £ per sqm |
| 4 | 2 Bed house | 75 | sqm | 1680 | £ per sqm |
| 1 | 3 Bed House | 88 | sqm | 1650 | £ per sqm |
| 25 Total Units | | | | | |
| Development Value | | | | | £4,918,620 |
| Development Costs | | | | | |
| Land | | | | | |
| 0 | Apartment | 0 | Plots | 23000 | £ per plot |
| 6 | 2 Bed House | 6 | Plots | 57500 | £ per plot |
| 6 | 3 Bed House | 6 | Plots | 65714.29 | £ per plot |
| 3 | 4 Bed House | 3 | Plots | 92000 | £ per plot |
| 0 | 5 Bed House | 0 | Plots | 115000 | £ per plot |
| Stamp Duty Land Tax | | | | 5.0% | |
| | | | | | total Land £1,015,286 |
| Construction | | | | | |
| 3 | Apartment | 60 | sqm | 1158 | £ per sqm |
| 11 | 2B Houses | 75 | sqm | 1007 | £ per sqm |
| 8 | 3B Houses | 88 | sqm | 1007 | £ per sqm |
| 3 | 4B Houses | 120 | sqm | 1007 | £ per sqm |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm |
| 25 | | 2096 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 17250 | per plot | | |
| Professional Fees | | 8.0% | Build Cost | | |
| Legal Fees | | 0.5% | GDV | | |
| Statutory Fees | | 1.1% | Build Cost | | |
| Sales/Marketing Costs | | 2.0% | Market Units Value | | |
| Contingencies | | 5.0% | Build Cost | | |
| Planning Obligations | | 3500 | £ per Market Unit | | |
| Interest | | 6.0% | 12 Month Build | 6 | Mth Sale Voic |
| Arrangement Fee | | 1.0% | Cost | | |
| Development Profit | | 20.0% | of GDV | | |
| Total Cost | | | | | £5,129,127 |
| POTENTIAL MARGIN FOR CIL | | | | | -£210,507 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | -£157 |


|  | | Residential Viability Appraisal | | | |
|---|--------------|--|-------------------|----------------------------|-------------------|
| DEVELOPMENT SCENARIO | | Intermediate Mixed Development | | Apartments | 0 |
| BASE LAND VALUE SCENARIO | | Market Comparable | | 2 bed houses | 10 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | 3 Bed houses | 10 |
| DEVELOPMENT DETAILS | | 25 Total Units | | 4 bed houses | 5 |
| Affordable Proportion | 50% | 13 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% |
| Development Floorspace | | 1115 Sqm Market Housing | | 914 Sqm Affordable Housing | |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartments | 60 sqm | 3000 | £ per sqm | £0 |
| 5 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £1,050,000 |
| 5 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £1,210,000 |
| 3 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £750,000 |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 1 | Apartments | 60 sqm | 2100 | £ per sqm | £113,400 |
| 2 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £220,500 |
| 1 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £101,640 |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 1 | Apartments | 60 sqm | 2550 | £ per sqm | £114,750 |
| 1 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £223,125 |
| 1 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £102,850 |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 2 | Apartments | 60 sqm | 1800 | £ per sqm | £226,800 |
| 4 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £441,000 |
| 1 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £203,280 |
| 25 Total Units | | | | | |
| Development Value | | | | | £4,757,345 |
| Development Costs | | | | | |
| Land | | | | | |
| | Apartments | 0 Plots | 23000 | £ per plot | £0 |
| | 2 Bed House | 5 Plots | 57500 | £ per plot | £287,500 |
| | 3 Bed House | 5 Plots | 65714.29 | £ per plot | £328,571 |
| | 4 Bed House | 3 Plots | 92000 | £ per plot | £230,000 |
| | 5 Bed House | 0 Plots | 115000 | £ per plot | £0 |
| Stamp Duty Land Tax | | 4.0% | | total Land | £846,071 |
| Construction | | | | | |
| 4 | Apartments | 60 sqm | 1158 | £ per sqm | 1.15 Gross/Net |
| 11 | 2B Houses | 75 sqm | 1007 | £ per sqm | £299,633 |
| 8 | 3B Houses | 88 sqm | 1007 | £ per sqm | £849,656 |
| 3 | 4B Houses | 120 sqm | 1007 | £ per sqm | £664,620 |
| 0 | 5B Houses | 150 sqm | 1007 | £ per sqm | £302,100 |
| 25 | | 2063 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 25875 | | per plot | £323,438 |
| Professional Fees | | 8.0% | | Build Cost | £169,281 |
| Legal Fees | | 0.5% | | GDV | £23,787 |
| Statutory Fees | | 1.1% | | Build Cost | £23,276 |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | £60,200 |
| Contingencies | | 5.0% | | Build Cost | £121,972 |
| Planning Obligations | | 3500 | | £ per Market Unit | £87,500 |
| Interest | | 6.0% | 12 | Month Build | 6 |
| Arrangement Fee | | 1.0% | | Cost | £220,042 |
| Development Profit | | 20.0% | | of GDV | £37,179 |
| Total Cost | | | | | £5,014,066 |
| POTENTIAL MARGIN FOR CIL | | | | | -£256,721 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | -£230 |


Small Residential Development


|  | | Residential Viability Appraisal | | | | | |
|---|-----------------------|--|-------------------|--------------------------|--------------------|-----------------|-----------------------|
| DEVELOPMENT SCENARIO | | Small Housing Development | | | | Apartment | 0 |
| BASE LAND VALUE SCENARIO | | Greenfield | | | | 2 bed houses | 2 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | 3 Bed houses | 3 |
| DEVELOPMENT DETAILS | | 5 Total Units | | | | 4 bed houses | 0 |
| Affordable Proportion | 0% | 0 Affordable Units | | | | 5 bed house | 0 |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% | Affordable Rent | |
| Development Floorspace | | 414 Sqm Market Housing | | 0 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 0 | Apartment | 60 | sqm | 3000 | £ per sqm | | £0 |
| 2 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £420,000 |
| 3 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £726,000 |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £0 |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £0 |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 0 | Apartment | 60 | sqm | 2100 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £0 |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 0 | Apartment | 60 | sqm | 2550 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 0 | Apartment | 60 | sqm | 1800 | £ per sqm | | £0 |
| 0 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £0 |
| 0 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £0 |
| 5 | Total Units | | | | | | |
| Development Value | | | | | | | £1,146,000 |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartment | 0 | Plots | 14148.59 | £ per plot | | £0 |
| | 2 Bed House | 2 | Plots | 35371.46 | £ per plot | | £70,743 |
| | 3 Bed House | 3 | Plots | 40167.39 | £ per plot | | £120,502 |
| | 4 Bed House | 0 | Plots | 56234.34 | £ per plot | | £0 |
| | 5 Bed House | 0 | Plots | 70292.93 | £ per plot | total Land | £191,245 |
| | Stamp Duty Land Tax | | | 1.0% | | | £1,912 |
| Construction | | | | | | | |
| 0 | Apartment | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £0 |
| 2 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £151,050 |
| 3 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £265,848 |
| 0 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £0 |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £0 |
| 5 | 414 Total sqm | | | | | | |
| Additional Affordable Housing Land Cost | | | | | | | |
| | | | | 0 | per plot | | £0 |
| | Professional Fees | | | 8.0% | Build Cost | | £33,352 |
| | Legal Fees | | | 0.5% | GDV | | £5,730 |
| | Statutory Fees | | | 1.1% | Build Cost | | £4,586 |
| | Sales/Marketing Costs | | | 2.0% | Market Units Value | | £22,920 |
| | Contingencies | | | 5.0% | Build Cost | | £20,845 |
| | Planning Obligations | | | 3500 | £ per Market Unit | | £17,500 |
| | Interest | 6.0% | 12 | Month Build | | 6 | Mth Sale Voic £42,651 |
| | Arrangement Fee | 1.0% | Cost | | | | £6,975 |
| | Development Profit | | 20.0% | of GDV | | | £229,200 |
| Total Cost | | | | | | | £993,814 |
| POTENTIAL MARGIN FOR CIL | | | | | | | £152,186 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | | £368 |

