

Viability Testing for the Ipswich Development Plan

On behalf of **Ipswich Council**



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1 Introduction

- 1.1.1 This study aims to assess how far the development proposed in the emerging Ipswich Local Plan is viably 'deliverable' in the first five years of the plan. It is the first stage in the preparation of a Whole Plan Viability (WPV) Study which will test the extent to which the future development sites included in the emerging Local Plan can meet the cost of the Council's planning policies over the life of the plan.
- 1.1.2 The report's main objective is to provide some initial guidance in setting planning policy, helping the Council strike the balance between the policy aspiration of sustainable development and the reality of financial viability.

1.2 Study limitations

- 1.2.1 The purpose of a whole plan viability study is to assess how far the development proposed in the emerging Local Plan is viably 'deliverable' in the first five years of the plan, and viably 'developable' over the rest of the plan period. However, this report cannot asses the whole plan as the Council has acknowledged that they do not have the full 15 year land supply and they still need to identify sufficient sites to meet their total development supply. It is likely that the report will need updating in due course to incorporate this additional supply and fulfil the requirements of a sound evidence base to inform a whole plan viability assessment.
- 1.2.2 This report and the accompanying appraisals have been prepared in line with RICS valuation guidance. No part of these documents is a formal 'Red Book' valuation (RICS Valuation Professional Standards, March 2012) or should be relied upon as such.



2 Planning context

2.1 Introduction

2.1.1 In this chapter we set out the relevant national and local planning policy that this study must help deliver.

2.2 National policy

National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) advises that cumulative effects of policy should not combine to render plans unviable (our emphasis):

'Plans should be deliverable. Therefore, the **sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened**. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'. ¹

- 2.2.2 With regard to non-residential development, the NPPF states that local planning authorities 'should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should... understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.' ²
- 2.2.3 The NPPF aims to encourage the efficient use of land. This requires a level of responsiveness to market signals. The NPPF states that
 - Employment land reviews should be 'undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land';³ and
 - That LPAs should ensure the optimal use of land in the area, and then 'meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area'.
- 2.2.4 However, the NPPF never states that sites must be viable now in order to appear in the plan. The NPPF is most concerned to ensure that development is not rendered unviable by unrealistic policy costs. There is no indication that planners are held responsible for economic and market conditions. In a free market system, where development is undertaken for the most part by the private sector, the best a planning authority can perhaps do is to provide enough land to meet the needs of sustainable development (sustainable development as defined in the NPPF). Whether or not landowners, developers and occupiers choose to use this land is out of a planning authority's control.

¹ DCLG (2012) National Planning Policy Framework (41, para 173)

² DCLG (2012) National Planning Policy Framework, para 160

³ DCLG (2012) National Planning Policy Framework, para 161

⁴ DCLG (2012) National Planning Policy Framework, para 17, bullet 3



Infrastructure in the NPPF

- 2.2.5 The NPPF also requires authorities to demonstrate that infrastructure will be available to support development:
 - [...]'It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up.' ⁵
- 2.2.6 It is not necessary to prove that all funding for infrastructure has been identified. The NPPF states that standards and policies in Local Plans should 'facilitate development across the economic cycle,' ⁶ suggesting that in some circumstances, it may be reasonable for a Local Authority to argue that viability is likely to improve over time, that policy costs may be revised, that some infrastructure is not required immediately, and that mainstream funding levels may recover.

Deliverability in the NPPF

2.2.7 The NPPF states that for sites to be deliverable they "should be available now, offer a suitable location for development now, and be achievable, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable." ⁷

Summarising the key points

- 2.2.8 Standing back, then, it seems clear that the NPPF wishes Councils to ensure that they do not load policy costs onto land if it would hinder the land being developed, or withhold land for uses (say, employment) that may not come forward in the plan period where market signals might suggest that other uses (say, residential) could be considered.
- 2.2.9 The key point is that policy costs are kept sensible, the overall amount of infrastructure needed to support the plan over time will be affordable, that plans are backed by a thought-through set of priorities and delivery sequencing that allows a clear narrative to be set up around how the plan will actually be paid for and delivered.
- 2.2.10 This study confines itself to the question of development viability. We do not directly consider infrastructure requirements, although draw on this information to look at the impact of infrastructure requirements on site viability where relevant.

The Local Housing Delivery Group *Viability Testing in Local Plans* ('the Harman Report')

2.2.11 The Local Housing Delivery Group's report *Viability Testing in Local Plans* (better known as 'the Harman Report') followed the publication of the NPPF, and set out to flesh out how the NPPF's concept of plan viability might work in practice. It usefully defines viability:

'An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs, and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place, and generates a land value sufficient to persuade the land owner to sell the land for the development proposed.'

2.2.12 Harman says that a site typologies approach to understanding plan viability is sensible. Whole plan viability:

⁵ DCLG (2012) National Planning Policy Framework (42, para 177)

⁶ DCLG (2012) National Planning Policy Framework (42, para 174)

⁷ DCLG (2012) National Planning Policy Framework, para 47, footnote 11

⁸ Local Housing Delivery Group (June 2012) Viability Testing in Local Plans (14)



'does not require a detailed viability appraisal of every site anticipated to come forward over the plan period... [we suggest] a more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies'.⁹

2.2.13 Harman states that the role of the typologies testing is not required to provide a precise answer as to the viability of every development likely to take place during the plan period.

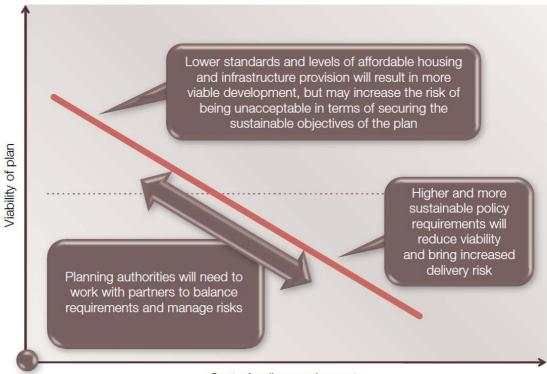
'No assessment could realistically provide this level of detail...rather, [the role of the typologies testing] is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan.'10

2.2.14 The report later suggests that once the typologies testing has been done,

'it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available.¹¹.

2.2.15 Harman points out the importance of minimising risk to the delivery of the plan. Risks can come from policy requirements that are either too high *or* too low. So, planning authorities must have regard to the risks of damaging plan delivery through loading on excessive policy costs – but equally, they need to be aware of lowering standards to the point where the sustainable delivery of the plan is not possible. Good planning in this respect is about 'striking a balance' between the competing demands for policy and plan viability.

Figure 2.1 Delivery risks from policy costs that are too high or too low



Cost of policy requirements

Source: Local Housing Delivery Group (June 2012) Viability Testing in Local Plans (16)

⁹ Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (15)

¹⁰ Local Housing Delivery Group (June 2012) Viability Testing in Local Plans (15)

¹¹ Local Housing Delivery Group (June 2012) Viability Testing in Local Plans (38)

¹² Local Housing Delivery Group (June 2012) Viability Testing in Local Plans (16)



- 2.2.16 The production of the Harman report was subject to considerable discussion and argument regarding how threshold land values should be arrived at. (Threshold land values represent the price at which land will be sold for development).
- 2.2.17 The Harman report placed emphasis on the 'existing use value (EUV) plus uplift' method (although did mention the importance of building in market values, particularly on greenfield sites where the EUV-plus method might underestimate the increase in land values conferred by the gain of planning permission).¹³
- 2.2.18 We set out our approach (which uses both the RICS and Harman methods) in Appendix 1.

RICS Guidance Note 'Financial Viability in Planning'

- 2.2.19 The RICS guidance note *Financial Viability in Planning* sets out a framework and methodology on how to deal with the issues of plan viability raised in the NPPF. It therefore is something of a competitor to the Harman report, and we expect that over time, the different perspectives that these reports contain will have to be brought together.
- 2.2.20 As set out above, RICS believe that threshold land values should be set with reference to market values, and then adjust downwards for

'development plan policies and all other material planning considerations, and disregard that which is contrary to the development plan. When undertaking Local Plan or CIL (area-wide) viability testing, a second assumption needs to be applied to the Site Value definition: the site value (as defined above) may need to be further adjusted to reflect the emerging policy/CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced. Where an adjustment is made, the practitioner should set out their professional opinion underlying the assumptions adopted. These include, as a minimum, comments on the state of the market and delivery targets as at the date of assessment'. 14

2.2.21 We think that both Harman and RICS views have their merits. They are not mutually exclusive. We use both existing/alternative use and market values to inform our choice of threshold land value. We set our approach (which uses both the RICS and Harman methods) in Appendix 1.

2.3 Local planning policy

The emerging local plan

rno omorging local plan

- 2.3.1 The Ipswich Core Strategy and Policies Development Plan Document was adopted in December 2011. The Site Allocations and Policies Development Plan Document (DPD) and the IP-One Area Action Plan have been combined to form one document known as the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD. The first stage of consultation occurred in March 2014. It is envisaged that the document will be adopted in 2015.
- 2.3.2 A separate development brief in the form of a Supplementary Planning Document (SPD) is being prepared by the Council to guide the future development of Ipswich Northern Fringe. This document known as the Ipswich Garden Suburb SPD was recently consulted on in March 2014.

¹³Local Housing Delivery Group (June 2012) *Viability Testing in Local Plans* (29) states that 'reference to market values can still provide a useful "sense check" on the threshold values that are being used'. With regard to greenfield sites, Harman states 'it will be necessary to make greater use of benchmarks, taking account of local partner views on market data and information on typical minimum price provisions used within developer/site promoter agreements for sites of this nature. If such benchmarks are disregarded, there is an increasing risk that land will not be released and the assumptions upon which a plan is based may not be found sound.'

¹⁴ RICS (2012) Financial Viability in Planning (4,5)



2.3.3 Ipswich is currently in the process of reviewing their Core Strategy and Policies DPD following the changes introduced via The Planning and Compulsory Purchase Act 2004 and Localism Act 2011. As part of this process affordable housing targets and other policies are being reviewed. This study in conjunction with the Community Infrastructure Levy Viability Study (November 2013) will inform the Council's emerging planning policies.

The key building uses in the plan

2.3.4 Residential is the major land use likely to account for the largest quantum of development in the Local Plan. Some of the town centre housing sites (e.g. Land between Old Cattle Market & Star Lane) include commercial and retail uses, whilst a number of strategic sites have been identified to cater purely for B class uses. The report therefore focuses on residential, retail and B-class development.

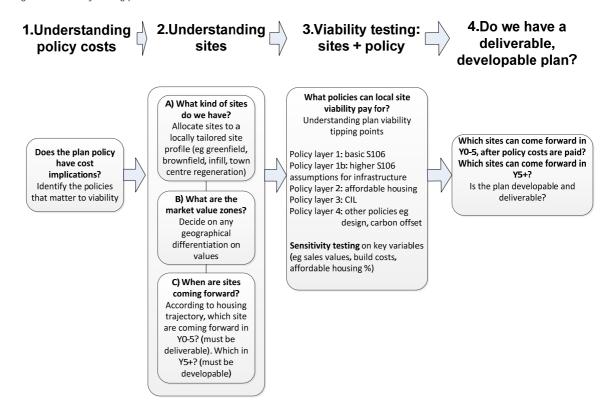


3 Method

3.1 Introduction

- 3.1.1 This chapter explains the overall method adopted in this study.
- 3.1.2 In designing this process, we have taken into account Government and industry guidance.

Figure 3.1 Viability testing process flow



Source: PBA

- 3.1.3 Very simply put, we have created a sites typology, and then tested the typologies at gradually escalating levels of policy cost, in order to judge the point at which policy costs make development unviable.
- 3.1.4 We explain each stage of the process in more detail below.

3.2 Step 1. Understanding policy costs

- 3.2.1 We seek to understand the policy costs which are envisaged in the emerging Plan.
- 3.2.2 This provides us with a starting point for our analysis.

3.3 Step 2. Understanding sites

- 3.3.1 The next stage is to understand the sites which are emerging through the planning process.
- 3.3.2 In order to understand sites, we ask two further questions.



- What are the market value zones for the area? An otherwise identical development may have a very different value, depending on its location. We seek to understand how this economic geography might affect site viability in the area. We allocate planned sites to these market value zones.
- What kind of sites are emerging through the plan over the next 5 years? Different sites might have different viabilities depending on the existing use or condition of the site. We take this into account. We allocate planned sites to different categories tailored to local conditions.
- 3.3.3 By this stage, then, we have a good understanding of how location and policy costs might combine to affect viability. In effect, we have a typology of sites. The next stage is to look at the issue of viability itself.

3.4 Step 3. Viability testing the sites

- 3.4.1 We undertake viability testing of the site typologies. Our approach is to add gradually escalating levels of policy costs in order to judge the point at which policy costs make development unviable. These policies are taken from the list developed in Stage 1.
- 3.4.2 We start with understanding the basic viability of sites, including no policy costs, and then add factors such as affordable housing, the provision of 15% of energy requirements from low carbon sources, and any other policy requirements.
- 3.4.3 These policy costs risk negatively affecting viability, but may deliver valuable benefits.
- 3.4.4 We seek to understand the trade-offs involved with these policy choices, in order that elected members and their officers may arrive at a reasoned and prioritised set of policy choices.
- 3.4.5 The viability testing has involved a number of iterations in order to arrive at the combination of policies that most accurately serve local aspiration. We do not describe these iterations in the report.

3.5 Step 4. Do we have a deliverable plan?

3.5.1 This output forms the answer to the central question of the study. As set out in 2.2.8, with regards to housing supply, the National Planning Policy Framework states that evidence must show the Inspector that the plan is 'deliverable' for the first five year period following adoption.

3.6 Stakeholder engagement method

3.6.1 We undertook stakeholder engagement as part of this study, mainly involving semi-structured interviews with local agents, housebuilders and developers.

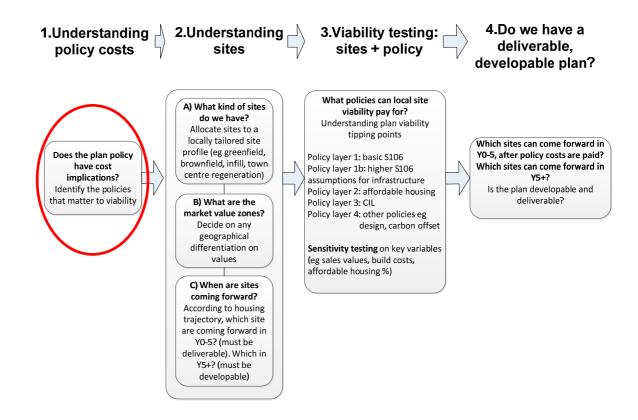


4 Which plan policies add to the costs of development?

4.1 Introduction

- 4.1.1 In this chapter, we identify the policies that may add to the cost of development described in the emerging Plan, and so affect viability. We have discussed the content of the emerging plan with officers in order to identify these elements.
- 4.1.2 To avoid duplication, we explain the content of those policies, and the impact they have on viability, at a later stage.

Figure 4.1 Process flow stage 1



Source: PBA

4.2 Plan policies with cost implications for development

4.2.1 The plan is being written in full knowledge of poor local development conditions. There is therefore an effort to ensure that policy costs are kept modest. We have focused on those policies that are a priority to the Council, as provided in the brief. These are set out in the Council's adopted Core Strategy and Policies DPD but are currently under review following the introduction of the National Planning Policy Framework (NPPF) and the local planning regulations published in 2012.



Affordable housing policy

- 4.2.2 Policy CS12 deals with Affordable Housing and requires all new development of 10 dwellings or more to provide:
 - 35% affordable housing provision in schemes of 15 or more dwellings or 0.5ha or more; and
 - 20% affordable housing provision in schemes of between 10 and 14 dwellings or 0.3 to 0.49ha.
- 4.2.3 It is important that the Council's policy on affordable housing strikes a balance between the need for housing at affordable levels and the viability of market housing.
- 4.2.4 For the purpose of this report we have tested the Council's current policy of 35% on schemes of 15 or more dwellings as well as lower affordable housing levels of 15% and 25% to establish an appropriate balance.

Provision of 15% of energy requirements from decentralised or low carbon sources ('renewables') per residential and commercial unit

4.2.5 Policy DM2 covers the Council's requirements for decentralised renewables and low carbon sources for all new developments. The adopted Core Strategy sets a target of 15% which is tested in this report.

Code for Sustainable Homes Level 4 and 5

4.2.6 Policy DM1 deals with Sustainable Development. This requires all new residential development to achieve a high standard of environmental sustainability. The Code for Sustainable Homes is a nationally accredited system that considers a wide range of sustainability criteria in addition to energy and CO2 emissions. For the purposes of this report the Council have requested the assumptions include an additional allowance for Code Level 4 and 5.

BREEAM 'Very Good' and 'Excellent' Standards for non-residential buildings

4.2.7 Policy DM1 also sets the environmental sustainability standards for non-residential buildings. The BREEAM system is the nationally recognised system for assessing the sustainability of non-residential buildings. The report applies an uplift to commercial BCIS rates to 'Very Good' and 'Excellent' standards.

Residential density standards

4.2.8 Housing densities have been taken into account in quantifying the housing allocations and have been incorporated into our viability testing assumptions. These reflect the development mix for each grouping as agreed with the Council.

S106 developer contributions

4.2.9 The Council will levy Section106 contributions in the now tightly controlled circumstances set out in CIL legislation. These controls apply equally to residential and non-residential development. Two of these requirements exist whether or not a Council adopts a CIL. First, the CIL Regulations 2010 (as amended) Regulation 122(2) tests state that any S106 charge must meet three tests of being:



- Necessary to make the development acceptable in planning terms. For the LPA to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.¹⁵
- Directly related to the development. If the LPA fails to show a real connection to the development in question, then it will be unlawful for the LPA to take account of S106 in granting permission.
- Fairly and reasonably related in scale to the development proposed.
- 4.2.10 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission. In other words, the benefit offered is not a material consideration unless it passes these tests.
- 4.2.11 Furthermore, any contributions offered by a developer which are acceptable to the Local Planning Authority must also pass the Regulation 122(2) tests.
- 4.2.12 In addition, CIL Regulation 123 (3) ensures that, from April 2015, or when CIL is introduced in an area if that is sooner, no more than five planning obligations may be pooled towards a single project, or type of infrastructure. If an obligation exceeds this limit it cannot legally be taken into account in granting planning permission. In other words, the benefit offered is not a material consideration. Also, any benefits offered are not enforceable. This restriction does not apply to affordable housing secured via S106 planning obligations.
- 4.2.13 Regarding non-residential development, the emerging plan is unlikely to subject non-residential development to systematically applied policy costs. The Council is well aware of the dangers of rendering valuable employment development unviable. There is therefore no substantial risk that the emerging plan itself will impose 'obligations and policy burdens that their ability to be developed viably is threatened'.¹⁶
- 4.2.14 However, in individual cases, some S106 costs may be levied to make development acceptable in planning terms. These will be subject to the statutory restrictions introduced by the CIL Regulations 2010 (as amended). This report will test S106 contributions amounting to £1,000 for each new residential unit proposed.