|  | | Residential Viability Appraisal | | | | |
|---|---------------------------|--|-------------------|--------------------------|-------------------|-----------------|
| DEVELOPMENT SCENARIO | Small Housing Development | | | Apartments | 0 | |
| BASE LAND VALUE SCENARIO | Greenfield | | | 2 bed houses | 2 | |
| DEVELOPMENT LOCATION (ZONE) | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 3 | |
| DEVELOPMENT DETAILS | 5 Total Units | | | 4 bed houses | 0 | |
| Affordable Proportion | 0% | 0 Affordable Units | | | 5 bed house | 0 |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% | Affordable Rent |
| Development Floorspace | 414 Sqm Market Housing | | | 0 Sqm Affordable Housing | | |
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 0 | Apartments | 60 sqm | 3000 | £ per sqm | £0 | |
| 2 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £420,000 | |
| 3 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £726,000 | |
| 0 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 0 | Apartments | 60 sqm | 2100 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | |
| | | 85% | Open Market Value | | | |
| 0 | Apartments | 60 sqm | 2550 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 0 | Apartments | 60 sqm | 1800 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £0 | |
| | | 5 | Total Units | | | |
| Development Value | | | | | £1,146,000 | |
| Development Costs | | | | | | |
| Land | | | | | | |
| 0 | Plots | 0 | 14148.59 | £ per plot | £0 | |
| 2 | Plots | 2 | 35371.46 | £ per plot | £70,743 | |
| 3 | Plots | 3 | 40167.39 | £ per plot | £120,502 | |
| 4 | Plots | 0 | 56234.34 | £ per plot | £0 | |
| 5 | Plots | 0 | 70292.93 | £ per plot | £0 | |
| | | | | total Land | £191,245 | |
| Stamp Duty Land Tax | | | 1.0% | | £1,912 | |
| Construction | | | | | | |
| 0 | sqm | 60 | 1158 | £ per sqm | £0 | |
| 2 | sqm | 75 | 1007 | £ per sqm | £151,050 | |
| 3 | sqm | 88 | 1007 | £ per sqm | £265,848 | |
| 0 | sqm | 120 | 1007 | £ per sqm | £0 | |
| 0 | sqm | 150 | 1007 | £ per sqm | £0 | |
| | | 5 | 414 | Total sqm | | |
| Additional Affordable Housing Land Cost | | | 0 | per plot | £0 | |
| Professional Fees | | | 8.0% | Build Cost | £33,352 | |
| Legal Fees | | | 0.5% | GDV | £5,730 | |
| Statutory Fees | | | 1.1% | Build Cost | £4,586 | |
| Sales/Marketing Costs | | | 2.0% | Market Units Value | £22,920 | |
| Contingencies | | | 5.0% | Build Cost | £20,845 | |
| Planning Obligations | | | 3500 | £ per Market Unit | £17,500 | |
| Interest | | 6.0% | 12 | Month Build | £42,651 | |
| Arrangement Fee | | 1.0% | | Cost | £6,975 | |
| Development Profit | | | 20.0% | of GDV | £229,200 | |
| Total Cost | | | | | £993,814 | |
| POTENTIAL MARGIN FOR CIL | | | | | £152,186 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £368 | |


|  | | Residential Viability Appraisal | | | | |
|---|---------------------------|--|--------------------------|--------------------|-------------------|---|
| DEVELOPMENT SCENARIO | Small Housing Development | | | Apartments | 0 | |
| BASE LAND VALUE SCENARIO | Brownfield | | | 2 bed houses | 2 | |
| DEVELOPMENT LOCATION (ZONE) | 40% Affordable | | | 3 Bed houses | 3 | |
| DEVELOPMENT DETAILS | 5 Total Units | | | 4 bed houses | 0 | |
| Affordable Proportion | 0% | 0 Affordable Units | | | 5 bed house | 0 |
| Affordable Mix | 30% | Intermediate | 0% | Social Rent | 70% | |
| Development Floorspace | 414 Sqm Market Housing | | 0 Sqm Affordable Housing | | | |
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 0 | Apartments | 60 sqm | 3000 | £ per sqm | £0 | |
| 2 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £420,000 | |
| 3 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £726,000 | |
| 0 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 0 | Apartments | 60 sqm | 2100 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | |
| | | 85% | Open Market Value | | | |
| 0 | Apartments | 60 sqm | 2550 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 0 | Apartments | 60 sqm | 1800 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £0 | |
| | | 5 | Total Units | | | |
| Development Value | | | | | £1,146,000 | |
| Development Costs | | | | | | |
| Land | | | | | | |
| 0 | Plots | 0 | 17908.59 | £ per plot | £0 | |
| 2 | 2 Bed House | 2 | 44771.46 | £ per plot | £89,543 | |
| 3 | 3 Bed House | 3 | 51167.39 | £ per plot | £153,502 | |
| 4 | 4 Bed House | 0 | 71634.34 | £ per plot | £0 | |
| 5 | 5 Bed House | 0 | 89542.93 | £ per plot | £0 | |
| Stamp Duty Land Tax | | | | 1.0% | £2,430 | |
| Construction | | | | | | |
| 0 | Apartments | 60 sqm | 1158 | £ per sqm | £0 | |
| 2 | 2B Houses | 75 sqm | 1007 | £ per sqm | £151,050 | |
| 3 | 3B Houses | 88 sqm | 1007 | £ per sqm | £265,848 | |
| 0 | 4B Houses | 120 sqm | 1007 | £ per sqm | £0 | |
| 0 | 5B Houses | 150 sqm | 1007 | £ per sqm | £0 | |
| | | 5 | 414 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 0 | | per plot | £0 | |
| Professional Fees | | 8.0% | | Build Cost | £33,352 | |
| Legal Fees | | 0.5% | | GDV | £5,730 | |
| Statutory Fees | | 1.1% | | Build Cost | £4,586 | |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | £22,920 | |
| Contingencies | | 5.0% | | Build Cost | £20,845 | |
| Planning Obligations | | 3500 | | £ per Market Unit | £17,500 | |
| Interest | | 6.0% | 12 | Month Build | £47,565 | |
| Arrangement Fee | | 1.0% | Cost | | £7,498 | |
| Development Profit | | 20.0% | | of GDV | £229,200 | |
| Total Cost | | | | | £1,051,569 | |
| POTENTIAL MARGIN FOR CIL | | | | | £94,431 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £228 | |


|  | | Residential Viability Appraisal | | | | | |
|---|---------------------------|--|-------------------|--------------------------|-------------------|-----------------|---------|
| DEVELOPMENT SCENARIO | Small Housing Development | | | Apartments | 0 | | |
| BASE LAND VALUE SCENARIO | Brownfield | | | 2 bed houses | 2 | | |
| DEVELOPMENT LOCATION (ZONE) | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 3 | | |
| DEVELOPMENT DETAILS | 5 Total Units | | | 4 bed houses | 0 | | |
| Affordable Proportion | 0% | 0 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% | Affordable Rent | |
| Development Floorspace | 414 Sqm Market Housing | | | 0 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 0 | Apartments | 60 sqm | 3000 | £ per sqm | £0 | | |
| 2 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £420,000 | | |
| 3 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £726,000 | | |
| 0 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £0 | | |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 | | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 0 | Apartments | 60 sqm | 2100 | £ per sqm | £0 | | |
| 0 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £0 | | |
| 0 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £0 | | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 0 | Apartments | 60 sqm | 2550 | £ per sqm | £0 | | |
| 0 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £0 | | |
| 0 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £0 | | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 0 | Apartments | 60 sqm | 1800 | £ per sqm | £0 | | |
| 0 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £0 | | |
| 0 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £0 | | |
| | | 5 | Total Units | | | | |
| Development Value | | | | | £1,146,000 | | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 0 | Plots | 0 | 17908.59 | £ per plot | £0 | | |
| 2 | Plots | 2 | 44771.46 | £ per plot | £89,543 | | |
| 3 | Plots | 3 | 51167.39 | £ per plot | £153,502 | | |
| 4 | Plots | 0 | 71634.34 | £ per plot | £0 | | |
| 5 | Plots | 0 | 89542.93 | £ per plot | £0 | | |
| | | | | total Land | £243,045 | | |
| Stamp Duty Land Tax | | | | | £2,430 | | |
| Construction | | | | | | | |
| 0 | sqm | 60 | 1158 | £ per sqm | £0 | | |
| 2 | sqm | 75 | 1007 | £ per sqm | £151,050 | | |
| 3 | sqm | 88 | 1007 | £ per sqm | £265,848 | | |
| 0 | sqm | 120 | 1007 | £ per sqm | £0 | | |
| 0 | sqm | 150 | 1007 | £ per sqm | £0 | | |
| | | 5 | 414 Total sqm | | | | |
| Additional Affordable Housing Land Cost | | | | | £0 | | |
| Professional Fees | | | 8.0% | Build Cost | £33,352 | | |
| Legal Fees | | | 0.5% | GDV | £5,730 | | |
| Statutory Fees | | | 1.1% | Build Cost | £4,586 | | |
| Sales/Marketing Costs | | | 2.0% | Market Units Value | £22,920 | | |
| Contingencies | | | 5.0% | Build Cost | £20,845 | | |
| Planning Obligations | | | 3500 | £ per Market Unit | £17,500 | | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic | £47,565 |
| Arrangement Fee | | 1.0% | Cost | | £7,498 | | |
| Development Profit | | 20.0% | | of GDV | | £229,200 | |
| Total Cost | | | | | £1,051,569 | | |
| POTENTIAL MARGIN FOR CIL | | | | | £94,431 | | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £228 | | |


|  | | Residential Viability Appraisal | | | |
|---|---------------------------|--|--------------------------|-------------------|--|
| DEVELOPMENT SCENARIO | Small Housing Development | | Apartment | 0 | |
| BASE LAND VALUE SCENARIO | Market Comparable | | 2 bed houses | 2 | |
| DEVELOPMENT LOCATION (ZONE) | 40% Affordable | | 3 Bed houses | 3 | |
| DEVELOPMENT DETAILS | 5 Total Units | | 4 bed houses | 0 | |
| Affordable Proportion | 0% | 0 Affordable Units | 5 bed house | 0 | |
| Affordable Mix | 30% | Intermediate 0% | Social Rent 70% | Affordable Rent | |
| Development Floorspace | 414 Sqm Market Housing | | 0 Sqm Affordable Housing | | |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartment | 60 sqm | 3000 £ per sqm | £0 | |
| 2 | 2 bed houses | 75 sqm | 2800 £ per sqm | £420,000 | |
| 3 | 3 Bed houses | 88 sqm | 2750 £ per sqm | £726,000 | |
| 0 | 4 bed houses | 120 sqm | 2500 £ per sqm | £0 | |
| 0 | 5 bed house | 150 sqm | 2500 £ per sqm | £0 | |
| Intermediate Houses | | | | | |
| | | 70% Open Market Value | | | |
| 0 | Apartment | 60 sqm | 2100 £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 1960 £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 1925 £ per sqm | £0 | |
| Low Cost Houses | | | | | |
| | | 85% Open Market Value | | | |
| 0 | Apartment | 60 sqm | 2550 £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 2380 £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 2337.5 £ per sqm | £0 | |
| Affordable Rent Houses | | | | | |
| | | 60% Open Market Value | | | |
| 0 | Apartment | 60 sqm | 1800 £ per sqm | £0 | |
| 0 | 2 Bed house | 75 sqm | 1680 £ per sqm | £0 | |
| 0 | 3 Bed House | 88 sqm | 1650 £ per sqm | £0 | |
| 5 Total Units | | | | | |
| Development Value | | | | £1,146,000 | |
| Development Costs | | | | | |
| Land | | | | | |
| 0 | Apartment | 0 Plots | 23000 £ per plot | £0 | |
| 2 | 2 Bed House | 2 Plots | 57500 £ per plot | £115,000 | |
| 3 | 3 Bed House | 3 Plots | 65714.29 £ per plot | £197,143 | |
| 4 | 4 Bed House | 0 Plots | 92000 £ per plot | £0 | |
| 5 | 5 Bed House | 0 Plots | 115000 £ per plot | £0 | |
| Stamp Duty Land Tax | | | 3.0% | £9,364 | |
| total Land | | | £312,143 | | |
| Construction | | | | | |
| 0 | Apartment | 60 sqm | 1158 £ per sqm | 1.15 Gross/Net | |
| 2 | 2B Houses | 75 sqm | 1007 £ per sqm | | |
| 3 | 3B Houses | 88 sqm | 1007 £ per sqm | | |
| 0 | 4B Houses | 120 sqm | 1007 £ per sqm | | |
| 0 | 5B Houses | 150 sqm | 1007 £ per sqm | | |
| 5 | | 414 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 0 per plot | | £0 | |
| Professional Fees | | 8.0% | Build Cost | £33,352 | |
| Legal Fees | | 0.5% | GDV | £5,730 | |
| Statutory Fees | | 1.1% | Build Cost | £4,586 | |
| Sales/Marketing Costs | | 2.0% | Market Units Value | £22,920 | |
| Contingencies | | 5.0% | Build Cost | £20,845 | |
| Planning Obligations | | 3500 | £ per Market Unit | £17,500 | |
| Interest | | 6.0% | 12 Month Build | 6 Mth Sale Voic | |
| Arrangement Fee | | 1.0% | Cost | £8,258 | |
| Development Profit | | 20.0% | of GDV | £229,200 | |
| Total Cost | | | | £1,135,502 | |
| POTENTIAL MARGIN FOR CIL | | | | £10,498 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | £25 | |


|  | | Residential Viability Appraisal | | | |
|---|--------------|--|-------------------|--------------------------|-------------------|
| DEVELOPMENT SCENARIO | | Small Housing Development | | Apartment | 0 |
| BASE LAND VALUE SCENARIO | | Market Comparable | | 2 bed houses | 2 |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | 3 Bed houses | 3 |
| DEVELOPMENT DETAILS | | 5 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 0% | 0 Affordable Units | | 5 bed house | 0 |
| Affordable Mix | 24% | Intermediate | 20% | Social Rent | 56% |
| Development Floorspace | | 414 Sqm Market Housing | | 0 Sqm Affordable Housing | |
| Development Value | | | | | |
| Market Houses | | | | | |
| 0 | Apartment | 60 sqm | 3000 | £ per sqm | £0 |
| 2 | 2 bed houses | 75 sqm | 2800 | £ per sqm | £420,000 |
| 3 | 3 Bed houses | 88 sqm | 2750 | £ per sqm | £726,000 |
| 0 | 4 bed houses | 120 sqm | 2500 | £ per sqm | £0 |
| 0 | 5 bed house | 150 sqm | 2500 | £ per sqm | £0 |
| Intermediate Houses | | | | | |
| | | 70% | Open Market Value | | |
| 0 | Apartment | 60 sqm | 2100 | £ per sqm | £0 |
| 0 | 2 Bed house | 75 sqm | 1960 | £ per sqm | £0 |
| 0 | 3 Bed House | 88 sqm | 1925 | £ per sqm | £0 |
| Low Cost Houses | | | | | |
| | | 85% | Open Market Value | | |
| 0 | Apartment | 60 sqm | 2550 | £ per sqm | £0 |
| 0 | 2 Bed house | 75 sqm | 2380 | £ per sqm | £0 |
| 0 | 3 Bed House | 88 sqm | 2337.5 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | |
| | | 60% | Open Market Value | | |
| 0 | Apartment | 60 sqm | 1800 | £ per sqm | £0 |
| 0 | 2 Bed house | 75 sqm | 1680 | £ per sqm | £0 |
| 0 | 3 Bed House | 88 sqm | 1650 | £ per sqm | £0 |
| 5 Total Units | | | | | |
| Development Value | | | | | £1,146,000 |
| Development Costs | | | | | |
| Land | | | | | |
| 0 | Apartment | 0 Plots | 23000 | £ per plot | £0 |
| 2 | 2 Bed House | 2 Plots | 57500 | £ per plot | £115,000 |
| 3 | 3 Bed House | 3 Plots | 65714.29 | £ per plot | £197,143 |
| 4 | 4 Bed House | 0 Plots | 92000 | £ per plot | £0 |
| 5 | 5 Bed House | 0 Plots | 115000 | £ per plot | £0 |
| Stamp Duty Land Tax | | 3.0% | | total Land | £312,143 |
| | | | | | £9,364 |
| Construction | | | | | |
| 0 | Apartment | 60 sqm | 1158 | £ per sqm | £0 |
| 2 | 2B Houses | 75 sqm | 1007 | £ per sqm | £151,050 |
| 3 | 3B Houses | 88 sqm | 1007 | £ per sqm | £265,848 |
| 0 | 4B Houses | 120 sqm | 1007 | £ per sqm | £0 |
| 0 | 5B Houses | 150 sqm | 1007 | £ per sqm | £0 |
| 5 | | 414 Total sqm | | | |
| Additional Affordable Housing Land Cost | | 0 per plot | | £0 | |
| Professional Fees | | 8.0% Build Cost | | £33,352 | |
| Legal Fees | | 0.5% GDV | | £5,730 | |
| Statutory Fees | | 1.1% Build Cost | | £4,586 | |
| Sales/Marketing Costs | | 2.0% Market Units Value | | £22,920 | |
| Contingencies | | 5.0% Build Cost | | £20,845 | |
| Planning Obligations | | 3500 £ per Market Unit | | £17,500 | |
| Interest | | 6.0% | 12 Month Build | 6 Mth Sale Voic | £54,706 |
| Arrangement Fee | | 1.0% Cost | | £8,258 | |
| Development Profit | | 20.0% of GDV | | £229,200 | |
| Total Cost | | | | | £1,135,502 |
| POTENTIAL MARGIN FOR CIL | | | | | £10,498 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | £25 |