Community Infrastructure Levy (CIL)

- 4.2.15 The possible levels of CIL have been investigated in a separate report prepared by PBA in November 2013. No final decision has been made about whether Ipswich will pursue a CIL charge and for that reason it has been excluded from the viability testing assumptions.
- 4.2.16 These assumptions may need to be revisited, depending on future decisions about the CIL.

¹⁵ Planning Officers Society (2011) Section 106 Obligations and the Community Infrastructure Levy accessed 7

 $http://www.planningofficers.org.uk/downloads/pdf/POS_Advice_Note_S106_and_CIL_final_version_Apr2011.pdf \\ ^{16}DCLG (2012) NPPF para 173$

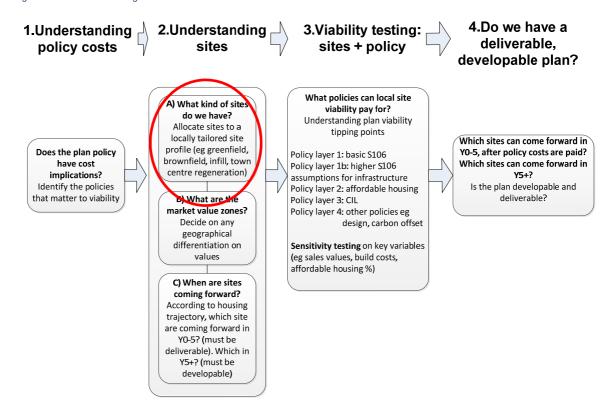


5 Types of sites planned

5.1 Introduction

- 5.1.1 Our objective here is to allocate development sites to an appropriate development category.
- 5.1.2 This allows the study to deal efficiently with the very high level of detail that would otherwise be generated by an attempt to viability test each site. This approach is suggested by the Harman Report, which suggests 'a more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies'.¹⁷

Figure 5.1 Process flow stage 2B



Source: PBA

5.2 Developing site profile categories

- 5.2.1 We reviewed the area's development trajectory and worked with the local authority to develop locally relevant site categories. The resulting categories are as follows:
 - Central Brownfield (high density small; high density large; medium density)
 - Felixstowe Road
 - Artificial Hockey Pitch

¹⁷ Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans (9)



- Central/West Brownfield
- West Greenfield
- Elton Park
- Helena Road
- Island Site
- The Silo
- Former Tooks Bakery
- King George V Field

5.3 Allocating local development sites to site profile categories

- 5.3.1 We were provided with a summary list of forthcoming development sites by the local authority.
- 5.3.2 By reviewing the list and working with local authority officers, we have allocated development sites in the plan to the site profiles.
- 5.3.3 Given the range of real-world sites in the area, it is not always possible to get a perfect fit between a site and the site profile category. We have attempted a best fit in the spirit of the Harman Report.

5.4 Using site profile categories to inform viability testing scenario assumptions

- 5.4.1 Based upon the scenarios developed above, we believe the following scenario assumptions are appropriate.
- 5.4.2 The following table sets out how different assumptions on site size, developable area, unit size, number of units, and tenure/mix assumptions have been applied to each site profile category.



Table 5.1Site categories

	Consultation	This									
	20110411411011	Ref Typology	Settlement	Land type (Green	ield/ILV description	Gross area (ha) N	let area (ha)	Nr units	dwph B-space	e (sqm)	
		Central Brownfield High Den		Brownfield	Lower Value Area	0.28	0.22	25	116		
		2 Central Brownfield High Den		Brownfield	Lower Value Area	0.56	0.41	50	122	-	
		3 Central Brownfield Medium		Brownfield	Lower Value Area	0.45	0.35	25	72	-	
		4 Felixstowe Road	Lower Value Area	Brownfield	Lower Value Area	1.56	1.11	70	63	-	
Residential		5 Artificial Hockey Pitch	Mid Value Area	Brownfield	Mid Value Area	0.60	0.48	18	38	-	
development		6 Central/West Brownfield	Lower Value Area	Brownfield	Lower Value Area	0.56	0.43	25	58	-	
•		7 West Greenfield	Lower Value Area	Greenfield	Lower Value Area	1.11	0.81	50	62	-	
typology		8 Elton Park	Lower Value Area	Brownfield	Lower Value Area	2.63	1.81	105	58	-	
		9 Helena Road	Lower Value Area	Brownfield	Lower Value Area	1.87	1.13	566	503	-	
		10 Island Site	Lower Value Area	Brownfield	Lower Value Area	3.01	1.92	271	141	-	
		11 Silo	Lower Value Area	Greenfield	Lower Value Area	0.16	0.12	48	409	-	
		12 Former Tooks Bakery	Mid Value Area	Brownfield	Mid Value Area	2.24	1.55	101	65	-	
		13 King George V Field	Mid Value Area	Brownfield	Mid Value Area	2.83	1.96	99	51	-	
		Averages					75%		82		
		The viability assessment assumes t	hat the larger the site, the smaller the prop	ortion of net developable	space using a formula with a	non linear coefficient of	1.08 per hectare.				
Net developable				Site area (ha)	Developable Rate						
and area		Gross to Net Ratio		> 0.00		.08					
flix type	Assumed	For OM properties, figures taken from	m Ipswich Core Strategy Policy DM30. The	same mix is assumed	or AH properties.						
71 ·					lling type (%)		AH dwelling type (%)				
			F		ouse	Í.	Flats	House	type (70)	ı	
		Ref Typology	•	1013	0.0	0%	15.0%	85.0%	0.0%	0.0%	
		Central Brownfield High Den	sity (Small) 70	.0%	0.0% 0.0		70.0%	30.0%	0.0%	0.0%	
		Central Brownfield High Den			0.0% 0.0		70.0%	30.0%	0.0%	0.0%	
		3 Central Brownfield Medium			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		4 Felixstowe Road			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		5 Artificial Hockey Pitch			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		6 Central/West Brownfield			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		7 West Greenfield			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		8 Elton Park			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		9 Helena Road			0.0% 0.0		100.0%	0.0%	0.0%	0.0%	
		10 Island Site			0.0% 0.0		70.0%	30.0%	0.0%	0.0%	
		11 Silo			0.0% 0.0		100.0%	0.0%	0.0%	0.0%	
		12 Former Tooks Bakery			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
		13 King George V Field			0.0% 0.0		0.0%	100.0%	0.0%	0.0%	
			Govt Housing Standards review consultation								
			s and Net Internal Area (NIA) is applied to o								
Jnit sizes	Industry		we have therefore applied two unit sizes w						, ,	3	
	standard	,		,,,							
		Private unit sizes are based on avera	age size for new units by type within the stu	udy area. Affordable unit	sizes are assumed to mirror	OM units standards. U	nit sizes are set ou	it as follows:			
		Private									
		Private sale	Flats (NIA)		65 sq m						
		Private sale	Flats (GIA)		75 sq m						
		Private sale	House		90 sq.m						
		Affordable units			-						
		Social rent	Flats (NIA)		65 sq m						
		Social rent	Flats (GIA)		75 sq m						
		Social rent	House		90 sq.m						
		Affordable rent	Flats (NIA)		65 sq m	_					
		Affordable rent	Flats (GIA)		75 sq m						
			(011.)								
		Affordable rent	House		90 sa m						
		Affordable rent	House Flats (NIA)		90 sq m 65 sq m						
		Affordable rent Intermediate Intermediate	House Flats (NIA) Flats (GIA)		90 sq m 65 sq m 75 sq m	<u> </u>					





Residential cenarios	Council policy We are testing a range of Affordable in	iousing requirements. We	nave used advice from the c	council based on an overall	balance of 80% aff	ordable rent and 205	% for intermediate	e affordable teni	ires.	
	Threshold		- Units							
					Туре		Afforda	able tenure sp	lit	
					Private	Affordable	Social rentif	ordable rent	nterm ediate	
	Ref Typology				100%	0 %	0%	80%	20%	
	1 Central Brownfield High Dens	ity (Small)	25 Units		100%	0%	0%	80%	20%	
	2 Central Brownfield High Dens	ity (Large)	50 Units		100%	0%	0%	80%	20%	
	3 Central Brownfield Medium D	ensity	25 Units		100%	0%	0%	80%	20%	
	4 Felixstowe Road		70 Units		100%	0%	0%	80%	20%	
	5 Artificial Hockey Pitch		18 Units		100%	0%	0%	80%	20%	
	6 Central/West Brownfield		25 Units		100%	0%	0%	80%	20%	
	7 West Greenfield		50 Units		100%	0%	0%	80%	20%	
	8 Elton Park		105 Units		100%	0%	0%	80%	20%	
	9 Helena Road		566 Units		100%	0%	0%	80%	20%	
	10 Island Site		271 Units		100%	0%	0%	80%	20%	
	11 Silo		48 Units		100%	0%	0%	80%	20%	
	12 Former Tooks Bakery		101 Units		100%	0%	0%	80%	20%	
	13 King George V Field		99 Units		100%	0%	0%	80%	20%	
			Apply?							
	Lifetime homes		No	£910 per unit	A	verage based on st	udy by BCIS (200	9), Assessing	the cost of Lifetime Home	es Standa
cy costs	CSH Level 4		No	2.5% build cos	it	-		_		
	CIL		No	£100 per sqm				Calculate		
	S106 contribution		Yes	£1,000 per unit				Results		
	Provision for energy requirem	ents	No	£2,200 per unit						
verion factor	s	Acre/Ha	2.47							
		Sqft/Sqm	10.76							

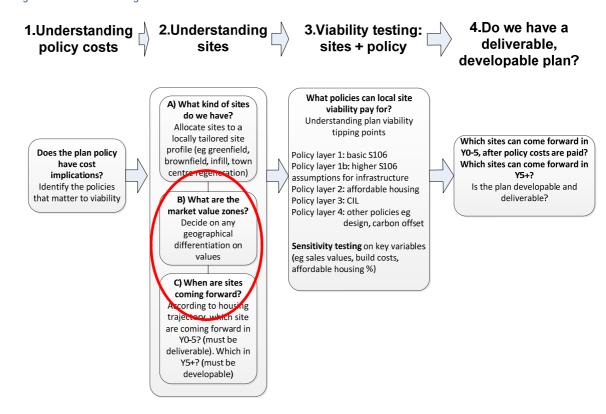


6 What are the market value zones?

6.1 Introduction

- 6.1.1 Site locations affect viability through the interaction of supply of, and demand for, land in a particular location. This feeds through into housing sales price and land values, and thus site viability, assuming that other things are equal.
- 6.1.2 In this chapter, we look at the make-up of these market value zones for residential development only. We concentrate on residential development because its viability is especially sensitive to precise location. By contrast, the viability of supermarkets, for example, is driven by occupier covenant rather than store location.

Figure 6.1 Process flow stage 2A



Source: PBA

6.2 Setting viability zones for residential development

- 6.2.1 No final decision has been made on whether Ipswich will pursue a CIL charge. However, CIL Regulations (Regulation 13) are useful in helping structure a robust way forward on this issue, particularly given that this evidence may be used to structure a geographically varied affordable housing policy.
- 6.2.2 CIL Regulations state that all geographical differences in charges need to be justified by reference to the underlying viability evidence. There should be no other influences brought to bear so, for example, the zones should not be set on policy preferences which wish to see development in a certain area encouraged or discouraged. Setting up a CIL which levies different amounts on development in different places increases the complexity of evidence required, and may be contested at examination; this logic also applies to the creation of a geographically varied affordable housing charge.



6.3 Principles

- 6.3.1 Identifying different charging zones whether for CIL or an affordable housing charge has inherent difficulties. One reason for this is that house prices are an imperfect indicator; we are not necessarily comparing like with like. Even within a given type of dwelling, such as terraced houses, there will be variations in, say, quality or size which will impact on price.
- 6.3.2 Another problem is that even a split that is correct 'on average' may produce anomalies when applied to individual houses especially around the zone boundaries. Even between areas with very different average prices, the prices of similar houses in different areas may considerably overlap.
- 6.3.3 A further problem with setting charging area boundaries is that they depend on how the boundaries are defined, as well as the reality of actual house prices. Boundaries drawn in a different place might alter the average price of an area within the boundary, even with no change in individual house prices.
- 6.3.4 To avoid these statistical and boundary problems, it is our view that a robust set of differential charging zones should ideally meet two conditions:
 - The zones should be separated by substantial and clear-cut price differences.
 - They should also be separated by substantial and clear-cut geographical boundaries for example with zones defined as individual settlements or groups of settlements, as urban or rural parts of the authority. We should avoid any charging boundaries which might bisect a strategic site or development area.
- 6.3.5 This exercise was undertaken as part of the CIL study, which suggests 3 separate charging zones. The same principles apply and these have been reviewed to ensure the boundaries are still relevant.

6.4 Method

- 6.4.1 Setting value zones requires us to marshal the 'appropriate available evidence' available from a range of sources in order to advise on the best way forward. We took the following steps.
 - Our first step was to look at home prices. Sales prices of homes are a good proxy for viability. We downloaded Land Registry data to do this. This generated a range of options or hypotheses.
 - Our second step was to look at likely patterns of future development to investigate whether it was worthwhile to set up additional zones.
 - Step 3 saw us talking to developers and local authority officers.
- 6.4.2 We explain this process below.

6.5 Using house prices to understand value zones

- 6.5.1 In advising on value zones, our first step was to review residential sales prices following the publication of the CIL Study and update these where it was appropriate to do so. Figure 6.2 shows average sales prices of all homes over the last four years. Average prices are shown for each Census Standard Table (ST) ward¹⁸. Aside from the highest and lowest bands (which are tailored to actual values), average prices are broken in equal bands of £27,000 each.
- 6.5.2 We have presented this data on a map because it allows us to understand the broad contours of residential prices in the Ipswich area. Sales prices are a reasonable, though imperfect,

¹⁸ ST wards are used because very precise boundary mapping exists which shows ward boundaries, and is not subject to the degree of change that electoral wards or postcode boundaries are subject to.



- proxy for development viability, so the map provides us with a broad idea of which areas would tend to have more viable housing developments, other things being equal.
- 6.5.3 It is worth noting that new homes are typically more expensive than second hand homes, but the prices we have mapped include both second hand and new homes. We used data on both new and second hand homes because, firstly, datasets on sales values for new homes only would be very much smaller (and so more unstable), and secondly, because at this stage it is the differentials between areas that we are seeking to identify, not the absolute price levels.

Claydon and Barham

Whitten

Castle Hill

Rushmere

St Andrew

St. Margaret's

Rushmere

St Andrew

St. Margaret's

Rushmere

St. Andrew

St. Ward

Local Authority Boundary

St. Vard

Local Authority Boundary

St. John's

St. John's

St. John's

St. John's

St. John's

St. John's

Local Authority Boundary

Figure 6.2 Average sales price of homes (January 2010- July 2014)

Source: Land Registry, PBA

This data covers the transactions received at Land Regist in the period 01/01/10 to 25/7/14 © Crown copyright 2014

- 6.5.4 Figure 6.3 helps illustrate patterns in house prices across the borough:
 - The central and southern wards have the lowest values as does part of the western wards;
 - St Margarets ward to the north of the city centre is the highest value ward with property prices on average ranging between £250,000 and £289,590;
 - Average property prices in the north western and north eastern wards are higher than those in the southern wards with values ranging between £150,000 and £200,000.
- 6.5.5 We then looked at the future profile of development to inform our decision about charging boundaries. This involved analysing:
 - The location of future development: For instance, if all development was going in a single price area, making geographical distinctions in the charging schedule would not be necessary.



- The likely viability profile of future development. If future development is likely to bring a
 new type of housing product to the market with a very different viability profile, then this
 should be taken into account.
- 6.5.6 Understanding the patterns of future development is therefore the next stage in our analysis. If we overlay a rough approximation of the likely housing development areas (see Figure 6.3) we can better understand how we might structure charging bands for residential development.

6.6 The location of future development

6.6.1 The housing sites anticipated to come forward through the Local Plan process are dispersed throughout the borough, although there is a noticeable concentration of sites in the IP-One Area. A significant proportion of the Council's housing requirement will be provided on a large urban extension site to the north of town, known as the Northern Fringe.

6.7 Deciding on the value zone boundaries

- 6.7.1 The CIL Study supported the creation of three value zones. Having reviewed the evidence there were arguments in favour of keeping three value zones and the boundaries defined by the CIL Study. For the purpose of this study the three value zones have been retained. However, relevant sales values for the medium value zone have been broadened to incorporate property prices between £150,000 and £175,000 as the range of average values applied was too narrow in comparison to the other two value bands. As a result of this change, Whitton and Stoke Park have been reclassified as medium value zones.
- 6.7.2 Figure 6.3 below shows the different value zones.

Alianh

Figure 6.3 Low, Medium and High Value Zones in Ipswich

Source: Land Registry, PBA

6.8 Using this analysis to understand threshold land values

6.8.1 The above analysis looks at sales prices for residential *properties*. Other things being equal, it can provide some insight into the price of residential *land*. This is important, because we need



- to derive a 'threshold' land value (ie, the amount of money a landowner will need in order to sell his or her land) in order to calculate what level of policy costs might be afforded by development in the area.
- 6.8.2 We have set our method in estimating threshold land values in detail in Appendix A. In the Appendix, we explain that we use information on both a) existing use values and b) market transactions as starting points in order to estimate this threshold value.