Town Centre Apartments


|  | | Residential Viability Appraisal | | | | | | |
|---|--------------|--|-------------------|----------------------------|--------------------|-----------------|------------------------|--------|
| DEVELOPMENT SCENARIO | | Town Centre Apartments | | | | Apartment | 35 | |
| BASE LAND VALUE SCENARIO | | Greenfield | | | | 2 bed houses | 0 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | | 3 Bed houses | 0 | |
| DEVELOPMENT DETAILS | | 35 Total Units | | | | 4 bed houses | 0 | |
| Affordable Proportion | 40% | 14 Affordable Units | | | | 5 bed house | 0 | |
| Affordable Mix | 30% | Intermediate | 0% | Low Cost | 70% | Affordable Rent | | |
| Development Floorspace | | 1260 Sqm Market Housing | | 840 Sqm Affordable Housing | | | | |
| Development Value | | | | | | | | |
| Market Houses | | | | | | | | |
| 21 | Apartment | 60 | sqm | 3000 | £ per sqm | | £3,780,000 | |
| 0 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | | £0 | |
| 0 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | | £0 | |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | | £0 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | | £0 | |
| Intermediate Houses | | | | | | | | |
| | | 70% | Open Market Value | | | | | |
| 4 | Apartment | 60 | sqm | 2100 | £ per sqm | | £504,000 | |
| | 2 Bed house | 75 | sqm | 1960 | £ per sqm | | £0 | |
| | 3 Bed House | 88 | sqm | 1925 | £ per sqm | | £0 | |
| Low Cost Houses | | | | | | | | |
| | | 85% | Open Market Value | | | | | |
| 0 | Apartment | 60 | sqm | 2550 | £ per sqm | | £0 | |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | | £0 | |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | | £0 | |
| Affordable Rent Houses | | | | | | | | |
| | | 60% | Open Market Value | | | | | |
| 10 | Apartment | 60 | sqm | 1800 | £ per sqm | | £1,080,000 | |
| | 2 Bed house | 75 | sqm | 1680 | £ per sqm | | £0 | |
| | 3 Bed House | 88 | sqm | 1650 | £ per sqm | | £0 | |
| 35 | | Total Units | | | | | | |
| Development Value | | | | | | | £5,364,000 | |
| Development Costs | | | | | | | | |
| Land | | | | | | | | |
| | Apartment | 21 | Plots | 14148.59 | £ per plot | | £297,120 | |
| | 2 Bed House | 0 | Plots | 35371.46 | £ per plot | | £0 | |
| | 3 Bed House | 0 | Plots | 40167.39 | £ per plot | | £0 | |
| | 4 Bed House | 0 | Plots | 56234.34 | £ per plot | | £0 | |
| | 5 Bed House | 0 | Plots | 70292.93 | £ per plot | total Land | £297,120 | |
| Stamp Duty Land Tax | | | | 3.0% | | | | £8,914 |
| Construction | | | | | | | | |
| 35 | Apartment | 60 | sqm | 1158 | £ per sqm | 1.15 | Gross/Net £2,796,570 | |
| 0 | 2B Houses | 75 | sqm | 1007 | £ per sqm | | £0 | |
| 0 | 3B Houses | 88 | sqm | 1007 | £ per sqm | | £0 | |
| 0 | 4B Houses | 120 | sqm | 1007 | £ per sqm | | £0 | |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | | £0 | |
| 35 | | 2415 Total sqm | | | | | | |
| Additional Affordable Housing Land Cost | | | | 3500 | per plot | | £49,000 | |
| Professional Fees | | | | 8.0% | Build Cost | | £223,726 | |
| Legal Fees | | | | 0.5% | GDV | | £26,820 | |
| Statutory Fees | | | | 1.1% | Build Cost | | £30,762 | |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | | £75,600 | |
| Contingencies | | | | 5.0% | Build Cost | | £142,279 | |
| Planning Obligations | | | | 3500 | £ per Market Unit | | £122,500 | |
| Interest | | | | 6.0% | 12 Month Build | 6 | Mth Sale Voic £191,583 | |
| Arrangement Fee | | | | 1.0% | Cost | | £36,508 | |
| Development Profit | | | | 20.0% | of GDV | | £1,072,800 | |
| Total Cost | | | | | | | £5,074,181 | |
| POTENTIAL MARGIN FOR CIL | | | | | | | £289,819 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | | £230 | |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|--------------------|------------------------|------------------------|--|
| DEVELOPMENT SCENARIO | | Town Centre Apartments | | Apartments | 35 | | |
| BASE LAND VALUE SCENARIO | | Greenfield | | 2 bed houses | 0 | | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | 3 Bed houses | 0 | | |
| DEVELOPMENT DETAILS | | 35 Total Units | | 4 bed houses | 0 | | |
| Affordable Proportion | 50% | 17 Affordable Units | | 5 bed house | 0 | | |
| Affordable Mix | 24% | Intermediate | 20% | Low Cost | 56% | Affordable Rent | |
| Development Floorspace | 1080 | SqM Market Housing | | 1,020 | SqM Affordable Housing | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 18 | Apartments | 60 | sqm | 3000 | £ per sqm | £3,240,000 | |
| 0 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £0 | |
| 0 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £0 | |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | £504,000 | |
| | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2550 | £ per sqm | £612,000 | |
| | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 9 | Apartments | 60 | sqm | 1800 | £ per sqm | £972,000 | |
| | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £0 | |
| 35 | | Total Units | | | | | |
| Development Value | | | | | | £5,328,000 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 18 | Plots | 14148.59 | | £ per plot | £254,675 | | |
| 0 | Plots | 35371.46 | | £ per plot | £0 | | |
| 0 | Plots | 40167.39 | | £ per plot | £0 | | |
| 0 | Plots | 56234.34 | | £ per plot | £0 | | |
| 0 | Plots | 70292.93 | | £ per plot | total Land | £254,675 | |
| Stamp Duty Land Tax | | 3.0% | | £7,640 | | | |
| Construction | | | | | | | |
| 35 | sqm | 60 | 1158 | £ per sqm | 1.15 | Gross/Net £2,796,570 | |
| 0 | sqm | 75 | 1007 | £ per sqm | £0 | | |
| 0 | sqm | 88 | 1007 | £ per sqm | £0 | | |
| 0 | sqm | 120 | 1007 | £ per sqm | £0 | | |
| 0 | sqm | 150 | 1007 | £ per sqm | £0 | | |
| 35 | | 2415 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | 7000 | | per plot | £119,000 | | |
| Professional Fees | | 8.0% | | Build Cost | £223,726 | | |
| Legal Fees | | 0.5% | | GDV | £26,640 | | |
| Statutory Fees | | 1.1% | | Build Cost | £30,762 | | |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | £64,800 | | |
| Contingencies | | 5.0% | | Build Cost | £145,779 | | |
| Planning Obligations | | 3500 | | £ per Market Unit | £122,500 | | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic £190,413 | |
| Arrangement Fee | | 1.0% | | Cost | £36,696 | | |
| Development Profit | | 20.0% | | of GDV | £1,065,600 | | |
| Total Cost | | | | | | £5,084,800 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £243,200 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £225 | |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|----------------------------|--------------------|-------------------|--|
| DEVELOPMENT SCENARIO | | Town Centre Apartments | | | Apartment | 35 | |
| BASE LAND VALUE SCENARIO | | Brownfield | | | 2 bed houses | 0 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | 3 Bed houses | 0 | |
| DEVELOPMENT DETAILS | | 35 Total Units | | | 4 bed houses | 0 | |
| Affordable Proportion | 40% | 14 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 30% | Intermediate | 0% | Low Cost | 70% | Affordable Rent | |
| Development Floorspace | | 1260 Sqm Market Housing | | 840 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 21 | Apartment | 60 | sqm | 3000 | £ per sqm | £3,780,000 | |
| 0 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £0 | |
| 0 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £0 | |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartment | 60 | sqm | 2100 | £ per sqm | £504,000 | |
| | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 0 | Apartment | 60 | sqm | 2550 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 10 | Apartment | 60 | sqm | 1800 | £ per sqm | £1,080,000 | |
| | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £0 | |
| 35 Total Units | | | | | | | |
| Development Value | | | | | | £5,364,000 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartment | 21 | Plots | 17908.59 | £ per plot | £376,080 | |
| | 2 Bed House | 0 | Plots | 44771.46 | £ per plot | £0 | |
| | 3 Bed House | 0 | Plots | 51167.39 | £ per plot | £0 | |
| | 4 Bed House | 0 | Plots | 71634.34 | £ per plot | £0 | |
| | 5 Bed House | 0 | Plots | 89542.93 | £ per plot | £0 | |
| Stamp Duty Land Tax | | | | 3.0% | total Land | £376,080 | |
| | | | | | | £11,282 | |
| Construction | | | | | | | |
| 35 | Apartment | 60 | sqm | 1158 | £ per sqm | 1.15 Gross/Net | |
| 0 | 2B Houses | 75 | sqm | 1007 | £ per sqm | £2,796,570 | |
| 0 | 3B Houses | 88 | sqm | 1007 | £ per sqm | £0 | |
| 0 | 4B Houses | 120 | sqm | 1007 | £ per sqm | £0 | |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | £0 | |
| 35 | | 2415 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | | 5000 | per plot | £70,000 | |
| Professional Fees | | | | 8.0% | Build Cost | £223,726 | |
| Legal Fees | | | | 0.5% | GDV | £26,820 | |
| Statutory Fees | | | | 1.1% | Build Cost | £30,762 | |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | £75,600 | |
| Contingencies | | | | 5.0% | Build Cost | £143,329 | |
| Planning Obligations | | | | 3500 | £ per Market Unit | £122,500 | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic | |
| Arrangement Fee | | 1.0% | | Cost | £37,542 | | |
| Development Profit | | 20.0% | | of GDV | | £1,072,800 | |
| Total Cost | | | | | | £5,187,269 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £176,731 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £140 | |

|  | | Residential Viability Appraisal | | | | | |
|---|----------------|--|--------------------|----------|------------------------|-------------------|--|
| DEVELOPMENT SCENARIO | | Town Centre Apartments | | | Apartments | 35 | |
| BASE LAND VALUE SCENARIO | | Brownfield | | | 2 bed houses | 0 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 0 | |
| DEVELOPMENT DETAILS | | 35 Total Units | | | 4 bed houses | 0 | |
| Affordable Proportion | 50% | 17 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 24% | Intermediate | 20% | Low Cost | 56% | Affordable Rent | |
| Development Floorspace | | 1080 | Sqm Market Housing | 1,020 | Sqm Affordable Housing | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 18 | Apartments | 60 | sqm | 3000 | £ per sqm | £3,240,000 | |
| 0 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £0 | |
| 0 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £0 | |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | £504,000 | |
| | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2550 | £ per sqm | £612,000 | |
| | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 9 | Apartments | 60 | sqm | 1800 | £ per sqm | £972,000 | |
| | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £0 | |
| 35 | Total Units | | | | | | |
| Development Value | | | | | | £5,328,000 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 18 | Plots | | | 17908.59 | £ per plot | £322,355 | |
| 0 | Plots | | | 44771.46 | £ per plot | £0 | |
| 0 | Plots | | | 51167.39 | £ per plot | £0 | |
| 0 | Plots | | | 71634.34 | £ per plot | £0 | |
| 0 | Plots | | | 89542.93 | £ per plot | £0 | |
| | | | | | total Land | £322,355 | |
| | | | | 3.0% | | £9,671 | |
| Stamp Duty Land Tax | | | | | | | |
| Construction | | | | | | | |
| 35 | sqm | 60 | sqm | 1158 | £ per sqm | £2,796,570 | |
| 0 | sqm | 75 | sqm | 1007 | £ per sqm | £0 | |
| 0 | sqm | 88 | sqm | 1007 | £ per sqm | £0 | |
| 0 | sqm | 120 | sqm | 1007 | £ per sqm | £0 | |
| 0 | sqm | 150 | sqm | 1007 | £ per sqm | £0 | |
| 35 | 2415 Total sqm | | | | | | |
| Additional Affordable Housing Land Cost | | | | | | | |
| | | | | 8000 | per plot | £136,000 | |
| | | | | 8.0% | Build Cost | £223,726 | |
| | | | | 0.5% | GDV | £26,640 | |
| | | | | 1.1% | Build Cost | £30,762 | |
| | | | | 2.0% | Market Units Value | £64,800 | |
| | | | | 5.0% | Build Cost | £146,629 | |
| | | | | 3500 | £ per Market Unit | £122,500 | |
| | 6.0% | 12 | Month Build | | 6 Mth Sale Voic | £197,799 | |
| | 1.0% | | Cost | | | £37,572 | |
| | | 20.0% | of GDV | | | £1,065,600 | |
| Total Cost | | | | | | £5,180,622 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £147,378 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £136 | |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|----------------------------|--------------------|-------------------|--|
| DEVELOPMENT SCENARIO | | Town Centre Apartments | | | Apartments | 35 | |
| BASE LAND VALUE SCENARIO | | Market Comparable | | | 2 bed houses | 0 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Affordable | | | 3 Bed houses | 0 | |
| DEVELOPMENT DETAILS | | 35 Total Units | | | 4 bed houses | 0 | |
| Affordable Proportion | 40% | 14 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 30% | Intermediate | 0% | Low Cost | 70% | Affordable Rent | |
| Development Floorspace | | 1260 Sqm Market Housing | | 840 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 21 | Apartments | 60 | sqm | 3000 | £ per sqm | £3,780,000 | |
| 0 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £0 | |
| 0 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £0 | |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | £504,000 | |
| | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 0 | Apartments | 60 | sqm | 2550 | £ per sqm | £0 | |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 10 | Apartments | 60 | sqm | 1800 | £ per sqm | £1,080,000 | |
| | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £0 | |
| | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £0 | |
| 35 Total Units | | | | | | | |
| Development Value | | | | | | £5,364,000 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| | Apartments | 21 | Plots | 23000 | £ per plot | £483,000 | |
| | 2 Bed House | 0 | Plots | 57500 | £ per plot | £0 | |
| | 3 Bed House | 0 | Plots | 65714.29 | £ per plot | £0 | |
| | 4 Bed House | 0 | Plots | 92000 | £ per plot | £0 | |
| | 5 Bed House | 0 | Plots | 115000 | £ per plot | £0 | |
| Stamp Duty Land Tax | | | | | 3.0% | £14,490 | |
| Construction | | | | | | | |
| 35 | Apartments | 60 | sqm | 1158 | £ per sqm | £2,796,570 | |
| 0 | 2B Houses | 75 | sqm | 1007 | £ per sqm | £0 | |
| 0 | 3B Houses | 88 | sqm | 1007 | £ per sqm | £0 | |
| 0 | 4B Houses | 120 | sqm | 1007 | £ per sqm | £0 | |
| 0 | 5B Houses | 150 | sqm | 1007 | £ per sqm | £0 | |
| 35 | | 2415 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | | | 7000 | per plot | £98,000 | |
| Professional Fees | | | | 8.0% | Build Cost | £223,726 | |
| Legal Fees | | | | 0.5% | GDV | £26,820 | |
| Statutory Fees | | | | 1.1% | Build Cost | £30,762 | |
| Sales/Marketing Costs | | | | 2.0% | Market Units Value | £75,600 | |
| Contingencies | | | | 5.0% | Build Cost | £144,729 | |
| Planning Obligations | | | | 3500 | £ per Market Unit | £122,500 | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic | |
| Arrangement Fee | | 1.0% | | Cost | £38,937 | | |
| Development Profit | | 20.0% | | of GDV | | £1,072,800 | |
| Total Cost | | | | | | £5,339,916 | |
| POTENTIAL MARGIN FOR CIL | | | | | | £24,084 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | £19 | |

|  | | Residential Viability Appraisal | | | | | |
|---|--------------|--|-------------------|------------------------------|--------------|-------------------|--|
| DEVELOPMENT SCENARIO | | Town Centre Apartments | | | Apartments | 35 | |
| BASE LAND VALUE SCENARIO | | Market Comparable | | | 2 bed houses | 0 | |
| DEVELOPMENT LOCATION (ZONE) | | 40% Aff Hsg 10% Low Cost | | | 3 Bed houses | 0 | |
| DEVELOPMENT DETAILS | | 35 Total Units | | | 4 bed houses | 0 | |
| Affordable Proportion | 50% | 18 Affordable Units | | | 5 bed house | 0 | |
| Affordable Mix | 24% | Intermediate | 20% | Low Cost | 56% | Affordable Rent | |
| Development Floorspace | | 1050 Sqm Market Housing | | 1,020 Sqm Affordable Housing | | | |
| Development Value | | | | | | | |
| Market Houses | | | | | | | |
| 18 | Apartments | 60 | sqm | 3000 | £ per sqm | £3,150,000 | |
| 0 | 2 bed houses | 75 | sqm | 2800 | £ per sqm | £0 | |
| 0 | 3 Bed houses | 88 | sqm | 2750 | £ per sqm | £0 | |
| 0 | 4 bed houses | 120 | sqm | 2500 | £ per sqm | £0 | |
| 0 | 5 bed house | 150 | sqm | 2500 | £ per sqm | £0 | |
| Intermediate Houses | | | | | | | |
| | | 70% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2100 | £ per sqm | £504,000 | |
| 0 | 2 Bed house | 75 | sqm | 1960 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 | sqm | 1925 | £ per sqm | £0 | |
| Low Cost Houses | | | | | | | |
| | | 85% | Open Market Value | | | | |
| 4 | Apartments | 60 | sqm | 2550 | £ per sqm | £612,000 | |
| 0 | 2 Bed house | 75 | sqm | 2380 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 | sqm | 2337.5 | £ per sqm | £0 | |
| Affordable Rent Houses | | | | | | | |
| | | 60% | Open Market Value | | | | |
| 9 | Apartments | 60 | sqm | 1800 | £ per sqm | £972,000 | |
| 0 | 2 Bed house | 75 | sqm | 1680 | £ per sqm | £0 | |
| 0 | 3 Bed House | 88 | sqm | 1650 | £ per sqm | £0 | |
| 35 | | Total Units | | | | | |
| Development Value | | | | | | £5,238,000 | |
| Development Costs | | | | | | | |
| Land | | | | | | | |
| 18 | Plots | 23000 | | £ per plot | | £402,500 | |
| 0 | Plots | 57500 | | £ per plot | | £0 | |
| 0 | Plots | 65714.29 | | £ per plot | | £0 | |
| 0 | Plots | 92000 | | £ per plot | | £0 | |
| 0 | Plots | 115000 | | £ per plot | total Land | £402,500 | |
| Stamp Duty Land Tax | | 3.0% | | | | £12,075 | |
| Construction | | | | | | | |
| 35 | sqm | 60 | sqm | 1158 | £ per sqm | £2,756,619 | |
| 0 | sqm | 75 | sqm | 1007 | £ per sqm | £0 | |
| 0 | sqm | 88 | sqm | 1007 | £ per sqm | £0 | |
| 0 | sqm | 120 | sqm | 1007 | £ per sqm | £0 | |
| 0 | sqm | 150 | sqm | 1007 | £ per sqm | £0 | |
| 35 | | 2381 Total sqm | | | | | |
| Additional Affordable Housing Land Cost | | 11000 | | per plot | | £192,500 | |
| Professional Fees | | 8.0% | | Build Cost | | £220,530 | |
| Legal Fees | | 0.5% | | GDV | | £26,190 | |
| Statutory Fees | | 1.1% | | Build Cost | | £30,323 | |
| Sales/Marketing Costs | | 2.0% | | Market Units Value | | £63,000 | |
| Contingencies | | 5.0% | | Build Cost | | £147,456 | |
| Planning Obligations | | 3500 | | £ per Market Unit | | £120,750 | |
| Interest | | 6.0% | 12 | Month Build | 6 | Mth Sale Voic | |
| Arrangement Fee | | 1.0% | | Cost | | £38,512 | |
| Development Profit | | 20.0% | | of GDV | | £1,047,600 | |
| Total Cost | | | | | | £5,264,065 | |
| POTENTIAL MARGIN FOR CIL | | | | | | -£26,065 | |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | | | | | | -£25 | |

ZONE 1

Affordable Housing

| | | | | | |
|-----------------------------|-----|---------------|-----|-----------------|-----|
| Affordable Proportion % | 50% | | | | |
| Affordable Mix | 24% | %Intermediate | 20% | %Low CostSocial | 56% |
| Transfer Value (% OMV Disc) | 70% | Intermediate | 85% | Low Cost | 60% |

| | | | | | |
|-------------------|-----|-------|-------|-------|-------|
| House Types | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| House Sizes (Sqm) | 60 | 75 | 88 | 120 | 150 |

| | | | |
|-----------------------|------|-------|--------------------|
| Professional Fees @ | | 8.0% | Construction Cost |
| Legal Fees | | 0.5% | GDV |
| Statutory Fees | | 1.1% | Construction Cost |
| Sales/Marketing Costs | | 2.0% | Market Units Value |
| Contingencies | | 5.0% | Construction Cost |
| Interest @ | 6.0% | 12 | Month Construction |
| Arrangement Fee | 1.0% | Cost | 6 |
| Development Profit | | 20.0% | of GDV |

| | | | | | |
|---------------------|-----|-------|-------|-------|-------|
| Density Assumptions | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| | 100 | 40 | 35 | 25 | 20 |