Existing and alternative use values

- 6.8.3 Regarding existing use values, sites coming forward for development in Ipswich typically comprise of both brownfield and greenfield sites. The existing use value of these types of sites is quite low: the VOA in 2011 reported agricultural land values in Suffolk of £19,760 per ha and industrial land values in Norwich of £425,000 per ha (no information was produced by the VOA specifically for Ipswich)¹⁹.
- 6.8.4 As well as the *existing* use of the site, credible *alternative* uses should also be taken into account. Should an alternative use derive a higher land value it is logical that a landowner would seek this higher value.
- 6.8.5 The alternative use depends on planning policy to a good degree. If a landowner knows that his site appears (or is likely to appear) in the development plan for residential land, he or she would only sell for this value (if greater than the existing use). The alternative use value sought will be particularly high in areas where the landowner is aware that high sales values for residential properties make land particularly valuable.
- 6.8.6 If sites in Ipswich have a realistic alternative use value for residential development (having been allocated in the emerging Local Plan) then landowners will anticipate this in the value sought for the site. We do not foresee other use types coming forward on the sites. In Ipswich land values for residential development are higher than the existing use values: it is therefore prudent to also understand market values, as described in greater detail below.

Market values minus policy costs

- 6.8.7 The second approach we use in estimating a sensible threshold land value is to look at market comparables of residential land traded. This market performance will inform landowners' 'hope values' for sites. After adjustment for various factors (such as time and various flavours of risk, such as whether the land had planning permission) we can start to make judgements about how comparable sites might trade.
- 6.8.8 We have been able to obtain a number of comparables from developers and local authorities in the area. This information was provided on a confidential basis and therefore the actual comparables used cannot be made available to the public. This list of consultees is provided at Appendix B.

Setting a threshold land value

6.8.9 Having observed market transactions, the RICS guidance paper notes that we need to deduct an amount in order to take account of policy requirements.²⁰ Where an adjustment is made,

¹⁹ Valuation Office Agency (2011) Property Market Report 2011

²⁰ The Inspector in the report on the examination of the London Mayoral CIL (January 2012) commented: 'Finally the price paid for development land may be reduced. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.' (paragraph 32)



RICS guidance requires us to set out our 'professional opinion underlying the assumptions adopted. These include, as a minimum, comments on the state of the market and delivery targets as at the date of assessment'.²¹

- 6.8.10 The question, therefore, is how much we should adjust the land value downwards, in order to take account of policy costs such as the continuing imposition of affordable housing charges. As set out above, RICS guidance requires us to comment on the state of the market and delivery targets as at the date of assessment'.²²
 - If we look at the state of the market, our discussions with developers showed that effective demand for homes (ie, demand from people willing and able to pay) is relatively weak in the area, suggesting that landowners' holdings will not be as sought after as they might be in other parts of the country. If we over-value land, RICS points out that we will reduce the amount available for planning contributions:²³ this comparable data might suggest that a relatively significant reduction might bring threshold land values into line with those in similar places elsewhere, perhaps without grave risk of damaging housing delivery rates.
- 6.8.11 This was taken into account when suggesting the threshold land values below. Note that we deal with delivery targets at the date of assessment in Chapter 7.

6.9 Threshold residential land values used

- 6.9.1 We have used the analysis in this chapter to arrive at an understanding of the economic geography of the area. We have used this to inform our views on how sales values and threshold land values of residential properties vary spatially within the area. This will represent an important input to our viability testing in later chapters of this report.
- 6.9.2 In suggesting a threshold residential land value, we have reviewed the evidence above, and triangulated between existing use value, alternative use value and market value. Using our professional judgement, we believe that a sensible threshold net residential land value assumption for the area is as follows:

■ High value area: £725,000 per ha.

Medium value area: £600,000 per ha.

■ Lower value area: £450,000 per ha.

6.9.3 These land values quoted are broad average across each value zone. Site specific viability including dealing with the costs of site specific constraints and landowners individual aspiration on land value will of course vary. Any site abnormals which are not reflected in our appraisals should be deducted from the land values assumed. Although it is acknowledged that there will always minimum return a landowner will require to release a site for development, which may not be sufficient once the cost of abnormals are deducted.

6.10 Consultation

Understanding the local market with agents and developers

- 6.10.1 We talked to a range of sources again about the residential market, including local agents and local housebuilders active in the area. The general sentiment was that:
 - Since the CIL study, respondents noted that property values, on the whole, have risen by between 5% 8%. This was particularly the case in the first few months of 2014 however price rises have plateaued somewhat during the summer.

²¹ RICS (2012) Financial Viability in Planning (4,5)

²² RICS (2012) Financial Viability in Planning (4,5)

²³ RICS (2012) Financial Viability in Planning (13)



- Many responded that there is still considerable demand for family houses. However there has been a shortage of new properties introduced onto the market which has helped inflate prices. The premium, or mark up, for new properties, due to a perceived lack of supply, ranged between 5% and 15% amongst respondents.
- The consultation revealed that there is still very little demand for flats. Many of the supply of flats in recent years have been around the waterfront area. However, many respondents noted that these have not sold particularly well. On average, flats tend to range in sizes between 50 and 70 sq m. Buyers outside of the centre tended to prefer houses and smaller homes rather than flats.
- The general consensus was that flats are priced fairly consistently between £80,000 to £110,000, and that flats priced much higher than this would be increasingly unlikely to sell. Based on average sizes, this would equate to between £1,500 to £1,800 per sq m.
- The consultation also revealed a difference in values across the borough, with values higher in the north, and the north-east. In the north and north east respondents stated that they would expect to see sales ranging between £2,300 to £3,200 per sq m. On the basis of an average dwelling size of 90 sq m this would equate to a sales price of £207,000 to £297,000.
- Respondents also noted that the east also demonstrated fairly high values, largely driven by access to good schools. Here, respondents stated that they expected values of between £1,800 to £2,400 per sq m. On the basis of an average dwelling size of 90 sq m this would equate to a sales price of £162,000 to £216,000.
- Conversely, values in the west, and across the south, achieved lower values. One respondent noted that the average premium between the east and the west, on a similar, standard property, would be in the region of £50,000. The consensus between agents was that values ranged between approx. £1,700 to £2,000 per sq m. Again, based on an average dwelling size of 90 sq m this would equate to a sales price of £153,000 to £180,000.
- 6.10.2 A copy of our consultees are detailed within Appendix B.

We looked at current developments

- 6.10.3 There remains a limited amount of large scale development activity within Ipswich other than the Charles Church scheme at Ravenswood and the Crest Nicholson development at Vista. However, since the CIL Study was completed there are a number of other smaller developments that, at the time of this report, have recently been sold.
 - Kiln Place, Suffolk Road (Moody Homes) A development of 3 and 4 bedroom detached family homes located half a mile north of Ipswich town centre. A three bedroom house listed as 106 sq.m has sold for £270,000, which equates to £2,550 per sq m. Four bedroom homes have ranged in size between 116 sq m and 140 sq m, selling for between £340,000 and £375,000. This equates to an average sales value of approximately £2,730 per sq m.
 - St Peter's Place, Colchester Road (Hopkins Homes) Is a development of three and four bedroom houses north east of the town centre. A three bedroom detached house, of approximately 86 sq m in this development has sold for £299,995, equating to £3,521 per sq m. Similarly a four bedroom detached house in this development, of 99 sq m, has sold for £319,500 which is approximately £3,230 per sq m.
 - Blakenham Fields, Gipping Road (Orbit Homes) A development currently on the market, albeit just outside the study area approximately five miles North West of the town centre, is Blakenham Fields. These developments comprise predominantly of smaller homes for younger families and first time buyers. Their two bedroom homes, ranging between 59 sq m and 69 sq m are marketed for around £159,995, equating to between £2,320 and £2,700 per sq m.



- 6.10.4 Properties at Ravenswood (Charles Church) and Vista (Crest Nicholson) have sold well and achieved healthy sales values. 4, 5 and 6 bedroom houses at Ravenswood have achieved between £299,000 and £430,000. Crest Nicholson are selling 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses. Prices range between £169,500 and £235,000. These prices are broadly in line with the figures reported in the CIL Study last year. Sales rates have also remained healthy since the development began.
- 6.10.5 From the analysis of new developments on the market, there are comparatively fewer developments that include flats. Regatta Quay on the waterfront is one of a limited number of apartment schemes in Ipswich.
 - Regatta Quay, Ipswich Waterfront Currently on the market, the development consists of a large number of one and two bedroom apartments. A one bedroom flat of approximately 45 sq m is marketed at £98,000, which is £2,160 per sq m. Similarly a two bedroom apartment in the same development is marketed at £150,000. This is slightly larger at approximately 59 sq m, equating to circa £2,540 per sq m.

The working hypothesis following consultation

- 6.10.6 Discussions with agents and developers helped us arrive at a 'firmed up' working hypothesis regarding the geographical charging zones.
- 6.10.7 We recommend that Ipswich should have a three tiered charge; there are price differences across the Borough. The area surrounding Christchurch Park is the most expensive, followed by the eastern part of the Borough. The centre, west and south of the Borough are the lowest value areas.
- 6.10.8 Nonetheless, there was evidence that the charging boundaries (as proposed in Figure 6.5) should be adjusted slightly. During consultation it was noted that the town centre property market includes areas along the waterfront to the south. In particular, the west of the Holywells ward (separated by Holywells Park) forms a natural extension of the town centre property market. As these areas share the same characteristics it was deemed appropriate to group them together. As such, the boundaries were altered; land to the west of Holywells Park, (within the Holywells Ward) was incorporated in the low value charging boundary.

Viability analysis

- 6.10.9 We then tested this approach by undertaking a viability analysis. Development appraisals are necessary to help understand viability, because the data used so far is only a proxy for viability testing, rather than a viability test in itself. Only development appraisals can properly combine the receipts and costs of development to arrive at an overall picture of viability.
- 6.10.10 First, development appraisals use recent sales prices as a basis, and relate to new dwellings specifically. To arrive at these prices we consulted with developers and agents who have been selling new housing over the last six months. (By contrast, Land Registry prices presented cover the last two years and include second-hand as well as new houses).
- 6.10.11 Secondly, the results of the development appraisal (which shows the price that a developer can afford to pay for land) can be compared with prevailing benchmark land values (in effect, what the landowner will accept in order to sell the land). Benchmark values have an important bearing on the surplus available to fund other policy costs.

Residential scenarios tested

- 6.10.12 As set out in paragraph 5.2.1, to assess the capacity of different types of development to contribute towards affordable housing in Ipswich, we have produced indicative development appraisal of hypothetical schemes, comprising the following:
 - Central Brownfield



- Felixstowe Road
- Artificial Hockey Pitch
- Central/West Brownfield
- West Greenfield
- Elton Park
- Helena Road
- Island Site
- The Silo
- Former Tooks Bakery
- King George V Field
- 6.10.13 This mix of schemes was selected in discussion with the Council, making use of their local knowledge, to create a representative but focused profile of residential development likely to come forward in the area for the foreseeable future. The schemes selected will test the viability of development falling below and above varying policy costs.

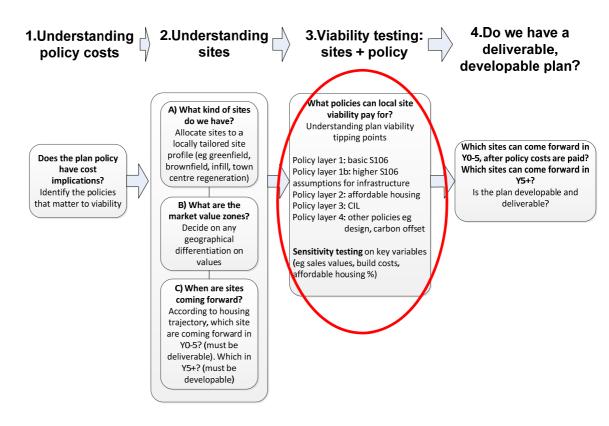


7 Viability testing residential sites

7.1 Introduction

- 7.1.1 By this stage, we have a good understanding of how location and policy costs, site types and location might combine to affect viability. In effect, we have sites allocated to site profile typologies, incorporating policy costs, existing use values and local market sales values with planned delivery period.
- 7.1.2 We are now at the stage that we can viability test the site profile typologies.

Figure 7.1 Process flow stage 3



Source: PBA

7.2 The need for viability testing the site profile categories

- 7.2.1 At this stage, we need to introduce more information into the process, because we need to test the viability of development within the value zones.
- 7.2.2 To test viability, we need to undertake development appraisals. This is for the following reasons:
 - Firstly, development appraisals use recent sales prices, and relate to new dwellings specifically. To arrive at these prices we consulted with developers and agents who have been selling new housing. (By contrast, Land Registry prices presented earlier cover the last two years and second-hand as well as new houses).
 - Secondly, the results of the development appraisal (which shows the price that a developer can afford to pay for land) can be compared with prevailing threshold land values (in effect,



- what the landowner will accept in order to sell the land). Threshold values have an important bearing on the amount of developer contributions assumed to be available.
- 7.2.3 This process identifies the amount of developer contributions available. This sum of money can be targeted at paying for affordable housing (via Section 106 affordable housing payments), other policy costs or a mixture.
- 7.2.4 Detailed appraisals for each development typology are at Appendix D. Viability tests can only look at the viability of speculative development for investment purposes. Bespoke development may be viable in places where speculative development is not if an occupier business may have particular reasons for wanting to locate to a specific place. To account for such individual circumstances is beyond the scope of our analysis.

7.3 Viability testing method

- 7.3.1 The purpose of the assessment is to ensure that the policy costs do not render the bulk of development proposed in the plan financially unviable.
- 7.3.2 To do this, we need to be able to estimate two things.
 - The threshold land value. This is the estimated value at which the landowner will sell the site. We have explained our chosen threshold land values in paragraph 6.8.1.
 - The residual land value. This is the value of the land to the developer, assuming that affordable housing and other policy costs are paid, and the developer makes a target profit.
- 7.3.3 If the residual land value exceeds the threshold land value, the site is viable. If the residual land value does not exceed the threshold land value, then the site is not viable and the scheme will not take place.
- 7.3.4 Theoretically, if residual land values exceed the threshold by a large amount, the scheme will be very viable, and developers will be keen to take the scheme forward. They will make a profit in excess of their target figure.
- 7.3.5 Fundamentally, this study is attempting to judge the ability of local developments to pay for policy costs (which will force down residual land values), whilst simultaneously making it worthwhile for a landowner to sell his or her land. This will allow development to happen and wider benefits to society to be delivered.

7.4 How we use the site profile typologies and site sampling

- 7.4.1 Work in the previous stages allows us to understand the types of sites in the area, and how location might affect their viability. When added to a set of locally based assumptions on newbuild sales values, land values and developer profits, we are able to run area-wide development viability tests of these typologies. This allows us to take a general view of the viability of sites in an area, which is particularly important where we cannot anticipate the detail of a forthcoming application. Harman says this site typologies approach is sensible.²⁴
- 7.4.2 The viability testing is intended to be high level. 25

7.5 Viability testing assumptions

7.5.1 Viability testing requires us to make a series of assumptions about the developments in question.

²⁴ Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans* (11)

²⁵ Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans* (15)



7.5.2 We have explained the assumptions we have used in Appendix D.

7.6 Testing viability with different policy costs

- 7.6.1 Taking the site typologies as a basis, we vary the policy costs in order to judge the impact different policies have on scheme viability.
- 7.6.2 We have set our analysis using a 'traffic light' system. Red indicates that developments in a given category are not viable. Amber indicates that they are marginally viable, whilst green indicates those that are viable.
- 7.6.3 Table 7.1 shows the viability of the different development scenarios against different policy costs, which have been added incrementally.
- 7.6.4 With limited policy costs the majority of site typologies are viable. Only four are unviable, namely Helena Road, The Island, The Silo and high density developments on brownfield sites in the centre of Ipswich. Once an allowance is made for other policy costs such as 15% energy requirements and Code for Sustainable Homes Level 4 both individually and collectively, then only Elton Park becomes unviable.
- 7.6.5 An affordable housing threshold of 15% was then introduced to understand the impact of a lower affordable housing requirement on scheme viability. Table 7.1 shows that all seven typologies remain viable. These schemes continue to be viable once an allowance for renewable energy at 15% or the construction of homes to Code Level 4 is included in the developments costs. However, once these costs are added collectively the Central/Western Brownfield, West Greenfield and Flexistow Road become marginally viable.
- 7.6.6 This decline in viability rises as the affordable housing threshold is increased to 25% and 35%. This similarly applies as further costs are added on top of the affordable housing requirement resulting in only 3 of the groupings being viable. This shows the degree of sensitivity of most sites to additional policy costs once the affordable housing threshold is increased to 25%.
- 7.6.7 When the viability model tests a much higher level of policy costs, such as 35% affordable housing and the inclusion of 15% renewables and Code Level 4, then only the Artificial Hockey Pitch is viable. With the exception of the Former Tooks Bakery site which is marginally viable, all other 11 groupings are unviable. This clearly shows that nearly all of the groupings are unable to sustain these costs at this level.
- 7.6.8 However, it is important to point out that this 'traffic light' system only intends to present a general impression of the impact of varying policy costs on site viability. The degree to which each of the typologies tested are viable varies some are likely to be more sensitive to fluctuations in costs and values than others. The margin to accommodate these changes is not shown in the table and needs to be born in mind when interpreting the results. Understanding the margin is important to ensure that the chosen policy requirements are not set too high or too low. This is considered further in Chapter 9.
- 7.6.9 In summary, Table 7.1 shows that with a 15% affordable housing requirement the plan is deliverable



Table 7.1 Viability with Different Policy Costs

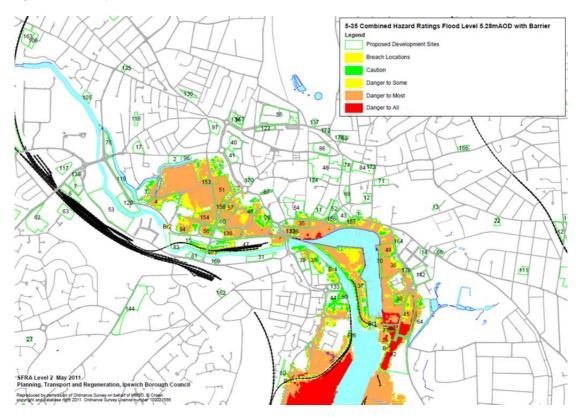
		0% Affordable	0% Affordable + 15% Renewables	0% Affordable +	0% Affordable + All Other Policy Costs	15% Affordable + 15% Renewables	15% Ajjordable	15% Affordable + All Other Policy Costs	25% Affordable	25% Affordable + 15% Renewables	25% Affordable + Code Level 4	25% Affordable + All Other Policy Costs	35% Affordable	35% Affordable + 15% Renewables	35% Affordable + All Other Policy Costs
Site Typology	Units														
Central Brownfield High Density (Small)	25														
Central Brownfield High Density (Large)	50														
Central Brownfield Medium Density	25	5													
Felixstowe Road	70														
Artificial Hockey Pitch	18	3													
Central/West Brownfield	25	5													
West Greenfield	50)													
Elton Park	105	5													
Helena Road	566	5													
Island Site	271														
Silo	48	8													
Former Tooks Bakery	101														
King George V Field	99														



7.7 Impact of flooding on viability

- 7.7.1 Ipswich is located adjacent to the River Orwell. As such the risk of flooding is one of the major constraints to development, particularly for those sites in the town centre.
- 7.7.2 The map in Figure 7.2 shows the sites that are prone to flooding following the completion of the town's flood barrier in 2016/17. These will be categorised as Flood Zone 3. It can be seen that the zone largely affects sites in the centre of Ipswich covering areas around the dock, marina, County Hall and the football stadium. It extends to the A1071, Civic Drive/Grey Friars Road, A1022, and the B1458 in the North, whilst to the south it extends up to the B1075 and A137.