BASE Zone 1

Delivery 0-5 Year Delivery

LAND VALUES (Plot Values)

| | | | | | |
|------------|-------|-------|-------|--------|--------|
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Greenfield | 14149 | 35371 | 40425 | 56594 | 70743 |
| Brownfield | 17909 | 44771 | 51167 | 71634 | 89543 |
| Residual | 28117 | 70293 | 80335 | 112469 | 140586 |

| | | | | | |
|--------------|------|-------|-------|-------|-------|
| SALES VALUES | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Sqm | 3000 | 2800 | 2750 | 2500 | 2500 |

| | | | | | |
|--------------------|------|-------|-------|-------|-------|
| CONSTRUCTION COSTS | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Sqm | 1158 | 1007 | 1007 | 1007 | 1007 |

COMMUNITY INFRASTRUCTURE LEVY 100 £ Per Sqm

Abnormal Costs

| | | | | | | | |
|---------------|------------|-------------|-------------|------------------------------|-----------------------|------------------------|-----------------------|
| Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 & Policy Costs(unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| 10000 | 25000 | 20000 | 25000 | 3500 | 20000 | 80000 | 100000 |

| | | | |
|------------|---------|---|-----|
| Land Value | 18000 | Existing Greenfield (agricultural) Per Ha | |
| | 770000 | Brownfield (Industrial) Per Ha | |
| | 2811717 | Residential per Ha | |
| | | Uplift | |
| | | | 50% |

| | | | | | | | | |
|--------------------------------------|---------------|-----------------|--------------------------|-------------|------------------------------|-----------------------|------------------------|-----------------------|
| FACTORED | 0 | Delivery | 0-5 Year Delivery | 1.00 | Values Adjustment Fact | | | |
| | | | | 1.00 | Costs Adjustment Facto | | | |
| LAND VALUES (Plot Values) | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Greenfield | 14149 | 35371 | 40425 | 56594 | 70743 | | | |
| Brownfield | 17909 | 44771 | 51167 | 71634 | 89543 | | | |
| Recycled | 28117 | 70293 | 80335 | 112469 | 140586 | | | |
| SALES VALUES | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 3000 | 2800 | 2750 | 2500 | 2500 | | | |
| CONSTRUCTION COSTS | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 1158 | 1007 | 1007 | 1007 | 1007 | | | |
| COMMUNITY INFRASTRUCTURE LEVY | | | | 100 | £ Per Sqm | | | |
| Abnormal Costs | | | | | | | | |
| | Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 & Policy Costs(unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| | 10000 | 25000 | 20000 | 25000 | 3500 | 20000 | 80000 | 100000 |

| | | | | | | | | |
|--------------------------------------|---------------|-----------------|--------------------------|-------------|------------------------------|-----------------------|------------------------|-----------------------|
| FACTORED | 0 | Delivery | 0-5 Year Delivery | 1.00 | Values Adjustment Fact | | | |
| | | | | 1.00 | Costs Adjustment Facto | | | |
| LAND VALUES (Plot Values) | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Greenfield | 14149 | 35371 | 40425 | 56594 | 70743 | | | |
| Brownfield | 17909 | 44771 | 51167 | 71634 | 89543 | | | |
| Recycled | 28117 | 70293 | 80335 | 112469 | 140586 | | | |
| SALES VALUES | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 3000 | 2800 | 2750 | 2500 | 2500 | | | |
| CONSTRUCTION COSTS | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 1158 | 1007 | 1007 | 1007 | 1007 | | | |
| COMMUNITY INFRASTRUCTURE LEVY | | | | 100 | £ Per Sqm | | | |
| Abnormal Costs | | | | | | | | |
| | Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 & Policy Costs(unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| | 10000 | 25000 | 20000 | 25000 | 3500 | 20000 | 80000 | 100000 |
| Housing Mix | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| % Mix | 20% | 20% | 40% | 15% | 5% | | | |
| Affordable Housing Mix | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | | | | | |
| % Mix | 30% | 70% | | | | | | |

| Viability Results | | Zone 1 | | 0-5 Year Delivery | |
|-------------------|--|--------|-------|-------------------|-----------|
| Ref | Site | Size | Units | Type | Viability |
| 0 | | 0.00 | 0 | 0 | £0 |
| 4 | Southern Counties, West Green | 0.63 | 150 | Brownfield | £188,238 |
| 38 | Former Thomas Bennett School, Tilgate | 2.40 | 100 | Greenfield | £461,429 |
| 286 | North East Sector Neighbourhood, Pound Hill | 46.30 | 1900 | Greenfield | £863,506 |
| 197 | Fairfield House, West Green Drive, West Green | 0.65 | 93 | Brownfield | £137,115 |
| 57 | Brunel Place, West of Southgate Avenue, Southgate | 0.14 | 15 | Brownfield | £27,700 |
| 177 | Crossways, Balcombe Road, Pound Hill | 0.26 | 7 | Brownfield | £88,726 |
| 191 | Oak Tree Filling Station, 114 London Road, Northgate | 0.18 | 17 | Brownfield | £9,734 |
| 216 | Former TSB Site, Russell Way, Three Bridges | 0.30 | 40 | Brownfield | £65,674 |
| 254 | Langley Green Youth Centre, Lark Rise, Langley Green | 0.17 | 9 | Brownfield | £114,077 |
| 264 | 6 - 10 Ifield Road, West Green | 0.09 | 14 | Brownfield | £15,025 |
| 263 | 1 - 3 Denne Road, Southgate | 0.09 | 8 | Brownfield | £101,401 |
| 211 | 8 Goffs Park Road, Southgate | 0.09 | 6 | Brownfield | £76,233 |
| 214 | 70 Spencers Road, West Green | 0.13 | 13 | Brownfield | £27,735 |
| 25 | 5 - 7 Brighton Road, Southgate | 0.44 | 48 | Brownfield | £48,435 |
| 166 | Alpine Works, Oak Road, Southgate | 0.13 | 6 | Brownfield | £77,237 |
| 326 | Crawley Community Church, 40 Springfield, Southgate | 0.06 | 8 | Brownfield | £101,401 |
| 328 | Former Oak, Maple & Beech House, Waterside Close, E | 0.30 | 14 | Brownfield | £15,025 |
| 43 | Ifield Community College, Ifield | 3.90 | 125 | Brownfield | £209,046 |
| 294 | 15 - 29 Broadway, Northgate | 0.12 | 57 | Brownfield | £104,792 |
| 295 | Land Adj to Langley Green Primary School, Langley Driv | 0.55 | 30 | Greenfield | £183,971 |
| 292 | Zurich House, East Park, Southgate | 0.30 | 59 | Brownfield | £97,149 |
| 298 | Goffs Park Depot, Old Horsham Road, Southgate | 0.90 | 30 | Brownfield | £26,968 |
| 45 | Tinsley Lane Playing Fields, Three Bridges | 6.00 | 138 | Greenfield | £235,722 |
| 69 | Telford Place/Southgate Drive, Southgate | 0.75 | 95 | Brownfield | £159,849 |
| 312 | Kilnmead Car Park, Northgate | 0.52 | 30 | Brownfield | £52,831 |
| 53 | Traders Market, High Street, West Green | 0.04 | 6 | Brownfield | £26,849 |

Appendix 3: Crawley SHLAA Sites years 6-10

| Zone 1 Boroughwide 6-10 Year Delivery | | | | | Abnormal Costs | | | | | | | | | | | | | | | | | | |
|---|--|-----------|-------|----------------------|------------------|-------|--------|--------|------------------------|------------------|-------------|-------|----------------|------------|-------------|-------------|-----------------------|-----------------------|------------------------|-----------------------|----------------------|------------|------------|
| Traj Ref | Site | Size (Ha) | Units | Land Value Benchmark | Site Constraints | | | | | | | | Archlo 9Y (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106/Policy (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) | Total Abnormal Costs | Viability | |
| | | | | | Archlo 9Y | Flood | Access | Contam | Sec 106 & Policy Costs | Ground Stability | Sewer Works | Other | | | | | | | | | | | |
| 204 | 21, 25, 27 & 29 Tushmore Lane, Northgate | 0.60 | 63 | Brownfield | | | | | 1 | | | 1 | 1 | £0 | £0 | £0 | £0 | £257,985 | £0 | £56,160 | £70,200 | £384,345 | £605,222 |
| 52 | North East Sector Residual Land (North), Pound | 5.44 | 100 | Greenfield | | | | | 1 | | | 1 | 1 | £0 | £0 | £0 | £0 | £409,500 | £0 | £509,184 | £636,480 | £1,555,164 | £858,368 |
| 291 | Longley Building, East Park, Southgate | 0.27 | 48 | Brownfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £96,560 | £0 | £0 | £0 | £196,560 | £538,504 |
| 296 | Land Adj to Horsham Road & South of Silchester | 1.32 | 52 | Greenfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £212,940 | £0 | £0 | £0 | £212,940 | £1,141,922 |
| 288 | 102-112 London Road & 2-4 Tushmore Lane, Northgate | 0.39 | 44 | Brownfield | | | | | 1 | | | 1 | 1 | £0 | £0 | £0 | £0 | £180,180 | £0 | £36,504 | £45,630 | £262,314 | £425,785 |
| 289 | 116-136 London Road, Northgate | 0.56 | 64 | Brownfield | | | | | 1 | | | 1 | 1 | £0 | £0 | £0 | £0 | £262,080 | £0 | £52,416 | £65,520 | £380,016 | £597,918 |
| 290 | 138-144 London Road, Northgate | 0.27 | 27 | Brownfield | | | | | 1 | | | | 1 | £0 | £0 | £0 | £0 | £110,565 | £0 | £0 | £31,590 | £142,155 | £320,173 |
| TBC | Breezehurst Drive Playing Fields, Bewbush | 4.80 | 100 | Greenfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £409,500 | £0 | £0 | £0 | £409,500 | £1,212,077 |
| TBC | Land at Bewbush West, Bewbush | 0.60 | 48 | Greenfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £196,560 | £0 | £0 | £0 | £196,560 | £1,054,082 |

| Zone 1 Boroughwide 6-10 Year Delivery | | | | | Abnormal Costs | | | | | | | | | | | | | | | | | | |
|---|--|-----------|-------|----------------------|------------------|-------|--------|--------|------------------------|------------------|-------------|-------|----------------|------------|-------------|-------------|-----------------------|-----------------------|------------------------|-----------------------|----------------------|------------|------------|
| Traj Ref | Site | Size (Ha) | Units | Land Value Benchmark | Site Constraints | | | | | | | | Archlo 9Y (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106/Policy (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) | Total Abnormal Costs | Viability | |
| | | | | | Archlo 9Y | Flood | Access | Contam | Sec 106 & Policy Costs | Ground Stability | Sewer Works | Other | | | | | | | | | | | |
| 155 | Dingle Close/Ifield Road, Rear Gardens, West G | 0.70 | 18 | Greenfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £73,710 | £0 | £0 | £0 | £73,710 | £404,896 |
| 156 | Snell Hatch/Ifield Road, Rear Gardens, West G | 0.50 | 15 | Greenfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £61,425 | £0 | £0 | £0 | £61,425 | £337,413 |
| 195 | 2-12 Friston Walk, Ifield | 0.53 | 21 | Greenfield | | | | | 1 | | | | | £0 | £0 | £0 | £0 | £85,995 | £0 | £0 | £0 | £85,995 | £466,769 |
| | Crawley Station | 0.89 | 300 | Brownfield | | | | | 1 | | | 1 | | £0 | £0 | £0 | £0 | ##### | £0 | £83,304 | £0 | £1,311,804 | £3,359,129 |
| | County Buildings | 0.58 | 50 | Brownfield | | | | | 1 | | | 1 | | £0 | £0 | £0 | £0 | £204,750 | £0 | £54,288 | £0 | £259,038 | £578,813 |
| | Land North of the Boulevard | 0.70 | 50 | Brownfield | | | | | 1 | | | 1 | | £0 | £0 | £0 | £0 | £204,750 | £0 | £65,520 | £0 | £270,270 | £566,223 |

ZONE 1 Zone 1

Affordable Housing

| | | | | | |
|-----------------------------|-----|---------------|-----|-----------|-----|
| Affordable Proportion % | 50% | | | | |
| Affordable Mix | 24% | %Intermediate | 20% | %Low Cost | 56% |
| Transfer Value (% OMV Disc) | 70% | Intermediate | 85% | Low Cost | 60% |

| | | | | | |
|-------------------|-----|-------|-------|-------|-------|
| House Types | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| House Sizes (Sqm) | 60 | 75 | 88 | 120 | 150 |

| | | | |
|-----------------------|------|-------|--------------------|
| Professional Fees @ | | 8.0% | Construction Cost |
| Legal Fees | | 0.5% | GDV |
| Statutory Fees | | 1.1% | Construction Cost |
| Sales/Marketing Costs | | 2.0% | Market Units Value |
| Contingencies | | 5.0% | Construction Cost |
| Interest @ | 6.0% | 12 | Month Construction |
| Arrangement Fee | 1.0% | Cost | 6 |
| Development Profit | | 20.0% | of GDV |

| | | | | | |
|---------------------|-----|-------|-------|-------|-------|
| Density Assumptions | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| | 100 | 40 | 35 | 25 | 20 |

BASE Zone 1

Delivery 6-10 Year Delivery

LAND VALUES (Plot Values)

| | | | | | |
|------------|-------|-------|-------|--------|--------|
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Greenfield | 14149 | 35371 | 40425 | 56594 | 70743 |
| Brownfield | 17909 | 44771 | 51167 | 71634 | 89543 |
| Residual | 28117 | 70293 | 80335 | 112469 | 140586 |

| | | | | | |
|--------------|------|-------|-------|-------|-------|
| SALES VALUES | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Sqm | 3000 | 2800 | 2750 | 2500 | 2500 |

| | | | | | |
|--------------------|------|-------|-------|-------|-------|
| CONSTRUCTION COSTS | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Sqm | 1158 | 1007 | 1007 | 1007 | 1007 |

COMMUNITY INFRASTRUCTURE LEVY 100 £ Per Sqm

Abnormal Costs

| | | | | | | | |
|---------------|------------|-------------|-------------|-------------------------------|-----------------------|------------------------|-----------------------|
| Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 & Policy Costs (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| 10000 | 25000 | 20000 | 25000 | 3500 | 20000 | 80000 | 100000 |

| | | | |
|------------|---------|---|-----|
| Land Value | 18000 | Existing Greenfield (agricultural) Per Ha | |
| | 770000 | Brownfield (Industrial) Per Ha | |
| | 2811717 | Residential per Ha | |
| | | Uplift | |
| | | | 50% |

| | | | | | | | | |
|--------------------------------------|---------------|-----------------|---------------------------|-------------|-------------------------|-----------------------|------------------------|-----------------------|
| FACTORED | Zone 1 | Delivery | 6-10 Year Delivery | 1.27 | Values Adjustment Facto | | | |
| | | | | 1.17 | Costs Adjustment Facto | | | |
| LAND VALUES (Plot Values) | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Greenfield | 17969 | 44922 | 51339 | 71875 | 89844 | | | |
| Brownfield | 22744 | 56860 | 64983 | 90976 | 113720 | | | |
| Recycled | 35709 | 89272 | 102025 | 142835 | 178544 | | | |
| SALES VALUES | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 3810 | 3556 | 3493 | 3175 | 3175 | | | |
| CONSTRUCTION COSTS | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 1355 | 1178 | 1178 | 1178 | 1178 | | | |
| COMMUNITY INFRASTRUCTURE LEVY | | | | 117 | £ Per Sqm | | | |
| Abnormal Costs | | | | | | | | |
| | Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| | 11700 | 29250 | 23400 | 29250 | 4095 | 23400 | 93600 | 117000 |

| | | | | | | | | |
|--------------------------------------|---------------|-----------------|---------------------------|-------------|------------------------|-----------------------|------------------------|-----------------------|
| ZONE 1 | Zone 1 | Delivery | 6-10 Year Delivery | 1.27 | Values Adjustment Fact | | | |
| | | | | 1.17 | Costs Adjustment Facto | | | |
| LAND VALUES (Plot Values) | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Greenfield | 17969 | 44922 | 51339 | 71875 | 89844 | | | |
| Brownfield | 22744 | 56860 | 64983 | 90976 | 113720 | | | |
| Recycled | 35709 | 89272 | 102025 | 142835 | 178544 | | | |
| SALES VALUES | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 3810 | 3556 | 3493 | 3175 | 3175 | | | |
| CONSTRUCTION COSTS | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 1355 | 1178 | 1178 | 1178 | 1178 | | | |
| COMMUNITY INFRASTRUCTURE LEVY | | | | 117 | £ Per Sqm | | | |
| Abnormal Costs | | | | | | | | |
| | Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| | 11700 | 29250 | 23400 | 29250 | 4095 | 23400 | 93600 | 117000 |
| Housing Mix | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| % Mix | 20% | 20% | 40% | 15% | 5% | | | |
| Affordable Housing Mix | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | | | | | |
| % Mix | 30% | 70% | | | | | | |

| Viability Results | | Zone 1 | | 6-10 Year Delivery | |
|-------------------|---|--------|-------|--------------------|------------|
| Ref | Site | Size | Units | Type | Viability |
| 204 | 21, 25, 27 & 29 Tushmore Lane, Northgate | 0.60 | 63 | Brownfield | £605,222 |
| 52 | North East Sector Residual Land (North), Pound Hill | 5.44 | 100 | Greenfield | £858,368 |
| 291 | Longley Building, East Park, Southgate | 0.27 | 48 | Brownfield | £538,504 |
| 288 | 102-112 London Road & 2-4 Tushmore Lane, Northgate | 0.39 | 44 | Brownfield | £425,785 |
| 289 | 116-136 London Road, Northgate | 0.56 | 64 | Brownfield | £597,918 |
| 290 | 138-144 London Road, Northgate | 0.27 | 27 | Brownfield | £320,173 |
| TBC | Breezehurst Drive Playing Fields , Bewbush | 4.80 | 100 | Greenfield | £1,212,077 |
| TBC | Land at Bewbush West, Bewbush | 0.60 | 48 | Greenfield | £1,054,082 |
| 155 | Dingle Close/Ifield Road, Rear Gardens, West Green | 0.70 | 18 | Greenfield | £404,896 |
| 156 | Snell Hatch/Ifield Road, Rear Gardens, West Green | 0.50 | 15 | Greenfield | £337,413 |
| 195 | 2-12 Friston Walk, Ifield | 0.53 | 21 | Greenfield | £466,769 |
| 0 | Crawley Station | 0.89 | 300 | Brownfield | £3,359,129 |
| 0 | County Buildings | 0.58 | 50 | Brownfield | £578,813 |
| 0 | Land North of the Boulevard | 0.70 | 50 | Brownfield | £566,223 |