Figure 7.2 Flood Map



Source: Ipswich Borough Council

- 7.7.3 A separate exercise has been undertaken to understand the implications of flood risk on plan viability. The results are displayed in the Table 7.2 and the 'traffic light' system has been adopted once again.
- 7.7.4 Having reviewed each of the typologies against the flood map, five of the typologies tested are potentially affected by flooding. These include:
 - Central Brownfield High Density(large);
 - Central Brownfield Medium Density;
 - Silo;
 - Helena Road; and



- Island Site.
- 7.7.5 Table 7.3 shows that Helena Road, The Island, Silo site and the Central Brownfield High Density Large scheme are unviable even when limited policy costs are applied. This is to be expected since the earlier analysis showed the same results without incorporating an allowance for further costs associated with the flood mitigation works. The Central Brownfield Medium density typology is viable when no policy costs are required, once an allowance has been made for the flood mitigation works. The model shows that this grouping remains viable once policy costs increase to include an allowance for 15% affordable housing. However, as costs accumulate further through incorporating a higher affordable housing requirement of 25% the model shows that this typology cannot sustain these higher costs and the indicative scheme becomes unviable.
- 7.7.6 Since four out of the five groupings falling within the flood zone were unviable with no allowance for flooding but with minimum policy costs, the effect of incorporating the flood mitigation works on the viability of the plan as whole is negligible. It can be seen that the Central Brownfield Medium Density site is sufficiently profitable to be able to contribute towards the Council's planning costs to a certain extent, thereby ensuring that the viability of the plan as whole is not jeopardised as the majority of the groupings remain viable.
- 7.7.7 However, it is also important to note that not all the sites included in the typologies above are located in an area at risk from flooding. They have been grouped together as their characteristics are largely similar but this does not mean they are identical. As such some of these sites may be able to afford to provide more affordable housing or contribute to a combination of policy costs but this will need to be determined and negotiated on a site-specific basis.

7.8 Sensitivity Testing

- 7.8.1 Further testing was carried out to establish the sensitivity of each of the groupings on further changes to the policy cost assumptions. The following scenarios were tested:
 - Affordable Housing at 10% with 50/50 tenure mix of shared ownership and affordable rent & Renewables 10%;
 - Affordable Housing at 5% with 50/50 tenure mix of shared ownership and affordable rent & Renewables 5%;
 - Renewable Energy at 15% only; and
 - No Affordable Housing or Renewables.
- 7.8.2 A 'traffic light' system has been adopted and the findings are shown in the Table 7.2:

Table 7.2 Sensitivity Testing

		10% Affordable & 50/50 tenure split & 10% Renewables	5% Affordable @ 50/50 tenure split & 5% Renewables	15% Renewables	No Affordable or Renewables
Site Typology	Units				
Central Brownfield High Density (Small)	25				
Central Brownfield High Density (Large)	50				
Central Brownfield Medium Density	25				
Felixstowe Road	70				
Artificial Hockey Pitch	18				
Central/West Brownfield	25				
West Greenfield	50				
Elton Park	105				
Helena Road	566				
Island Site	271				
Silo	48				
Former Tooks Bakery	101				
King George V Field	99				



7.8.3 This exercise has shown that these changes have little impact on the overall viability of the plan. Sites that were previously viable with 15% affordable housing remain viable, whilst those that were unfeasible remain so. Therefore these changes do not fundamentally alter the general level of planning costs which the emerging groupings can sustain.

7.9 Summary of Findings

- 7.9.1 The results of the viability exercise shows that the majority of sites included in the emerging plan can afford to provide 15% affordable housing as a minimum. Once the affordable housing requirement is increased to 25% certain scenarios become particularly sensitive to these higher costs as well as any other additional policy costs, which could prevent them from being delivered. This clearly shows that if policy costs are set too high, then the overall plan viability could be jeopardised as well.
- 7.9.2 Further sensitivity testing has shown very little improvement to scheme viability amongst those groupings that are unviable in the earlier testing exercise. This is due to the significant gap between value and costs for these particular sites. Even with further policy adjustments to reduce costs, the gap is so great that such changes have very little effect and fail to improve the viability of these schemes.
- 7.9.3 The implications of this on developing appropriate policies for the district are drawn together in Chapter 9.





Table 7.3 Impact of Flooding with Different Policy Costs

		0% Affordable	0% Affordable + 15% Renewables	0% Affordable +	0% Affordable + All Other Policy Costs	15% Affordable	15% Affordable + 15% Renewables		25% Affordable	25% Affordable + 15% Renewables	25% Affordable + All Other Policy Costs	35% Affordable	35% Affordable + 15% Renewables	35% Affordable	35% Affordable + All Other Policy Costs
Site Typology	Units														
Central Brownfield High Density (Small)	25														
Central Brownfield High Density (Large)	50														
Central Brownfield Medium Density	25														
Felixstowe Road	70														
Artificial Hockey Pitch	18														
Central/West Brownfield	25														
West Greenfield	50														
Elton Park	105														
Helena Road	566														
Island Site	271														
Silo	48														
Former Tooks Bakery	101														
King George V Field	99														



8 Are non-residential sites viable?

8.1 Introduction

- 8.1.1 In this chapter we discuss the main non-residential uses likely to emerge through the Local Plan. As a result of the CIL work undertaken by PBA it is envisaged that retail and B-Class development will contribute to the growth of Ipswich over the life of the plan.
- 8.1.2 The development scenarios tested are hypothetical schemes. However, they have been selected on the basis that they represent the probable supply of commercial schemes over the plan period.
- 8.1.3 A summary of the rents and yields assumptions are included at Appendix E. Detailed appraisals of each scenario are included at Appendix F.

8.2 Office Market

- 8.2.1 Consultation revealed that demand for new office space is still particularly low, although this has improved very slightly in the last year. Some consultants mention that there is a considerable supply of vacant units and therefore new supply in the last few years has comprised of refurbished units, rather than new developments.
- 8.2.2 Consultees offered a range of average prices for existing office space, predominantly ranging between £80 and £130 per sq m. With limited new supply coming forward consultees struggled to give a definitive answer regarding values for new build developments, most suggesting values around £170 per sq m. In terms of yields, again many consultees stated that with few developments having come forward it was difficult to establish an exact figure. Those that did offer a figure suggested values around 8%, with one stating there had been little change in the last 12 months.
- 8.2.3 Analysis of recent transactional data, for both new and existing properties around lpswich, revealed an average of £98 per square metre for standard office units, £124 for larger business park units and £121 per square metre for units classified as serviced offices.
- 8.2.4 Similarly, Table 8.1 provides an analysis of office developments (new and existing) currently on the market. The table shows a range of values, with the average as £105 per sq m.

Table 8.1 Office units currently on the market in Ipswich and nearby locations

Office developments	Rent per sq.m
Epsilon Terrace, West Rd (1), Ipswich	£211
Epsilon Terrace, West Rd (2), Ipswich	£174
Gipping house, 5 dock house, Ipswich	£69
Whitwell hose, Ipswich	£105
St Clare House, Princes St, Greyfriars Ipswich	£54



Office developments	Rent per sq.m
1 Cornhill, Ipswich	£73
Gees Court, St Helens St, Ipswich	£95
6-8 Museum Street, Ipswich	£109
Hyde Park, Ipswich	£92
Deben Mill Business centre, Ipswich	£156
Orchard house, St Helens St, Ipswich	£76
Alpha Business Park, Ipswich	£90
Queen St, Ipswich	£76
The Rutherford Centre, Ipswich,	£78
Norfolk house, Lion Barn Industrial estate, Ipswich	£119

Source: Property websites (such as RightMove, EGi and Completely Office)

8.3 Office Viability Analysis

- 8.3.1 Three indicative development appraisals have been produced, which represent typical hypothetical office schemes. They include:
 - A town centre office scheme comprising of 10,000 sq m of floor space, which could be used as a single unit or subdivided into smaller units;
 - A town centre office scheme extending to 465 sq m, which would attract medium sized businesses and/or could be subdivided into smaller office suites for smaller firms; and
 - An employment park scheme consisting of 5,000 sq m of offices and 3,500 sq m of industrial, which would attract occupiers requiring good access to the national road network.

Finding

8.3.2 The table below shows that none of the office development scenarios tested are viable.

Table 8.2 Office and employment park viability with overage surplus

			Net site	Residual value		Benchmark		Overage/Surplus	
	GIA	NIA	area ha	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Town Centre Offices	10,000	8,500	1.000	-£5,053,639	-£505	£750,000	£75	-£5,803,639	-£580
Town Centre Offices	465	395	0.047	-£5,205,462	-£521	£750,000	£75	-£5,955,462	-£596
Employment Park	8,500	7,225	2.125	-£1,683,366	-£421	£750,000	£188	-£2,433,366	-£608



8.3.3 In the current market it is difficult for private sector developers to fund speculative space in this sector. The perceived higher risk of such developments and the relatively low returns limit the potential for new development. There are opportunities for new commercial development in Ipswich to secure regional aid which would improve the viability position of commercial ventures, although this cannot be relied upon for the purpose of this study.

8.4 Industrial and Warehousing Market

- 8.4.1 Our discussion with local agents revealed that the market for new industrial units in Ipswich is still relatively quiet. Consultees suggested that they would currently expect rental values to be around £60 per square metre for industrial premises including some offices and workshops, whilst warehouses are often sold slightly cheaper, with responses ranging between £50 up to £55 per square metre. Consultees revealed that unlike retail and office units, there are relatively fewer vacant industrial units so there could be demand in the future for new developments. However, it was also noted that the mark up for new properties is considered rather small.
- 8.4.2 There are only two new industrial schemes in Ipswich. They are The Havens at Ransomes Europark and Futura Park off Ransomes Way. The latter offers design and build opportunities to businesses on plots ranging from 1.25 acres to 16 acres. In the case of The Havens phase 2 was completed in 2010 and is fully let, however the developer is yet to implement phase 3.
- 8.4.3 Interrogation of recent transactional data corroborates the findings from the consultation revealing average achieved rents for light industrial units as £58 per square metre and £48 per square metre for warehouses. Furthermore, Table 8.3 below, offers a snapshot of industrial premises currently advertised in Ipswich (on sites such as Right Move), the average for premises again roughly £52 across all types of industrial premises, both light industrial units and warehouses.
- 8.4.4 In terms of yields, again, respondents claimed that there had been "very little" movement over the last year. Recent transactional data suggests that the average yield achieved for industrial units was 8%.

Table 8.3 Industrial units currently on the market in Ipswich and nearby locations

Industrial	£ per sq.m
Warehouse, Scrivener drive, Ipswich	£57
Portmans walk, Ipswich	£51
Elton Park Works, Ipswich	£30
QM Industrial Park, Ipswich	£32
Unit 12, Boss Hall Business Park, Sproughton Park Ipswich	£59
Unit 16, Boss Hall Business Park, Sproughton Park, Ipswich	£60
The Drift, Nacton, Ipswich	£38
Unit 40, Boss Hall business park, Sproughton Park, Ipswich	£60
Unit 10 Dales Court Business Park, Ipswich	£72
Unit 10, Sproughton Business Park, Ipswich	£52



Source: Property websites (such as RightMove, EGi and Completely Industrial)

8.5 Industrial and Warehousing Viability Analysis

8.5.1 An indicative development appraisal has been produced of a hypothetical scheme, comprising a scheme of 3,500 sq m on the gross internal floor area (GIA).

8.5.2 Findings

8.5.1 The table presented below shows that industrial and warehouse development in Ipswich is not viable. The detailed appraisal is included in Appendix G and a breakdown of the assumptions are included in Appendix E.

Table 8.4 Industrial and warehousing appraisal findings

				Residua	al value	Bencl	hmark	Overage	/Surplus
	GIA	NIA	area ha	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
R&D, Industrial & Distribution	3,500	3,500	0.875	-£2,436,646	-£609	£430,000	£108	-£2,866,646	-£717

8.5.2 Typically speculative development of research and development premises and/or industrial and distribution space is unable to achieve a sensible threshold land value, resulting in this type of development being unviable in Ipswich without external funding being secured.

8.6 Retail Market

- 8.6.1 In terms of rental values, the consultation revealed two differing responses, with some revealing that rents had remained static over the previous year and some revealing that rents had risen, albeit only very slightly.
- 8.6.2 Consultees commented that very little new retail developments had come forward within the town centre in recent years. Some stated that, as the town centre has a fairly high vacancy rate, the (small) demand for properties has been met largely through refurbished units. There is a belief that the relatively high supply of vacant units has also helped keep rental values static. Respondents noted that in recent years most of the new retail floorspace has come forward in out of town locations such as the Futura Park (opened November 2012), as some expressed a belief that the town centre has difficulties in attracting larger, "more fashionable" retailers.
- 8.6.3 Our consultation revealed that most agents believed that yields had not changed significantly in the last 12 months for either comparison or convenience retail. Yields were considered to range, on average, around 8% for high street comparison and around 7% for out of town retail warehouses. Respondents also stated that yields for convenience retailers would be lower, and had not changed since the CIL study was completed.
- 8.6.4 In terms of convenience retail, we were alerted to two comparable deals to assist our evaluation. The first involved a recent transaction by Tesco's in August 2014 involving a 742 sq m unit in the town centre, which had an asking rent of just over £200 per square metre. Prior to this the retailer also took a lease on another unit, just on the edge of the town centre, extending to 260 sq m and equating to a rental value of approximately £230 per sq m.
- 8.6.5 In terms of smaller high-street comparison units, our discussion with local agents revealed that rental values for retail units vary considerably. In prime locations, such as the Tower Ramparts and the Buttermarket, rents are likely to be higher, around £300 per sq m. For instance, we understand that in the past year, Body Shop and River Island have taken new leases on prominent high street units for £415 and £365 per square metre respectively, however we consider these to be at the very highest of the values likely to be achieved. Our consultation revealed that a more reasonable figure for new developments would be between £170 and £200 per square metre.



- 8.6.6 For larger, out of town retail warehouses, we understand that rental levels range between £150 and £180 per square metre. In terms of yields, over the previous year there have been two deals, one where an investor had acquired floorspace at Anglia Retail Park for a yield of approximately 7.5% and another where an investor had acquired units at Futura Retail Park for yield of approximately 6.68%.
- 8.6.7 To supplement our consultation with local agents we also looked at recent transactional data and currently available units. Recent transactional data reveals that for out of town retail warehouse units the average rent was £152 per square metre with yields tending to be around 7%. For high street units the average achieved rental value was £140 per square metre, with yields on average 8%.
- 8.6.8 Analysis of retail units currently on the market (through websites such as RightMove, EGi and Completely Retail) also demonstrates a variety of expected rental values, with many varying depending on location. The average rent for units currently on the market is £175 per square metre.

Table 8.5 Retail units currently on the market in Ipswich and nearby locations

Retail: High Street / Town	£ per sq.m
24 Thoroughfare, Ipswich	£112
44 Norwich Road, Ipswich	£164
50-56 Tavern St, Ipswich	£277
67 Westgate Street, Ipswich	£234
8 Tacket Street, Ipswich	£124
Modus Retail, Duke St, Ipswich	£162
Modus Retail, Duke St, Ipswich	£139
15-17 Thoroughfare, Ipswich	£173
Woodbridge Rd, Ipswich	£222
10 Cox Lane, Ipswich	£141
High Street, Ipswich	£160
Norwich Rd, Ipswich	£135

Source: Property websites (such as RightMove, EGi and Completely Retail)



8.7 Retail Viability Analysis

- 8.7.1 Indicative development appraisals of hypothetical schemes have been produced, comprising of the following:
 - Convenience retailing:
 - a larger grocery store of 5,000 sq m GIA; and
 - a small grocery store of 465 sq m GIA scheme.
 - Comparison retailing:
 - a 465 sq m GIA in-town high street store; and
 - a 5,000 sq m GIA out of town centre retail park type scheme.
- 8.7.2 It is difficult to model the viability of town centre retail development, as values are usually more sensitive to location, footfall patterns and sizes of unit than office or residential development. These patterns can lead to large variations in values even on the same street. Our response is therefore to adopt 'overall' rental values to understand the broad potential range of comparison retail viability across lpswich.
- 8.7.3 In terms of convenience retailing we have tested the viability of a small format store and a large format store. Although there are some small regional variations on yields, viability remains generally strong with investors focussing primarily on the strength of the operator covenant and security of income.

8.7.4 **Findings**

- 8.7.5 The table below summarises the appraisals. It shows that both comparison retail scenarios and small format convenience retail are marginally viable. However, large format convenience retail is not viable. The far right column shows the surplus available to contribute towards other policy costs, such as enhanced sustainable building techniques. Once an appropriate buffer is allowed for then schemes become more marginal. Given the volatility in the retail market currently we would suggest a cautious approach is taken in applying a buffer. In order to illustrate this point, if we assume a buffer of 60%, then the surplus available to fund other planning costs ranges between £46/sq.m & £68/sq.m on the viable scenarios. An appropriate balance needs to be found in setting policy costs. This is considered further in Chapter 9.
- 8.7.6 Detailed appraisals are provided at Appendix F.

Table 8.6 Retail appraisal findings

		Net site	Net site Residual value		Benchmark		Overage/Surplus	
	GIA	area ha	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Out of town comparison retail	5,000	1.250	£2,589,555	£647	£2,000,000	£500	£589,555	£147
In town comparison retail	465	0.093	£3,077,699	£616	£2,500,000	£500	£577,699	£116
Retail convenience - small format	465	0.078	£4,014,903	£669	£3,000,000	£500	£1,014,903	£169
Retail convenience - large format	5,000	1.429	£2,985,229	£853	£3,000,000	£857	-£14,771	-£4

8.8 Mixed Use Scenarios

8.8.1 It is envisaged that a proportion of the non-residential schemes emerging through the Local Plan will involve a mix of uses. These have not been tested individually as the degree to which one use cross-subsidises another varies significantly from site to site. This makes it very difficult to judge the impact of the different mixes on site viability.



- 8.8.2 Instead the individual commercial schemes have been compared against the residential scenarios to establish higher value generating uses. Both residential (medium density), comparison retail (in town and out of town) and convenience retail uses (small format) provide sufficient value to potentially cross-subsidise low value commercial uses, such as town centre offices. However, the level of cross-subsidy will depend on the policy costs imposed on developments by the Council. If these are set too high then it is unlikely that the higher value generating uses will also be able to support non-viable uses. A flexible policy approach to mixed use schemes, particularly those in the town centre/IP-One Area is preferable.
- 8.8.3 As a result of our assessment, we would recommend that policy costs are lowered, to ensure these sites are delivered, but on the proviso that other employment generating uses are incorporated.

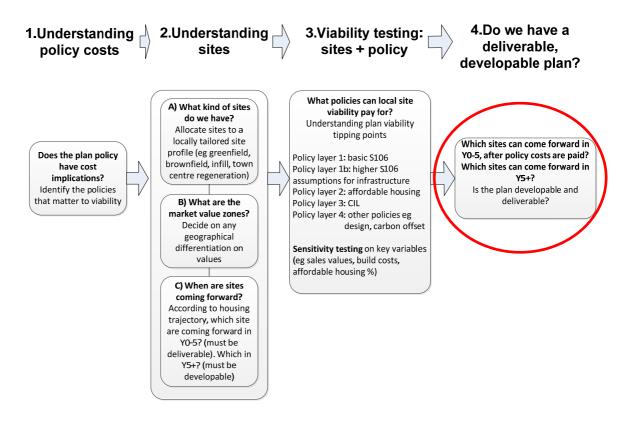


9 Conclusions and recommendations

9.1 Introduction

9.1.1 At this stage, we sort the findings of the previous stage's viability testing of typologies to provide an answer to the central question that this study must answer – whether the emerging plan is 'deliverable' in the first 5 years.

Figure 9.1 Process flow stage 4



Source: PBA

9.2 The viability of residential sites in the first 5 years

Our analysis suggests that the proposed sites which are envisaged to start in Years 0-5 of the 9.2.1 plan are generally viably deliverable using current costs, values, minimal policy charges and 15% affordable housing as tested. Our 'traffic light' system shows that the majority of typologies are viable once a further allowance is made for the provision of 15% of energy from renewable sources or the construction of homes to Code Level 4. However, this is a very simplified method of illustrating the viability picture. The margin to accommodate these changes is not shown and needs to be interpreted to ensure policy requirements are not set too high or too low. It is ultimately the Council's responsibility to find the appropriate balance in setting its policies as a result of this viability exercise. To assist, we have analysed the viability margin or 'buffer'. The model shows that out of the 7 viable groupings, only 3 have a significant buffer of more than £80 per sq. metre once other policy costs such as 15% renewables or the construction of homes to Code Level 4 are included in addition to the provision of 15% affordable housing. This demonstrates that the majority of potential new housing sites are unable to sustain accumulating costs in addition to providing 15% affordable housing.



- 9.2.2 In drawing together our conclusions surrounding viability it is important to highlight the context. There are 31 sites in Ipswich that have been wholly or partly allocated for residential and grouped within the typologies set out in the report. The majority of these sites are brownfield and are located in low value areas. The combined effect of all of these factors provides a limited surplus of capital to contribute towards planning policy costs. This is further exacerbated by high build costs, which the development industry is currently facing. The study has sought to incorporate the most attractive scheme from the markets perspective for each of the groupings this has meant that where necessary development mix and densities have been adjusted from the original brief but in agreement with the Council. Even with these allowances the amount of surplus capital available to fund a range of planning contributions is still low. For certain schemes this means they may not be viable until the market recovers in Ipswich and we would question whether it will do so in the first five years of the plan. However, our findings have shown that this only applies to a few sites and will not undermine delivery of the plan provided policy costs are set at a sensible level as indicated above.
- 9.2.3 It is also worth noting that not all of these sites are needed, however, we cannot comment on their potential to contribute to the land supply beyond 5 years as we have not been provided with a detailed housing trajectory. This information will be needed to complete a fully compliant Whole Plan Viability Study and the Council will need to make sure they have identify sufficient sites to satisfy its housing requirement over the next 15 years.
- 9.2.4 As a result of our analysis, in our view the plan is deliverable over the first five years provided the Council's affordable housing requirement is set at around 15%. Other policy costs can in some instances be sustained in addition to this but the trade-off between meeting affordable housing needs and the benefits derived from a combination of policy contributions will need to be negotiated on a case-by-case basis to enable development to come forward.
- 9.2.5 We would therefore recommend the Council considers introducing a policy requirement of 15% affordable housing. In terms of achieving 15% of energy from low carbon sources a more flexible approach is recommended. The same applies to the obligation for new housing to be built to Code Level 4.

9.3 The viability of non-residential sites

- 9.3.1 Our findings suggest that, on the whole non-residential speculative development is not currently viable in the Borough. A number of the retail scenarios are viable but this is marginal and given the volatility of this sector currently we would suggest no additional blanket policy costs are set for retail uses as this could potentially undermine delivery of the plan.
- 9.3.2 This does not mean that the plan is inherently faulty as currently written. This is for two reasons. Firstly, the plan does not inhibit development: the lack of viability is not caused by plan policy costs. Instead, the viability problems are (broadly) caused by a lack of demand. Secondly, the current employment allocations may be retained, because in some instances, site owners or developers may choose to proceed with development. For example, developers may have a pre-let or forward-sale in place, a business may wish to extend existing premises or external funding may have been secured.
- 9.3.3 In these circumstances, development may proceed under the terms of the plan.

9.4 Recommendations

- 9.4.1 On balance, the viability testing has shown that the plan is deliverable in the next 5 years provided that the Council's policy costs are reasonably applied as set out above. The viability testing has shown that development viability is marginal in Ipswich on the sites tested therefore policy contributions sought need to be considered with caution.
- 9.4.2 In terms of the residential sites, further work will need to be done so that the report covers the whole plan period of 15 years, thereby ensuring it is compliant with government guidance.



The detailed viability testing undertaken has provided a good indication of the policy trade-offs that are required so we would not expect any future work to fundamentally change the outcome.

- 9.4.3 In the mean time, we would recommend that the Council considers introducing a policy requirement of 15% affordable housing in these locations. However, the Council needs to acknowledge that not all sites will be able to deliver 15% affordable housing and this should be a policy target with developers able to negotiate on a site by site basis subject to a viability assessment. In our view, setting a realistic target of 15% affordable housing has the following benefits:
 - Limits the number of challenges from developers on viability.
 - Enables the Council to have a robust stance on seeking this level of contribution i.e. it is not a
 policy destined to fail.
 - Encourages development investment into the Borough.
- 9.4.4 In terms of the non-residential sites, on the whole these proved to be unviable with no additional policy costs. Therefore, it is difficult to support the introduction of planning policies which insist on meeting higher environmental sustainability standards such as BREEAM 'Very Good' and 'Excellent'. For this reason we would recommend the Council does not impose BREEAM 'Very Good' and 'Excellent' standards on new retail and B-class uses. Although we do acknowledge that a number of the retail scenarios can afford to contribute towards some policy costs the rate when compared to other local authorities is low, once an appropriate buffer is applied.
- 9.4.5 We are also conscious that due to how BREEAM credits are achieved some sites will gain a BREEAM 'Very Good' and 'Excellent' rating much easier than other sites at little or no additional costs. For example a brownfield sites which can reuse materials on-site and has good access to local amenities and public transport, will achieve a high BREEAM score relatively easily in comparison to a greenfield site in a poor location. Due to these variables we would recommend the Council negotiates these costs on a case by case basis.



Appendix A Approach to determining the threshold and residential land values



Determining the threshold land value

What is the 'threshold land value'?

In order to test viability in planning an appropriate threshold land value (also referred to as benchmark land value) is needed.

As stated in the Harman report a threshold land value is 'the value at which a typically willing landowner is likely to release land for development.'

The threshold land value is important in our calculations of developer contribution. The difference between the threshold land value and the residual land value represents the amount of money available for CIL or S106 contributions (including affordable housing).

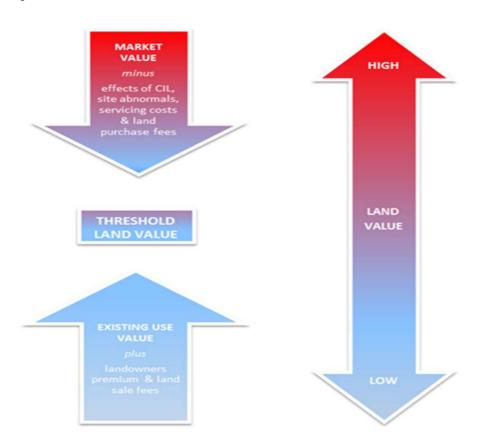
Ways of estimating a threshold land value

How is threshold land value calculated?

Broadly speaking there are two different approaches to arrive at an appropriate threshold land value:

- 1. Assessing the uplift from an existing or known alternative use value.
- Assessing the discount from the market value of a site, adjusted to allow for the costs of planning policy.

Estimating a threshold land value



The two approaches start from different bases, but should theoretically produce a similar figure.



Existing and alternative use value uplift

To derive an appropriate threshold land value from the existing use value it is necessary to work upwards in value. Harman and the RICS acknowledge that in order for development to come forward over the existing use a 'competitive return' (also referred to as a premium) is necessary.

There is no set rule as to how much of a premium should be applied on top of the existing use value. We can sensibly expect that a minimum uplift in value would be required in order to allow the seller to pay stamp duty, sales fees, legal costs and disruption. But that bare minimum is usually not an incentive to persuade a landowner to sell.

Beyond that bare minimum, an incentive (referred to as a 'premium') is required to encourage the landowner to sell. It is difficult to say what premium a seller would require in order to sell the land. This is because there are inevitable differences in each deal. For example, the motivations of the parties involved in the transaction may vary, as might perceptions of future market prospects. Some landowners (say family trusts, or Oxbridge Colleges) take a very long-term view of land holdings, and can only be persuaded to sell at a high price. We cannot know these individual circumstances, so Harman stipulates that an appropriate premium should be determined by local precedent (another way of saying market value).

In some instances an alternative use may be considered over residential development, i.e. employment, retail etc. Assuming that the alternative use is realistic, then it may be prudent to consider land values for this alternative use, in addition to its existing use. This may give a more accurate view of the threshold land value, because a rational landowner will always seek to maximise site value.

Market value discount

To derive an appropriate threshold land value from the market value it is necessary to work downwards in value. Market value is based on transactional evidence. It is the value at which sites are being bought and sold at, and represents the value at which land can be delivered with the knowledge of current planning policy. It benefits from being based on comparable market evidence.

However, the threshold land value cannot be straightforwardly derived from current market values. The market value should be adjusted to allow for any future changes in planning policy. Furthermore, it may also be necessary to reduce the market value to allow for risk in obtaining planning permission, dependent upon comparable evidence. There is no set rule for the amount of discount that should be applied to the market value of a site.

Which method of estimating the threshold land value does this study use?

We rely on both approaches. We examine a wide range of comparables, looking at residential development site values whilst taking into consideration existing uses. This is to ensure that the threshold land value used in whole plan viability and CIL studies is as accurate as possible. Given the complexities of development across a whole plan area, and limited nature of publically available transactional data, we have based this assessment on appropriate available evidence for a strategic assessment of this nature.

From our recent work we would highlight several key issues in assessing the threshold land value, as follows.

- It is important to stress that there is no single threshold land value at which land will come forward for development. Much depends on the land owner and their need to sell or wait in the hope that land values might improve and on the condition and location of the site.
- All sites vary in terms of the degree to which they are serviced or free of abnormal development conditions. Such associated costs vary considerably from site to site and it is difficult to adopt a generic figure with any degree of accuracy. Our starting point is to assume



that the value of sites (when calculating the threshold level) relates to a full serviced development plot. In real terms, abnormal development costs or site servicing costs will be met by developers when the land is purchased. Careful analysis of transactions is required to assess the split between abnormal development and servicing costs (as a discount from the market value) from the premium sought by the land owner above the existing use value.

The land transaction market is not transparent. Very little data is in the public domain and the subjective influences behind the deal are usually not available. We therefore place a strong emphasis on consultation with both landowners and developers to get an accurate picture as possible as to what the threshold value might be.

Ways of estimating the residual land value

Our viability assessments are based on development appraisals of hypothetical schemes, using the residual valuation method. This approach is in line with accepted practice and as recommended by RICS guidance26 and the Harman report27. Residual valuation is applied to different land uses and where relevant to different parts of the area, aiming to show typical values for each. It is based on the following formula:

Value of completed development scheme

Less development costs - including build costs, fees, finance costs etc

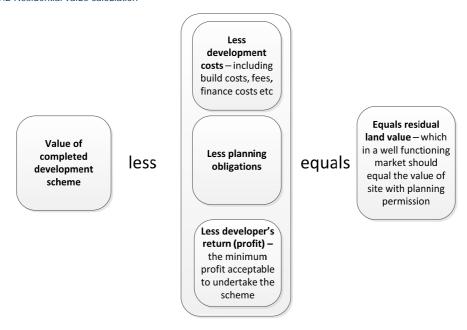
Less developer's return (profit) – the minimum profit acceptable in the market to undertake the scheme

Less policy costs – building in (for example) Section 106 costs and other policy requirements

Equals residual land value

- which in a well-functioning market should equal the value of the site with planning permission

Figure 9.2 Residential value calculation



For each of the development categories tested, we use this formula to estimate typical residual land values, which is what the site should be worth once it has full planning permission. The residual value

²⁶ RICS (2012), Financial Viability in Planning, RICS First Edition Guidance Note

²⁷ Local Housing Delivery Group Chaired by Sir John Harman (2012) *Viability Testing Local Plans*



calculation requires a wide range of inputs, or assumptions, including the costs of development, the required developer's return.

The arithmetic of residual appraisal is straightforward. However, the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations). Therefore our viability assessments are necessarily broad approximations, subject to a margin of uncertainty.

Bringing together the threshold land value and the residual land value to estimate developer contributions

Having estimated the residual value, we compare this residual value with the 'benchmark land value' or 'land cost', which is the minimum land value the landowner will accept to release his or her land for the development specified.

If the residual land value shown by the appraisals is below the benchmark value, the development is not financially viable, even without CIL or S106. That means that unless the circumstances change it will not happen.

If the residual value and the benchmark values are equal, the development is just viable, but there is surplus value available for CIL or S106.

If the residual land value shown by the appraisals is above the benchmark value, the development is viable. The excess of residual over benchmark value measures the maximum amount that may be potentially captured by CIL or S106.



Appendix B List of Consultees



Semi-structured interviews were undertaken with the following organisations. Interviews were undertaken on the basis that findings would remain confidential.

- Goddard and Co
- Savills
- Fenn Wright
- Hamilton Smith
- Colin Gurling and Co
- Nicholas Estates
- Palmer and Partners
- William H Brown
- Jonathan Waters