Appendix 4: Crawley SHLAA Sites Years 11-15

| Zone 1 | | 11-15 Year Delivery | | | | Abnormal Costs | | | | | | | | | | Viability | | | | | | |
|-------------|--|---------------------|-------|----------------------|-----------|----------------|------------|-------------|------------------------|-----------------------|-----------------------|------------------------|-----------------------|----------------------|---------|-----------|----------|---------|----------|----------|------------|------------|
| Boroughwide | | Site Constraints | | | | Archology (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106/Policy (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) | Total Abnormal Costs | | | | | | | | |
| Traj Ref | Site | Size (Ha) | Units | Land Value Benchmark | Archology | Flood | Access | Contam | Sec 106 & Policy Costs | Ground Stability | Sewer Works | Other | £12,900 | £32,250 | £25,800 | £32,250 | £4,515 | £25,800 | £103,200 | £129,000 | | |
| 54 | Fire Station, Ifield Road, West Green | 0.35 | 32 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £144,480 | £0 | £0 | £0 | £144,480 | £613,006 |
| 58 | Central Sussex College Site, Three Bridges | 0.60 | 32 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £144,480 | £0 | £0 | £0 | £144,480 | £613,006 |
| 63 | Ambulance Station, Ifield Avenue, West Green | 0.40 | 16 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £72,240 | £0 | £0 | £0 | £72,240 | £384,375 |
| 297 | Station Way Car Park, West of Overline House | 0.23 | 33 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £148,995 | £0 | £0 | £0 | £148,995 | £629,411 |
| 311 | Parkside Car Park, Northgate | 0.05 | 10 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £45,150 | £0 | £0 | £0 | £45,150 | £166,943 |
| 310 | Land Adj to St John's Church, Church Walk, Northgate | 0.15 | 20 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £90,300 | £0 | £0 | £0 | £90,300 | £400,098 |
| 52 | NES Residual Land (North), Pound Hill | 5.44 | 75 | Greenfield | | | | | 1 | | 1 | 1 | £0 | £0 | £0 | £0 | £338,625 | £0 | £561,408 | £701,760 | £1,601,793 | £939,403 |
| TBC | Farm, Pound Hill | 4.30 | 75 | Greenfield | | | | | 1 | | 1 | 1 | £0 | £0 | £0 | £0 | £338,625 | £0 | £443,760 | £554,700 | £1,337,085 | £1,236,124 |
| TBC | Land South of Barclays Bank, High Street, West | 0.30 | 18 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £81,270 | £0 | £0 | £0 | £81,270 | £383,911 |
| TBC | 94-98 High Street & Brittingham House | 0.23 | 36 | Brownfield | | | | | 1 | | | | £0 | £0 | £0 | £0 | £162,540 | £0 | £0 | £0 | £162,540 | £711,822 |

ZONE 1

Zone 1

Inner Urban Area Starter Housing

Affordable Housing

| | | | | | |
|-----------------------------|-----|---------------|-----|-----------|-----|
| Affordable Proportion % | 50% | | | | |
| Affordable Mix | 24% | %Intermediate | 20% | %Low Cost | 56% |
| Transfer Value (% OMV Disc) | 70% | Intermediate | 85% | Low Cost | 60% |

| | | | | | |
|-------------------|-----|-------|-------|-------|-------|
| House Types | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| House Sizes (Sqm) | 60 | 75 | 88 | 120 | 150 |

| | | | |
|-----------------------|------|-------|--------------------|
| Professional Fees @ | | 8.0% | Construction Cost |
| Legal Fees | | 0.5% | GDV |
| Statutory Fees | | 1.1% | Construction Cost |
| Sales/Marketing Costs | | 2.0% | Market Units Value |
| Contingencies | | 5.0% | Construction Cost |
| Interest @ | 6.0% | 12 | Month Construction |
| Arrangement Fee | 1.0% | Cost | 6 |
| Development Profit | | 20.0% | of GDV |

| | | | | | |
|---------------------|-----|-------|-------|-------|-------|
| Density Assumptions | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| | 100 | 40 | 35 | 25 | 20 |

BASE Zone 1

Delivery 11-15 Year Delivery

LAND VALUES (Plot Values)

| | | | | | |
|------------|-------|-------|-------|--------|--------|
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Greenfield | 14149 | 35371 | 40425 | 56594 | 70743 |
| Brownfield | 17909 | 44771 | 51167 | 71634 | 89543 |
| Residual | 28117 | 70293 | 80335 | 112469 | 140586 |

| | | | | | |
|--------------|------|-------|-------|-------|-------|
| SALES VALUES | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Sqm | 3000 | 2800 | 2750 | 2500 | 2500 |

| | | | | | |
|--------------------|------|-------|-------|-------|-------|
| CONSTRUCTION COSTS | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| Sqm | 1158 | 1007 | 1007 | 1007 | 1007 |

COMMUNITY INFRASTRUCTURE LEVY 100 £ Per Sqm

Abnormal Costs

| | | | | | | | |
|---------------|------------|-------------|-------------|-------------------------------|-----------------------|------------------------|-----------------------|
| Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 & Policy Costs (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| 10000 | 25000 | 20000 | 25000 | 3500 | 20000 | 80000 | 100000 |

| | | | |
|------------|---------|---|-----|
| Land Value | 18000 | Existing Greenfield (agricultural) Per Ha | |
| | 770000 | Brownfield (Industrial) Per Ha | |
| | 2811717 | Residential per Ha | |
| | | Uplift | 50% |

| | | | | | | | | |
|--------------------------------------|-----------------|----------------------------|-------------|------------------------|----------------|-----------------------|------------------------|-----------------------|
| FACTORED | Delivery | 11-15 Year Delivery | 1.46 | Values Adjustment Fact | | | | |
| | | | 1.29 | Costs Adjustment Facto | | | | |
| LAND VALUES (Plot Values) | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Greenfield | 20657 | 51642 | 59020 | 82628 | 103285 | | | |
| Brownfield | 26147 | 65366 | 74704 | 104586 | 130733 | | | |
| Recycled | 41051 | 102628 | 117289 | 164204 | 205255 | | | |
| SALES VALUES | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 4380 | 4088 | 4015 | 3650 | 3650 | | | |
| CONSTRUCTION COSTS | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 1494 | 1299 | 1299 | 1299 | 1299 | | | |
| COMMUNITY INFRASTRUCTURE LEVY | | | | | | | | |
| | | | | 129 | £ Per Sqm | | | |
| Abnormal Costs | | | | | | | | |
| | Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| | 12900 | 32250 | 25800 | 32250 | 4515 | 25800 | 103200 | 129000 |

| | | | | | | | | |
|--------------------------------------|-------------------------------------|------------|------------------------|-------------|----------------|-----------------------|------------------------|-----------------------|
| FACTORED | Delivery 11-15 Year Delivery | 1.46 | Values Adjustment Fact | | | | | |
| | | 1.29 | Costs Adjustment Facto | | | | | |
| LAND VALUES (Plot Values) | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Greenfield | 20657 | 51642 | 59020 | 82628 | 103285 | | | |
| Brownfield | 26147 | 65366 | 74704 | 104586 | 130733 | | | |
| Recycled | 41051 | 102628 | 117289 | 164204 | 205255 | | | |
| SALES VALUES | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 4380 | 4088 | 4015 | 3650 | 3650 | | | |
| CONSTRUCTION COSTS | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| Sqm | 1494 | 1299 | 1299 | 1299 | 1299 | | | |
| COMMUNITY INFRASTRUCTURE LEVY | | | | | | | | |
| | | | | 129 | £ Per Sqm | | | |
| Abnormal Costs | | | | | | | | |
| | Archlogy (Ha) | Flood (Ha) | Access (Ha) | Contam (Ha) | Sec 106 (unit) | Ground Stability (Ha) | Utilities Upgrade (Ha) | Noise Insulation (Ha) |
| | 12900 | 32250 | 25800 | 32250 | 4515 | 25800 | 103200 | 129000 |
| Housing Mix | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | 4 Bed | 5 Bed | | | |
| % Mix | 20% | 20% | 40% | 15% | 5% | | | |
| Affordable Housing Mix | | | | | | | | |
| | Apt | 2 Bed | 3 Bed | | | | | |
| % Mix | 30% | 70% | | | | | | |

| Viability Results | | Zone 1 | | 11-15 Year Delivery | |
|-------------------|--|--------|-------|---------------------|------------|
| Ref | Site | Size | Units | Type | Viability |
| 54 | Fire Station, Ifield Road, West Green | 0.35 | 32 | Brownfield | £613,006 |
| 58 | Central Sussex College Site, Three Bridges | 0.60 | 32 | Brownfield | £613,006 |
| 63 | Ambulance Station, Ifield Avenue, West Green | 0.40 | 16 | Brownfield | £384,375 |
| 297 | Station Way Car Park, West of Overline House, Northgate | 0.23 | 33 | Brownfield | £629,411 |
| 311 | Parkside Car Park, Northgate | 0.05 | 10 | Brownfield | £166,943 |
| 310 | Land Adj to St John's Church, Church Walk, Northgate | 0.15 | 20 | Brownfield | £400,098 |
| 52 | NES Residual Land (North), Pound Hill | 5.44 | 75 | Greenfield | £939,403 |
| TBC | NES Residual Land to the Southeast Heathy Farm, Pound Hill | 4.30 | 75 | Greenfield | £1,236,124 |
| TBC | Land South of Barclays Bank, High Street, West Green | 0.30 | 18 | Brownfield | £383,911 |
| TBC | 94-98 High Street & Brittingham House | 0.23 | 36 | Brownfield | £711,822 |