Appendix C Residential Appraisals Assumptions



			erent sources, depending on land use.	This presides (III rooped -f -11	individual trans	
		For housing, Land Registry and Rig	htmove data forms a basis for analysis Value Area	. This provides a fu			ues used
Sales value of	Land Registry/Rightm	Private sale	Lower Value Area	•	House £1,850 F	Flats £1,700 sqm	
completed scheme	ove Brochures	Private sale	Mid Value Area	•	£2,200	£1,950 sqm	
	010 2100114100	Private sale	Higher Value Area	•	£3,000	£2,200 sqm	
			3		·	•	
			for affordable housing is X% on sites v ssumed a blended average of intermed				fect the
		Transfer value	Value Area		0%		
		Social rent	Lower Value Area	•	£0"	£0 sqm	
		Social rent	Mid Value Area	•	£0	£0 sqm	
		Social rent	Higher Value Area	•	£0	£0 sqm	
Affordable housing	Industry	Transfer value			52.5%		
Section 106)	standards	Affordable rent	Lower Value Area	•	£971	£893 sqm	
		Affordable rent	Mid Value Area	-	£1,155	£1,024 sqm	
		Affordable rent	Higher Value Area		£1,140	£1,155 sqm	
		Transfer value			60%		
		Intermediate	Lower Value Area	•	£1,110	£1,020 sqm	
		Intermediate	Mid Value Area	•	£1,254	£1,170 sqm	
		Intermediate	Higher Value Area	•	£1,275	£1,320 sqm	
Construction Costs		B 11 611 31	n recent data of actual tender prices fro			. (500)	
	BCIS Quarterly		ors (RICS). The tender prices are bas prices using BCIS defined adjustment		ving median bu		
	Review of		<		1100	dwgs	
	Building Prices	Private				Ĭ	
Duillel 4-	online version	Flats (1-2 storeys)		£0	£0	£1,054 sqm	
Build costs	accessed September	Flats (3-5 storeys) Flats (6+ storeys)		£0 £0	£0 £0	£1,096 sqm £1,395 sqm	
	2014. Prices	Houses (general estate)		£0	£0	£929 sqm	
	rebased to the						
	district.	Affordable	•	£0 F	00	C1 0E1 0 am	
		Flats Houses (general estate)	•	£0	£0 £0	£1,054 sqm £929 sqm	
		Costs may alter in future. In particu	lar, there will be national policy change	e regarding housing	standards tha	t will limit the use of setting	targets
		for CfSH. The arrival on new Building per home above the 2010 Building F	g Regulations Part L in April 2014 on the degulation standards (this is based on the s difficult to foresee at the current time	ghtening of carbon he Government's F	standards is es	stimated to add about £450	in costs
Extra-over Building Reg standards	Build costs	changes (such as that predicted in requirements come into force, they	earch on cost impacts of changes in buthe original Cyril Sweet work (2010)) hawill impact on both development costs salble impacts into the viability testing	ive never affected c and land values, no because the apprai	osts to the extended on the state of the sta	ent forecast. When these e cancelling the other out. In current market conditions	future The PBA and not
			The approach to incorporating these of actors such as build costs, site conditions.				ie margin
					£0 per	unit	ie margin
	Industry	for error that will cover variations in f	actors such as build costs, site condit	ons, and timing.			
Plot external	Industry standards	for error that will cover variations in f	actors such as build costs, site condit Extra-over BR2013 ernal access roads, hard and soft land	ons, and timing.			
Plot external		for error that will cover variations in f Plot externals relate to costs for int the following rate: Developing greenfield, brownfield an	actors such as build costs, site condit Extra-over BR2013 ernal access roads, hard and soft land 10% on build cost d mixed sites represent different risk ai additional costs associated with site de	ons, and timing. scaping. This will	vary from site to	o site, but we have allowed gnificantly depending on the	for this a
Plot external	standards	for error that will cover variations in formula for error that will cover variations in formula for externals relate to costs for inthe following rate: Developing greenfield, brownfield an specific characteristics. To reflect a	actors such as build costs, site condit Extra-over BR2013 ernal access roads, hard and soft land 10% on build cost d mixed sites represent different risk ai additional costs associated with site de	ons, and timing. scaping. This will	vary from site to	o site, but we have allowed gnificantly depending on the	for this a
Plot external	standards	for error that will cover variations in formula for error that will cover variations in formula for externals relate to costs for inthe following rate: Developing greenfield, brownfield an specific characteristics. To reflect a	Extra-over BR2013 emal access roads, hard and soft land 10% on build cost d mixed sites represent different risk are additional costs associated with site deset at: Land type	ons, and timing. scaping. This will	vary from site t sts can vary sidential purpose:	o site, but we have allowed gnificantly depending on the s (i.e. demolition and openia	for this a
	standards	for error that will cover variations in formula for error that will cover variations in formula for externals relate to costs for inthe following rate: Developing greenfield, brownfield an specific characteristics. To reflect a	Extra-over BR2013 remal access roads, hard and soft land 10% on build cost d mixed sites represent different risk an additional costs associated with site de set at: Land type Brownfield	ons, and timing. scaping. This will	vary from site t sts can vary si dential purpose:	o site, but we have allowed gnificantly depending on the s (i.e. demolition and opening on the s the second properties of	for this a
	standards	for error that will cover variations in formula for error that will cover variations in formula for externals relate to costs for inthe following rate: Developing greenfield, brownfield an specific characteristics. To reflect a	Extra-over BR2013 emal access roads, hard and soft land 10% on build cost d mixed sites represent different risk are additional costs associated with site deset at: Land type	ons, and timing. scaping. This will	vary from site t sts can vary sidential purpose:	o site, but we have allowed gnificantly depending on the s (i.e. demolition and opening net ha net ha	for this a
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Site abnormals	Industry standards	for error that will cover variations in for error that will cover variations in for error that will cover variations in for the following rate: Developing greenfield, brownfield an specific characteristics. To reflect allowance for Land Type have been allowance for Land Type have been opening up costs typically account PoS, education/ community facilitie is sufficiently below the market rate increasing as schemes get bigger (clean residential land value. The as number of dwellings for every additic overburden by disproportionately high	Extra-over BR2013 remal access roads, hard and soft land 10% on build costs d mixed sites represent different risk an additional costs associated with site de set at: Land type Brownfield Mixed Greenfield for strategic infrastructure and \$106 cc s, etc. This is treated as an add on to for clean residential land. Generally, \$ say \$50 - 10,000 units), which should f sumption includes a parameter in orde and dwelling provided above the threshel th opening up costs.	scaping. This will and costs. These convelopment for residual with adopted bencific costs including all within the different to show regressicold figure to avoid a	sts can vary sidential purposes £0 per £0 per £0 per £0 per £0 per fo per fo per fo costs - v nce between th in i.e. the cost situation wher	o site, but we have allowed gnificantly depending on the s (i.e. demolition and opening on the s (i.e. demolition and opening on the second of	for this a e site's ng costs) caping, and value 000k/ha id the vith the
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site abnormals	Industry standards Infrastructure study	for error that will cover variations in for error that will cover variations in for error that will cover variations in for the following rate: Developing greenfield, brownfield an specific characteristics. To reflect allowance for Land Type have been allowance for Land Type have been expected by the following process of the following process	Extra-over BR2013 ernal access roads, hard and soft land 10% on build cost d mixed sites represent different risk as additional costs associated with site de set at: Land type Brownfield Mixed Greenfield for strategic infrastructure and S106 cs, etc. This is treated as an add on to for clean residential land. Generally, S say 500 - 10,000 units), which should is sumption includes a parameter in orde and dwelling provided above the thresh in opening up costs. Sensitive to # of dwellin	scaping. This will scaping. This will ad costs. These co evelopment for resid sosts - local highway the adopted benci st costs including all within the differe to show regressic old figure to avoid a gs Parameter	\$\$ can vary sidential purposes \$\$ per £0 pe	o site, but we have allowed gnificantly depending on the s (i.e. demolition and opening on the s (i.e. demolition and opening on the s (i.e. demolition and opening on the season that the benchmark land between £500k and £80 the benchmark land value an increasing at a lower rate weby smaller strategic sites seshold onber of lilings) 99 weys, architects, quantity so	e site's ng costs) caping, and value 000k/ha dd the with the are

Viability Testing for the Ipswich Development Plan



		Contingency is based upon the risk associa	ted with each site and has been	calculated as a percentage of build costs at 5% could normally be				
Contingency	Industry	allowed		,				
Contingency	standards							
			5% on build costs (incl: exte	·				
Sale costs	Industry standards		le costs relate to the costs incurred for disposing the completed residential units, including legal, agents and marketing fees. These are based industry accepted scales at the following rates:					
			3% on OM GDV					
Finance costs	Industry standards		inancial viability in planning guid	elopment is 100% debt financed (Viability Testing Local Plans - ance note GN94/2012. Within our cashflow we used a finance rate				
Drofossianal face on	Industry		l incur professional fees relating	to the purchase. Fees associated with the land purchase are based				
Professional fees on land purchase	Industry standards	upon the following industry standards: Surveyor -	1.00)%				
		Legals -	0.75	5%				
				er of property or land in the UK where the amount paid is above a				
Stamp duty on land		certain threshold. The SDLT rates are by Tre	easury, the following rates currer 50,000 0.00					
purchase	HMRC		50,000 1.00					
		> £25	50,000 3.00					
Profit		> £50	00,000 4.00	%				
Profit								
		to, development type (e.g. Greenfield, Brown worthiness of developer, and current market	ifield, refurbishment, new build e conditions. developer margin expressed as a	de to risk will depend on many factors that include but not exclusive tc), development proposal (uses, mix and quantum), credit a percentage of GDV - should be the default methodology" and ential sector seeks a return on the GDV".				
Developer's return	Industry standards	Margin and therefore includes overheads. Th		stitutions in the current market. The developer return is a Gross as a percentage of Gross Development Value at the following rate: 20% on OM GDV				
		Developer return on market housing Return on affordable housing		20% on OM GDV 6% on AH build cost (incl: externals)				
		construction. This approach is also typical wallow for developer's margin at a lower rate for	with industry standards. The Hor or affordable housing developed	ess development risk as the end user is known at point of nes and Community Agency (HCA) state 'Conventional practice is to as part of a Section 106 agreement, as the risks are low relative to praisal Tool states that a typical figure may be in the region of 6% of				
Time-scales								
Build rate units/per	Industry	as developers do not want to be holding onto	stock as this impacts their cas					
annum	standards	Construction Start 1/12/14	Building growth rate	Sales delay (mths)				
Benchmark land valu	e ner ha	1/12/14	0.65	0				
Deficilitate faile valu	е рег па			n only be broad approximations, subject to a wide margin of recommendations from our analysis. We have examined a cross				
Residential land values	Land Registry & UK Land Directory website	section of residential land comparables acrowhich were fully serviced with roads and maj distinguish between sites that deliver flats ar for opening up and planning permission from (although it may not yet be permitted) We would expect that land values for smalle	ss the district. These comparab or utilities to the site boundary. da housing sites - this is due to those which are clean residenti r sites with less than 10 dwellin	le recent transactions generally relate to urban, brownfield sites, In collecting evidence on residential land values, we aimed to development densities, and sites values that might reflect extra costs al sites. The figure we use reflect a fairly clean residential site gs to be higher because of being under the affordable housing thorities to work on the basis of future policy and its effects on land				
		Residential values Residential values Residential values	Higher Value Area Mid Value Area Lower Value Area	£725,000 per net ha £600,000 per net ha £450,000 per net ha				
		Nestueritiai vaities	Lower value Aled	£450,000 per net na				



Appendix D Detailed Residential Appraisals

	ielc Lower Value Area		25 Units							Obc	
ITEM Net Site Area	0.22	Brownfield	Lower Value Are		Residual Value -1,607,061	per net ha		Technical Checks: Sqm/ha	_	peterbre	8,374
Net Site Area			Lower value Are	•		-		Dwgs/ha Units/pa			116 15
Nr of units	Private 25.00	Affordable 0.00		Social re 0.00	Affordable rent 0	Intermediate 0.00		GDV=Total costs			-
1.0	Development Value										
1.1	Private units	Flats (NIA) House			No. of units 18 8 25	Size sq.m 65 90	Total sq.m 1,138 675 1812.50	£psm £1,700 £1,850	£1,	al Value 933,750 248,750	
1.2	Social rent	Flats (NIA) House			No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0		al Value £0 £0	
1.3	Affordable rent	Flats (NIA)			0 No. of units 0	Size sq.m 65	0.00 Total sq.m 0	£psm £893		al Value £0	
1.3	Intermediate	House			0 0 No. of units	90	0 0.00 Total sq.m	£971 £psm	Tot	£0 al Value	
1.3	intermediate	Flats (NIA) House			0 0	65 90	0 0 0 0.00	£1,020 £1,110		£0 £0	
	Gross Development	t value							£3,	182,500	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	nd value)							-£3	347,820	
							Purchaser Costs		1	1.75%	
									-38	53,907	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA) House			No. of units 18 8 25	Size sq.m 75 90	Total sq.m 1,313 675 1987.50	Cost per sq.m £1,096 £929	£1,	al Costs 438,500 527,075	
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Tota	al Costs	
		Flats (GIA) House			0 0	75 90	0	£1,096 £929		£0 £0	
2.3.3	Extra-over BR2013				0	£0	0.00 per unit			£0	
2.4	Extra over construc	ction costs			25				£2,	065,575	
2.4.1	Externals					10%	on build cost		£2	206,558	
2.4.2	Site abnormals (reme	diation/demolition)					per net ha			£0	
2.4.2	Site opening up costs						per unit			£0	
2.5	Professional Fees								£2	206,558	
2.5.1						10%	on build costs (incl: externals	s)	£22	7,213.25	
0.0	Oantingana								£2	27,213	
2.6	Contingency					5%	on build costs (incl: externals	A	C44	3,606.63	
2.6.1						5%	on build costs (incl. externals)			13,607	
2.7	Developer contribut	tions							21	13,007	
2.7.1	Lifetime homes						per unit			£0	
2.7.2	CSH Level 4						ouild cost			£0	
2.7.3	CIL						per sqm 			£0	
2.7.4	S106 contribution						per unit			£14	
2.7.5	Provision for energy r	equirements				£2,200 p	per unit		£	55,000	
2.8	Sale cost								£	55,014	
2.8.1	Private units only					3.00%	on OM GDV		£;	95,475	
									•	95,475	
	TOTAL DEVELOPM	ENT COSTS (includ	ing land)						£2,	409,534	
3.0	Developer's Profit										
3.1	Private units						on OM GDV	-1-)		36,500	
3.2	Affordable units					6%	on AH build cost (incl: externa	als)		£0	
	TATH	20070 17115	INITED CO.							36,500	
	TOTAL INCOME. TO									046,034	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	LUDING INTEREST]						£1	36,466	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%	-£	39,779	
	TOTAL PROJECT C	OSTS [INCLUDING	INTEREST]						£3.	085,813	
This appraisal has		r Brett Associates for	the Council. The apprais	sal has been uary 2014) v	prepared in line with	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	ne appraisal is to inform the Council			pility at a strategic

EM				Butte titt			Table 1 101 1		peterb
t Site Area	0.41	Brownfield	Lower Value Area	Residual Value -1,236,669	per net ha]	Technical Checks: Sqm/ha Dwgs/ha		8,852 122
f units	Private 50.00	Affordable 0.00		ocial re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		-
	Development Va	lue							
	Private units	-		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		35 15	65 90	2,275 1,350	£1,700 £1,850	£3,867,500.00 £2,497,500	
				50		3625.00			
	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0	
		House		0	90	0.00	£0	£0	
	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 0	65 	0 0	£893 £971	£0 £0	
				0		0.00			
;	Intermediate	Flats (NIA)		No. of units 0	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0	
		House		0	90	0.00	£1,110	£0	
	Gross Developn	nent value						£6,365,000	
								20,000,000	
	Development Co	ost							
	Site Acquisition								
.1	Site value (residua	al land value)						-£506,435	
						Purchaser Costs		1.75%	
								-515,298	
	Build Costs								
3.1	Private units	Floto (CIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		35 15	75 90	2,625 1,350	£1,096 £929	£2,877,000 £1,254,150	
				50		3975.00			
3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,096	Total Costs £0	
		House		0	90	0.00	£929	£0	
.3	Extra-over BR201	3			£0	_per unit		£0	
				50				£4,131,150	
	Extra over cons	truction costs							
.1	Externals				10%	on build cost		£413,115	
1.2	Site abnormals (re	emediation/demolition)			£0	per net ha		£0	
1.2	Site opening up c	osts			£0	per unit		£0	
								£413,115	
	Professional Fed	es						2413,113	
.1					10%	on build costs (incl: externals)		£454,427	
								£454,427	
	Contingency								
.1					5%	on build costs (incl: externals)		£227,213	
	Developer contr	ibutions						£227,213	
.1	Lifetime homes				£0	per unit		03	
7.2	CSH Level 4					build cost		£0	
.3	CIL				£0	per sqm		£0	
.4	S106 contribution					per unit		£14	
.4						-		£110,000	
		gy requirements			£2,200	_per unit		£110,000	
	Provision for ener							£110,014	
	Provision for ener							£110,014	
	Sale cost							£190,950	
5					3.00%	on OM GDV		£190,950	
5	Sale cost				3.00%	on OM GDV		£190,950	
5	Sale cost Private units only TOTAL DEVELO	PMENT COSTS (includi	ing land)		3.00%	on OM GDV			
5	Sale cost Private units only TOTAL DEVELO Developer's Pro		ing land)					£190,950 £5,011,571	
5	Sale cost Private units only TOTAL DEVELO Developer's Pro		ing land)		20%	on OM GDV		£190,950	
5	Sale cost Private units only TOTAL DEVELO Developer's Pro		ing land)		20%			£190,950 £5,011,571	
5	Sale cost Private units only TOTAL DEVELO Developer's Pro		ing land)		20%	on OM GDV		£190,950 £5,011,571 £1,273,000	
5	Sale cost Private units only TOTAL DEVELO Developer's Pro Private units Affordable units				20%	on OM GDV		£190,950 £5,011,571 £1,273,000	
.1	Sale cost Private units only TOTAL DEVELO Developer's Pro Private units Affordable units TOTAL PROJECT	fit	INTEREST]		20%	on OM GDV		£190,950 £5,011,571 £1,273,000 £0 £1,273,000	
.1	Sale cost Private units only TOTAL DEVELO Developer's Pro Private units Affordable units TOTAL PROJECT TOTAL INCOME Finance Costs	T COSTS [EXCLUDING	INTEREST]		20% 6%	on OM GDV on AH build cost (incl: externals)	PCM	£190,950 £5,011,571 £1,273,000 £0 £1,273,000 £6,284,571 £80,429	
1	Sale cost Private units only TOTAL DEVELO Developer's Pro Private units Affordable units TOTAL PROJECT	T COSTS [EXCLUDING	INTEREST]		6%	on OM GDV	PCM 0.565%	£190,950 £5,011,571 £1,273,000 £0 £1,273,000 £6,284,571	

	d Lower Value Are	a	25 Units							3
EM				Residua				Technical Checks:	_	peterbr
et Site Area	0.35	Brownfield	Lower Value Area	ea <u>1,10</u>	60,861	per net ha		Sqm/ha Dwgs/ha Units/pa		6,469 72 15
of units	Private 25.00	Affordable 0.00		Social r∈ Affordab 0.00	ole rent 0	Intermediate 0.00		GDV=Total costs		-
	Development Va	alue								
	Private units			No. of u		Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House			0 25 25	65 90	0 2,250 2250.00	£1,700 £1,850	£0 £4,162,500	
	Social rent				of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House			0 0	65 90	0	£0 £0	£0 £0	
	Affandala nant			N	0	Cina an m	0.00	S	Tatal Value	
1	Affordable rent	Flats (NIA) House		NO. (of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £893 £971	Total Value £0 £0	
		110000			0	_	0.00	2071	20	
3	Intermediate	Flats (NIA)		No. o	of units	Size sq.m	Total sq.m	£psm £1,020	Total Value £0	
		House			0	_ 90	0.00	£1,110	03	
	Gross Developm	nent value							£4,162,500	
	Development Co	ost								
	Site Acquisition									
.1	Site value (residua	al land value)							£403,792	
							Purchaser Costs		4.75%	
									422,972	
	Build Costs							• .		
3.1	Private units	Flats (GIA) House			of units 0 25	Size sq.m 75 90	Total sq.m 0 2,250	Cost per sq.m £1,054 £929	### Total Costs ### £0 ### £2,090,250	
		Tiouse			25	_ 90	2250.00	1929	22,090,230	
.2	Affordable units	Flats (GIA)		No. o	of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0	
2	Fidus aver BB004	House			0	_ 90	0.00	£929	03	
.3	Extra-over BR201	3				£0	per unit		03	
	Extra over cons	truction costs			25				£2,090,250	
.1	Externals	nuction costs				10%	on build cost		£209,025.00	
.2		emediation/demolition	on)				per net ha		£0	
.2	Site opening up c		,				per unit		£0	
									£209,025	
	Professional Fed	es							2203,023	
.1						10%	on build costs (incl: externals))	£229,928	
	Contingency								£229,928	
.1						5%	on build costs (incl: externals)	£114,964	
									£114,964	
1	Developer contr	ibutions				£0	per unit		£0	
2	CSH Level 4						build cost		£0	
3	CIL						per sqm		£0	
4	S106 contribution	1				£1,000	per unit		£11	
5	Provision for ener	gy requirements				£2,200	per unit		£55,000	
	Sale cost								£55,011	
.1	Private units only					3.00%	on OM GDV		£124,875	
									£124,875	
	TOTAL DEVELO Developer's Pro	PMENT COSTS (in	ncluding land)						£3,247,024	
	Private units					20%	on OM GDV		£832,500	
	Affordable units					6%	on AH build cost (incl: externa	als)	03	
									£832,500	
	TOTAL PROJEC	CT COSTS [EXCLU	DING INTEREST]						£4,079,524	
	TOTAL INCOME Finance Costs	- TOTAL COSTS	EXCLUDING INTERES	ST]					£82,976	
	Finance					APR 7.00%	on net costs	PCM 0.565%	-£82,976	
						· · · · · · · · · · · · · · · · · · ·				_

Felixstowe Road	Lower Value Area		70 Units					Ob	1
ITEM				Residual Va	llue		Technical Checks	peter	oreti
Net Site Area	1.11 Bro	rownfield	Lower Value Are	a 1,025,6	04 per net ha		Sqm/ha Dwgs/ha	5,673 63	
Nr of units	Private Aff	ffordable 0.00		Social re Affordable r	rent Intermediate	е	Units/pa GDV=Total costs	31 (0)	
1.0	Development Value	0.00		0.00	0.00				
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Fla	ats (NIA) ouse		0 70	65 	0 6,300	£1,700 £1,850	£0 £11,655,000	
L				70		6300.00			
1.2		ats (NIA) ouse		No. of u	nits Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value	
	по	ouse		0		0.00	. £0	Σ.0	
1.3	Affordable rent Fla	ats (NIA)		No. of u	nits Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	
		ouse		0	90	0.00	£971	£0	
1.3	Intermediate	oto (NUA)		No. of u	<u>-</u>	Total sq.m	£psm	Total Value	
		ats (NIA) ouse		0 0 0	65 	0 0 0.00	£1,020 £1,110	£0 £0	
	Gross Development	value						£11,655,000	
2.0	Development Cost	- Value						211,000,000	
2.1	Site Acquisition								
2.1.1	Site value (residual land	nd value)						£1,138,928	
		,				Purchaser Costs		5.75%	
								1,204,417	
2.3	Build Costs								
2.3.1	Private units	(211)		No. of u	•		Cost per sq.m	Total Costs	
		ats (GIA) ouse		0 70 70	75 	0 6,300 6300.00	£1,054 £929	£0 £5,852,700.00	
2.3.2	Affordable units			No. of u	nits Size sq.m		Cost per sq.m	Total Costs	
	Fla	ats (GIA) ouse		0	75 90	0 0	£1,054 £929	£0.00 £0.00	
2.3.3	Extra-over BR2013			0	£0	0.00 per unit		£0	
				70				CE 052 700	
2.4	Extra over construct	tion costs		70				£5,852,700	
2.4.1	Externals				10%	on build cost		£585,270.00	
2.4.2	Site abnormals (remed	diation/demolition)	1		£0	per net ha		03	
2.4.2	Site opening up costs				£0	per unit		£0	
								£585,270	
2.5	Professional Fees					_			
2.5.1					10%	on build costs (incl: extern	nals)	£643,797	
2.6	Contingency							£643,797	
2.6.1					5%	on build costs (incl: extern	nals)	£321,899	
2.7	Developer contribution	ions						£321,899	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		03	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£11	
2.7.5	Provision for energy re	equirements			£2,200	per unit		£154,000	
2.8	Sale cost							£154,011	
2.8.1	Private units only				3.00%	on OM GDV		£349,650	
								£349,650	
3.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (inc	luding land)					£9,111,743	
3.1	Private units				20%	on OM GDV		£2,331,000	
	Affordable units				6%	on AH build cost (incl: ext	ernals)	£0	
3.2								£2,331,000	
3.2								£11,442,743	
3.2	TOTAL PROJECT CO	OSTS [EXCLUDI	NG INTEREST]						
	TOTAL INCOME - TO			ST]				£212,257	
4.0	TOTAL INCOME - TO Finance Costs			ST]	APR 7.00%	on net costs	PCM 0.565%		
	TOTAL INCOME - TO			ST]	APR 7.00%	on net costs	PCM 0.565%	£212,257	

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,427,427	per net ha		Technical Checks:		peterbrett 3,402
Nr of units	Private 18.00	Affordable 0.00		Social rel Affordable rent	Intermediate 0.00		Dwgs/ha Units/pa GDV=Total costs		38 12 -
1.0	Development Valu	ue							
1.1	Private units	Flats (NIA) House		No. of units 0 18	Size sq.m 65 90	Total sq.m 0 1,620	£psm £1,950 £2,200	Total Value £0 £3,564,000	
1.2	Social rent	Flats (NIA) House		18 No. of units 0 0	Size sq.m 65 90	1620.00 Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m 0	£psm £1,024 £1,155	Total Value £0 £0	
1.3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m	£psm £1,170 £1,254	Total Value £0 £0	
	Gross Developme			0		0.00	21,204	£3,564,000	
	· ·							23,304,000	
2.0	Development Cos	st							
2.1 2.1.1	Site Acquisition Site value (residual	l land value)				Purchaser Costs		£679,647 5.75%	
								718,726	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 18	Size sq.m 75 90	Total sq.m 0 1,620 1620.00	Cost per sq.m £1,054 £929	£0 £1,504,980.00)
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 0 0 0	Size sq.m 75	Total sq.m 0 0 0.00	Cost per sq.m £1,054 £929	## Total Costs	
2.3.3	Extra-over BR2013	3		O O	£0	per unit		£0	
2.4	Extra over constr	uction costs		18				£1,504,980	
					10%	on build cost		C450 409 00	
2.4.1	Externals Site abnormals (rer	mediation/demolition)				on build cost per net ha		£150,498.00	
2.4.2	Site opening up cos					per unit		£0	
								£150,498	
2.5 2.5.1	Professional Fees	S			10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1	Contingency				5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	outions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£11	
2.7.5	Provision for energ	y requirements			£2,200	per unit		£39,600	
								£39,611	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£106,920	
								£106,920	
		MENT COSTS (inclu	ding land)					£2,769,057	
3.0	Developer's Profit								
3.1 3.2	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£712,800 £0	
						. ,		£712,800	
	TOTAL PROJECT	COSTS [EXCLUDIN	G INTEREST]					£3,481,857	
4.0		TOTAL COSTS [EXC	CLUDING INTEREST]					£82,143	
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£82,143	
	pared by Peter Brett As		cil. The appraisal has bee	en prepared in line with the RICS January 2014) valuation and sl		e. The purpose of the appraisal is to pon as such.	o inform the Council about the	£3,564,000 e impact of planning policy has	s on viability at a

Central/West Brownfield	Lower Value Area	2	25 Units						
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	0.43 Brownfi	field	Lower Value Area		per net ha	I	Sqm/ha Dwgs/ha		5,198 58
	Private Afforda	lable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		15
Nr of units	25.00	0.00		0.00 0	0.00	l	ODV-Total costs		
1.0	Development Value								
1.1	Private units Flats (N	NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,700	Total Value £0	
	House			25 25 25	90	2,250 2250.00	£1,850	£4,162,500	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (N House			0 0	65 	0 0	£0 £0	£0 £0	
				0		0.00	_		
1.3	Affordable rent Flats (N			No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value	
	House			0	90	0.00	£971	03	
1.3	Intermediate Flats (N	NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value £0	
	House			0 0	90	0.00	£1,110	£0	
	Gross Development value	 e						£4,162,500	
2.0	Development Cost							, ,	
2.1	Site Acquisition								
2.1.1	Site value (residual land value	lue)						£403,792	
	Che value (residual lana vale					Purchaser Costs		4.75%	
								422,972	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (G House			0 25	75 90	0 2,250	£1,054 £929	£0 £2,090,250.00	
				25		2250.00			
2.3.2	Affordable units Flats (G			No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00	
	House			0	90	0.00	£929	00.03	
2.3.3	Extra-over BR2013				£0	per unit		£0	
				25				£2,090,250	
2.4	Extra over construction co	costs							
2.4.1	Externals					on build cost		£209,025.00	
2.4.2	Site abnormals (remediation	on/demolition)				per net ha		03	
2.4.2	Site opening up costs				£0	per unit		03	
2.5	Professional Fees							£209,025	
2.5.1	Troicesional rees				10%	on build costs (incl: externals)		£229,928	
2.0.1					1070	John Balla 66616 (Illoi: 6X611late)		£229,928	
2.6	Contingency							,	
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contributions							£114,964	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£11	
2.7.5	Provision for energy requirer	ements			£2,200	per unit		£55,000	
2.8	Sale cost							£55,011	
2.8.1	Private units only				3.00%	on OM GDV		£124,875	
								£124,875	
	TOTAL DEVELOPMENT C	COSTS (includ	ling land)					£3,247,024	
3.0	Developer's Profit				000/	1 0400		2002 500	
3.1	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£832,500	
J	A MOTAGONO WIND				U /0	John wir bama oost (mol. externals)		£832,500	
	TOTAL PROJECT COSTS	S [EXCI LIDING	3 INTERESTI					£4,079,524	
	TOTAL INCOME - TOTAL							£4,079,524 £82,976	
4.0	Finance Costs	. 00010 <u>[</u> EAU	LODINO INTENEST		APR		PCM	202,810	
4.1	Finance					on net costs	0.565%	-£82,976	
This approximate	TOTAL PROJECT COSTS			boo book and a second of the s	the DICC 1 "	n guidenes. The control of the	project in the inference of the Control of the Cont	£4,162,500	na nalias to
						n guidance. The purpose of the app d should not be relied upon as such.		cıı about the impact of plannii	ng policy has on

EM				Residual Value			Technical Checks:		peterbr
t Site Area	0.81 Gr	reenfield	Lower Value Area	996,055	per net ha	J	Sqm/ha Dwgs/ha		5,544 62
of units	Private Aft 50.00	fordable 0.00		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		25
	Development Value								
	Private units	ats (NIA)		No. of units	Size sq.m	Total sq.m 0	£psm £1,700	Total Value	
		ouse		50 50	65 90	4,500 4500.00	£1,700 £1,850	£8,325,000	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		ats (NIA) ouse		0	65 	0 0	£0	£0 £0	
	Affordable rent			0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
	Fla	ats (NIA) ouse		0 0	65 90	0 0 0	£893 £971	£0 £0	
				0	_	0.00			
		ats (NIA) ouse		No. of units	Size sq.m 65 90	Total sq.m	£psm £1,020 £1,110	Total Value £0 £0	
	110	Juse		0		0.00	21,110	20	
	Gross Development value	е						£8,325,000	
	Development Cost								
	Site Acquisition								
	Site value (residual land val	lue)						£808,516	
						Purchaser Costs		5.75%	
								855,006	
	Build Costs				<u>-</u> .		•		
		ats (GIA) ouse		No. of units	Size sq.m 75	Total sq.m 0 4,500	Cost per sq.m £1,054 £929	Total Costs £0 £4,180,500.00	
	но	ouse		<u>50</u> 50	90	4500.00	£929	£4,180,500.00)
!	Affordable units	ats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
	Ho	ouse		0	90	0.00	£929	£0.00	
	Extra-over BR2013				£0	per unit		£0	
		,		50				£4,180,500	
	Extra over construction c	costs				¬			
	Externals	on/domolition)			10% £0	on build cost		£418,050.00	
<u>2</u>	Site abnormals (remediation Site opening up costs	orvaemoillion)			£0	per net ha per unit		£0	
	ene spennig up decid								
	Professional Fees							£418,050	
					10%	on build costs (incl: externals)		£459,855	
								£459,855	
	Contingency				F0/	7		0000 000	
					5%	on build costs (incl: externals)		£229,928	
	Developer contributions							2229,920	
	Lifetime homes				£0	per unit		£0	
	CSH Level 4 CIL				0.0% £0	build cost		£0	
	S106 contribution				£1,000	per sqm per unit		£11	
	Provision for energy require	ements			£2,200	per unit		£110,000	
	Sale cost							£110,011	
	Private units only				3.00%	on OM GDV		£249,750	
	,							£249,750	
	TOTAL DEVELOPMENT (COSTS (includin	g land)					£6,503,099	
	Developer's Profit					_			
	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£1,665,000	
	Alfordable units				0%	On Ari bulla cost (Incl. externals)		£1,665,000	
	TOTAL PROJECT COSTS	S IEXCLUDING II	NTERESTI					£8,168,099	
	TOTAL INCOME - TOTAL							£156,901	
	Finance Costs	Larrow			APR		PCM	2.00,001	
	E.				7.00%	on net costs	0.565%	-£156,901	
	Finance								

TEM let Site Area	1.81	Brownfield Lower Value Area	Residual Value 301,049	per net ha		Technical Checks: Sqm/ha Dwgs/ha	<u> </u>	5,214 58
Ir of units	Private 105.00	Affordable Socia 0.00 0.00	Il re Affordable rent	Intermediate 0.00		Dwgs/ha Units/pa GDV=Total costs		39
.0	Development Value			0.00				
1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House	0 105	65 	0 9,450	£1,700 £1,850	£0 £17,482,500	
			105		9450.00			
.2	Social rent	Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m	£psm £0 £0	### Total Value ### £0 #### £0	
		Tiouse	0		0.00	20	£0	
.3	Affordable rent	Flats (NIA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	
		House	0	90	0.00	£971	£0	
.3	Intermediate	Flats (NIA)	No. of units	Size sq.m	Total sq.m	£psm £1,020	Total Value	
		House	0 0	65 90	0.00	£1,110	£0	
	Gross Development	value					£17,482,500	
0	Development Cost	, value					211,102,000	
	Site Acquisition							
.1 .1.1	Site value (residual la	nd value)					£545,629	
	ene value (recidual la	na valuo,			Purchaser Costs		5.75%	
							577,002	
.3	Build Costs							
.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House	0 105	75 	0 9,450	£1,054 £929	£0 £8,779,050.0	0
			105	•	9450.00			
3.2	Affordable units	Flats (GIA) House	No. of units	Size sq.m 75 90	Total sq.m	Cost per sq.m £1,054 £929	### Total Costs ### £0.00 ### £0.00	
3.3	Extra-over BR2013	поuse	0		0.00 per unit	1929	£0.00	
	2/4.14 676. 21.2616				po. um.		20	
4	Extra over construct	tion costs	105				£8,779,050	
4.1	Externals			10%	on build cost		£877,905.00	
.4.2	Site abnormals (reme	ediation/demolition)			per net ha		£0	
.4.2	Site opening up costs				per unit		£1,254,308	
							£2,132,213	
5	Professional Fees						22,132,213	
5.1				10%	on build costs (incl: externals)		£965,696	
6	Contingency						£965,696	
6.1	Commigency			5%	on build costs (incl: externals)		£482,848	
					,		£482,848	
7	Developer contributi	ions						
7.1	Lifetime homes				per unit		£0	
7.2	CSH Level 4				build cost		£0	
7.3	CIL CIL				per sqm		£0	
7.4	S106 contribution				per unit		£11	
7.5	Provision for energy re	equirements		£2,200	per unit		£231,000	
							£231,011	
8	Sale cost				L. OLIOSY			
8.1	Private units only			3.00%	on OM GDV		£524,475	
							£524,475	
0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (including land)					£13,692,295	
1	Private units			20%	on OM GDV		£3,496,500.0	0
2	Affordable units			6%	on AH build cost (incl: externals)		£0	
							£3,496,500	
	TOTAL PROJECT C	OSTS [EXCLUDING INTEREST]					£17,188,795	
0		OTAL COSTS [EXCLUDING INTEREST]					£293,705	
1	Finance Costs			APR 7.00%	on net costs	PCM 0.565%	-£293,705	
.1	Finance			<u> </u>	on net costs	U.303%		

Private Af 566.00 Development Value Private units Fla Ho	0.00	-31,450,402 al re Affordable rent 00 0	per net ha Intermediate 0.00	_	Sqm/ha Dwgs/ha Units/pa	32,667 503 93
566.00 Development Value Private units Fla Ho Social rent Fla	0.00					
Private units Flat Ho Social rent Flat					GDV=Total costs	(0)
Fla Ho Social rent Fla	1. (AUA)					
Fla	lats (NIA) louse	No. of units 566 0 566	Size sq.m 65 90	Total sq.m 36,790 0 36790.00	£psm £1,700 £1,850	Total Value £62,543,000 £0
	lats (NIA) louse	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
	lats (NIA) louse	0 No. of units 0 0	Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £893 £971	Total Value £0 £0
	lats (NIA) louse	0 No. of units 0 0	Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £1,020 £1,110	Total Value £0 £0
One Development and		0		0.00		200 5 40 000
Gross Development value	ie					£62,543,000
Development Cost						
Site Acquisition						
Site value (residual land va	alue)			Purchaser Costs		-£35,419,506 1.75%
						-36,039,347
Build Costs						
	lats (GIA) louse	No. of units 566 0 566	Size sq.m 75 90	Total sq.m 42,450 0 42450.00	Cost per sq.m £1,395 £929	Total Costs £59,217,750 £0.00
	lats (GIA) louse	No. of units 0 0	Size sq.m 75	Total sq.m 0 0	Cost per sq.m £1,395 £929	Total Costs £0.00 £0.00
Extra-over BR2013		0	£0	0.00 per unit		£0
Extra over construction of	costs	566				£59,217,750
Externals			10%	on build cost		£5,921,775.00
Site abnormals (remediation	on/demolition)		£0	per net ha		£0
Site opening up costs			£14,137	per unit		£8,001,378
						£13,923,153
Professional Fees				_		
			10%	on build costs (incl: externals)		£6,513,953 £6,513,953
Contingency						20,313,933
			5%	on build costs (incl: externals)		£3,256,976
Developer contributions						£3,256,976
Lifetime homes			£0	per unit		£0
CSH Level 4			0.0%	build cost		£0
CIL			£0	per sqm		£0
S106 contribution			£1,000	per unit		£15
Provision for energy require	rements		£2,200	per unit		£1,245,200
						C4 245 245
Sale cost						£1,245,215
Private units only			3.00%	on OM GDV		£1,876,290
TOTAL DEVELOPMENT	COCTS (including land)					£1,876,290
Developer's Profit	COSTS (including land)					£49,993,990
Private units			20%	on OM GDV		£12,508,600
Affordable units			6%	on AH build cost (incl: externals)		£0
						£12,508,600
TOTAL PROJECT COSTS	S [EXCLUDING INTEREST]					£62,502,590
TOTAL INCOME - TOTAL Finance Costs	L COSTS [EXCLUDING INTEREST]					£40,410
Finance			APR 7.00%	on net costs	PCM 0.565%	-£40,410
Private units Affordable units TOTAL PROJECTOTAL INCOME	CT COST	CT COSTS [EXCLUDING INTEREST] TOTAL COSTS [EXCLUDING INTEREST] CT COSTS [INCLUDING INTEREST]	CT COSTS [EXCLUDING INTEREST] - TOTAL COSTS [EXCLUDING INTEREST] CT COSTS [INCLUDING INTEREST] Peter Brett Associates for the Council. The appraisal has been prepared in line of the council.	20% 6% CT COSTS [EXCLUDING INTEREST] APR 7.00% CT COSTS [INCLUDING INTEREST] Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuati	20% on OM GDV 6% on AH build cost (incl: externals) CT COSTS [EXCLUDING INTEREST] APR 7.00% on net costs CT COSTS [INCLUDING INTEREST]	20% on OM GDV 6% on AH build cost (incl: externals) CT COSTS [EXCLUDING INTEREST] APR PCM 7.00% on net costs CT COSTS [INCLUDING INTEREST] Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council.

sland Site	Lower Value Area		271 Units					
TEM				Residual Value			Technical Checks:	peterbrei
Net Site Area	1.92	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha	10,218 141
	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs	65
Nr of units	271.00	0.00		0.00 0	0.00			
1.0	Development Value	•						
I.1	Private units	Flats (NIA)		No. of units 190	Size sq.m 65	Total sq.m 12,331 7,317	£psm £1,700	Total Value £20,961,850
		House		<u>81</u> 271	90	19647.50	£1,850	£13,536,450
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0
		House		0	90	0.00	£0	£0
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0
		House		0	90	0 0.00	£971	£0 £0
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0	65 	0 0	£1,020 £1,110	£0 £0
	One of Development	dl		0		0.00		004 400 000
	Gross Developmen							£34,498,300
2.0	Development Cost							
2.1	Site Acquisition	and value)						-£5,991,879
2.1.1	Site value (residual la	and value)				Purchaser Costs		1.75%
						. 416114561 55545		-6,096,736
2.3	Build Costs							.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		190 81	75 90	14,228 7,317	£1,096 £929	£15,593,340 £6,797,493.00
	Affandalda assife			271	0'	21544.50	0	Tatal Ocata
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,096 £929	Total Costs £0.00 £0.00
2.3.3	Extra-over BR2013	riouse		0		0.00 per unit	2323	£0
2.4	Extra over construc	ction costs		271				£22,390,833
2.4.1	Externals				10%	on build cost		£2,239,083.30
2.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up cost	S			£13,133	per unit		£3,559,096
								£5,798,179
2.5	Professional Fees							,,
2.5.1					10%	on build costs (incl: externals)		£2,462,992
2.6	Contingency							£2,462,992
2.6.1					5%	on build costs (incl: externals)		£1,231,496
2.7	Developer contribu	tions						£1,231,496
2.7.1	Lifetime homes	itions			£0	per unit		£0
2.7.2	CSH Level 4					ouild cost		£0
2.7.3	CIL				£0	per sqm		£0
2.7.4	S106 contribution				£1,000	oer unit		£14
2.7.5	Provision for energy	requirements			£2,200	per unit		£596,200
2.8	Sale cost							£596,214
2.8.1	Private units only				3.00%	on OM GDV		£1,034,949
								£1,034,949
3.0	TOTAL DEVELOPM Developer's Profit	MENT COSTS (incl	uding land)					£27,417,926
3.1	Private units				20%	on OM GDV		£6,899,660
3.2	Affordable units				6%	on AH build cost (incl: externals)		£0
								£6,899,660
	TOTAL PROJECT (COSTS [EXCLUDIN	IG INTEREST]					£34,317,586
1.0	TOTAL INCOME - T	OTAL COSTS [EX	CLUDING INTEREST]					£180,714
1.0 1.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£180,714
								

Io EM	Lower Value Area		48 Units						O
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -19,996,745	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,57 40	
of units	Private 48.00	Affordable 0.00	-	Social re Affordable rent 0.00 0	Intermediate 0.00	r e	GDV=Total costs	-	
	Development Value								
	Private units	Flats (NIA) House		No. of units 48 0 48	Size sq.m 65 90	Total sq.m 3,120 0 3120.00	£psm £1,700 £1,850	Total Value £5,304,000 £0	
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m 0	£psm £893 £971	Total Value £0 £0	
	Intermediate	Flats (NIA) House		No. of units	Size sq.m	0.00 Total sq.m	£psm £1,020	Total Value £0 £0	_ _
		nouse		0	90	0.00	£1,110	2.0	
	Gross Development	value						£5,304,000	
	Development Cost								
	Site Acquisition							22.47.222	
.1	Site value (residual la	ind value)				Purchaser Costs		-£2,347,362 1.75%	
								-2,388,440	
	Build Costs								
1	Private units	Flats (GIA) House		No. of units 48 0 48	Size sq.m 75 90	Total sq.m 3,600 0 3600.00	Cost per sq.m £1,395 £929	Total Costs £5,022,000 £0.00	
2	Affordable units	Flats (GIA) House		No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,395 £929	### Total Costs ### £0.00 ### £0.00	
3	Extra-over BR2013			0	£0	0.00 per unit		£0	
	Extra over construc	tion costs		48				£5,022,000	
1	Externals				10%	on build cost		£502,200.00	
2	Site abnormals (reme	ediation/demolition)			£0			£0	
2	Site opening up costs	3			£0	per unit		£0	
								£502,200	
	Professional Fees					7			
					10%	on build costs (incl: externals)		£552,420	
	Contingency							£552,420	
					5%	on build costs (incl: externals)		£276,210.00	
	Developer contribut	ions						£276,210	
	Lifetime homes				£0	per unit		03	
	CSH Level 4				0.0%	build cost		£0	
	CIL				£0	_per sqm		£0	
	S106 contribution				£1,000	per unit		£15	
	Provision for energy r	equirements			£2,200	_per unit		£105,600	
	Sale cost							£105,615	
	Private units only				3.00%	on OM GDV		£159,120	
								£159,120	
	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (including	g land)					£4,229,125	
	Private units				20%	on OM GDV		£1,060,800	
	Affordable units				6%	on AH build cost (incl: externals	s)	£0	
								£1,060,800	
	TOTAL PROJECT C	OSTS [EXCLUDING IN	ITEREST]					£5,289,925	
	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCLU	DING INTEREST]					£14,075	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£14,075	

Former Tooks Bakery	Mid Value Area	101 Units					Obc
ITEM Net Site Area	1.55	Brownfield Mid Value Area	Residual Valu			Technical Checks:	peterbret 5,870
	Private	Affordable	Social re Affordable re			Dwgs/ha Units/pa GDV=Total costs	65 38
Nr of units	101.00	0.00	0.00 0	0.00		<u> </u>	
1.0	Development Valu	ue					
1.1	Private units	Flats (NIA) House	No. of units 0 101 101	Size sq.m 65 90	Total sq.m 0 9,090 9090.00	£psm £1,950 £2,200	£0 £19,998,000
1.2	Social rent	Flats (NIA) House	No. of ur 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value <u>£0</u> £0
1.3	Affordable rent	Flats (NIA)	0 No. of ur 0	nits Size sq.m	0.00 Total sq.m 0	£psm £1,024	Total Value £0
1.3	Intermediate	House	0 0 No. of ur	90	0 0.00 Total sq.m	£1,155 £psm	£0 Total Value
		Flats (NIA) House	0 0 0	65 	0 0 0 0.00	£1,170 £1,254	£0 £0
	Gross Developme	ent value					£19,998,000
2.0	Development Cos	st					
2.1	Site Acquisition						
2.1.1	Site value (residual	land value)					£2,711,431
					Purchaser Costs		5.75%
							2,867,338
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of ur 0 101 101	75 90	n Total sq.m 0 9,090 9090.00	Cost per sq.m £1,054 £929	Total Costs £0 £8,444,610.00
2.3.2	Affordable units	Floto (GIA)	No. of ur	•		Cost per sq.m	Total Costs £0.00
		Flats (GIA) House	0	75 90	0 0 0.00	£1,054 £929	£0.00
2.3.3	Extra-over BR2013	}		£0	per unit		£0
			101				£8,444,610
2.4	Extra over constru	uction costs					
2.4.1	Externals	nediation/demolition)		10% £0	on build cost per net ha		£844,461.00 £0
2.4.2	Site abriornals (rem			£11,900			£1,201,852
							00.040.040
2.5	Professional Fees	S					£2,046,313
2.5.1				10%	on build costs (incl: externals)		£928,907
2.6	Contingency						£928,907
2.6.1				5%	on build costs (incl: externals)		£464,454
2.7	Developer contrib	putions					£464,454
2. 7. 1	Lifetime homes	outions		£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£11
2.7.5	Provision for energy	y requirements		£2,200	per unit		£222,200
2.8	Sale cost						£222,211
2.8.1	Private units only			3.00%	on OM GDV		£599,940
							£599,940
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land) t					£15,573,772
3.1	Private units			20%	on OM GDV		£3,999,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£0
							£3,999,600
		COSTS [EXCLUDING INTEREST]					£19,573,372
4.0	Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]				D011	£424,628
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£424,628
	epared by Peter Brett As					is to inform the Council about t	£19,998,000 the impact of planning policy has on viability at a
		Book' (RICS Valuation – Professional Standar					•

М		Residual Value		Technical Checks:	peter
te Area	1.96 Brownfield Mid Value Area	1,353,866 per	net ha	Sqm/ha Dwgs/ha Units/pa	4,547 51
nits	Private Affordable 99.00 0.00	Social re Affordable rent Into	ermediate 0.00	Units/pa GDV=Total costs	38
	Development Value	0.00	0.00		
	Private units	No. of units Siz	e sq.m Total sq.m	£psm	Total Value
	Flats (NIA) House	0 99	65 0 90 <u>8,910</u>	£1,950 £2,200	£0 £19,602,000
		99	8910.00	_	
	Social rent Flats (NIA) House	No. of units Siz	e sq.m Total sq.m 65 0	£psm £0 £0	£0 £0
	nouse	0	90 0.00	. £0	£0
	Affordable rent Flats (NIA)	No. of units Siz	e sq.m Total sq.m 65 0	£psm £1,024	Total Value £0
	House	<u></u>	90 0.00	£1,155	£0
	Intermediate	No. of units Siz	e sq.m Total sq.m	£psm	Total Value
	Flats (NIA) House		65 0 90 0 0.00	£1,170 £1,254	£0 £0
	Grass Davidanment value	U	0.00		£19,602,000
	Gross Development value				£19,002,000
	Development Cost				
	Site Acquisition Site value (residual land value)			Г	£2,652,842
	Site value (residual land value)		Purchaser Costs	L	5.75%
					2,805,380
	Build Costs				
	Private units	No. of units	Size sq.m Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 99	75 0 90 <u>8,910</u>	£1,054 £929	£0 £8,277,390.00
		99	8910.00	_	
	Affordable units Flats (GIA)	No. of units	Size sq.m Total sq.m	Cost per sq.m £1,054	Total Costs £0.00
	House Extra-over BR2013	0	90 0 0.00 £0 per unit	£929	£0.00
	EXIIA-OVEI BRZU13	L	per unit	L_	£0
	Extra over construction costs	99			£8,277,390
	Externals		10% on build cost	_	£827,739.00
	Site abnormals (remediation/demolition)		£0 per net ha		£0
	Site opening up costs		£11,876 per unit		£1,175,701
					_
	Professional Fees				£2,003,440
			10% on build costs (incl: externa	nals)	£910,513
					£910,513
	Contingency			–	
			5% on build costs (incl: externa	ıals)	£455,256
	Developer contributions				£455,256
	Lifetime homes		£0 per unit		£0
	CSH Level 4		0.0% build cost		£0
	CIL	<u></u>	£0 per sqm	L	£0
	S106 contribution	L	£1,000 per unit	L	£11
	Provision for energy requirements	<u> </u>	£2,200 per unit	L	£217,800
					£217,811
	Sale cost				
	Private units only		3.00% on OM GDV		£588,060
	TOTAL DEVELOPMENT COOTS (I. L. II. L. II)				£588,060
	TOTAL DEVELOPMENT COSTS (including land) Developer's Profit				£15,257,851
	Private units		20% on OM GDV		£3,920,400
	Affordable units		6% on AH build cost (incl: exte	ernals)	£0
					£3,920,400
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£19,178,251
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs				£423,749
			APR 7.00% on net costs	PCM 0.565%	-£423,749
	Finance	•	1.00.70		-, -, , , -, -,

ITEM	lc Lower Value Area		25 Units						
Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value -1,948,583	per net ha		Technical Checks: Sqm/ha	peterbrett	
Net Site Area			Lower value Area	<u>-</u>	-		Dwgs/ha Units/pa	0,	3,374 116 15
Nr of units	Private 25	Affordable 0		Social re Affordable rent 0.00 0	Intermediate 0.00		GDV=Total costs		-
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 18 <u>8</u> 25	Size sq.m 65 	Total sq.m 1,138 675 1812.50	£psm £1,700 £1,850	Total Value £1,933,750 £1,248,750	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £893 £971	Total Value £0 £0	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	0.00 Total sq.m	£psm £1,020	Total Value £0	_
		House		0	90 _	0.00	£1,110	£0	
	Gross Development	value						£3,182,500	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)				Purchaser Costs		-£421,737 1.75%	
						i dichasei Costs		-429,117	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 18 8	Size sq.m 75 90	Total sq.m 1,313 675	Cost per sq.m £1,096 £929	Total Costs £1,438,500 £627,075	
		riouse		25		1987.50	2323		
2.3.2	Affordable units	Flats (GIA) House		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,096 £929	Total Costs £0 £0	
2.3.3	Extra-over BR2013	House		0	90 <u> </u>	0 0.00 per unit	1929	£0	
0.4	Fortune account of the contract	the seate		25				£2,065,575	
2.4 2.4.1	Extra over construct Externals	tion costs			10%	on build cost		£206,558	
2.4.1	Site abnormals (remed	liation/demolition)				per net ha		£0	\dashv
2.4.2	Site opening up costs				£0	per unit		£0	
								£206,558	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals	s)	£227,213.25	
2.6	Contingency							£227,213	
2.6.1					5%	on build costs (incl: externals	3)	£113,606.63	
2.7	Developer contributi	ions						£113,607	
2.7.1	Lifetime homes				£0 p	per unit		£0	
2.7.2	CSH Level 4				2.5% k	ouild cost		£51,639	
2.7.3	CIL 2400 contribution					per sqm		£0	
2.7.4 2.7.5	S106 contribution Provision for energy re	equirements				per unit per unit		£25,000 £55,000	
 	,	-1			,				
2.8	Sale cost							£131,639	
2.8.1	Private units only				3.00%	on OM GDV		£95,475	
								£95,475	
3.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (including	land)					£2,410,949	
3.1	Private units				20%	on OM GDV		£636,500	
	Affordable units					on AH build cost (incl: extern	als)	£0	
3.2								£636,500	
3.2			TERESTI					£3,047,449	
3.2		OSTS [EXCLUDING IN							
4.0		OSTS [EXCLUDING IN						£135,051	
	TOTAL INCOME - TO				APR 7.00%	on net costs	PCM 0.565%	£135,051 -£38,363	

Central Brownfi	el Lower Value Are	a 50) Units						ChO C
ITEM									peterbrett
Net Site Area	0.41	Brownfield	Lower Value Area	Residual Value -1,596,384	per net ha	_	Technical Checks: Sqm/ha Dwgs/ha		8,852 122
Nr of units	Private 50	Affordable 0		Social re Affordable rent 0.00 0	Intermediate 0.00		Units/pa GDV=Total costs		<u>25</u> -
1.0	Development Va	lue							
1.1	Private units	Flats (NIA) House		No. of units 35 15 50	Size sq.m 65 90	Total sq.m 2,275 1,350 3625.00	£psm £1,700 £1,850	£3,867,500. £2,497,500	00
1.2	Social rent	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 90	Total sq.m 0 0 0 0.00	£psm £0 £0	Total Value £0 £0	<u>e</u>
1.3	Affordable rent	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 90	Total sq.m 0 0 0 0.00	£psm £893 £971	Total Value	<u>e</u>
1.3	Intermediate	Flats (NIA) House		No. of units 0 0 0	Size sq.m 65	Total sq.m 0 0 0.00	£psm £1,020 £1,110	Total Value £0 £0	<u>e</u>
	Gross Developm	nent value						£6,365,000	0
2.0	Development Co								
2.1	Site Acquisition								
2.1.1	Site value (residua	al land value)						-£653,744	<u> </u>
	Cito value (recidua	inaria valas,				Purchaser Costs		1.75%	
								-665,185	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 35 15 50	Size sq.m 75 90	Total sq.m 2,625 1,350 3975.00	Cost per sq.m £1,096 £929	Total Cost £2,877,000 £1,254,150	0
2.3.2	Affordable units	Flats (GIA) House		No. of units	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,096 £929	Total Cost	<u>s</u>
2.3.3	Extra-over BR2013			0	£0	0.00 per unit	2020	£0	
				50				£4,131,150)
2.4	Extra over const	ruction costs				_			
2.4.1	Externals				10%	on build cost		£413,115	
2.4.2		emediation/demolition)			£0	per net ha □		03	
2.4.2	Site opening up co	osts			£0	per unit		£0	
0.5	Duefoccional Foo							£413,115	
2.5	Professional Fee	9 S			100/			0.151.105	
2.5.1					10%	on build costs (incl: externals)		£454,427	
2.6	Contingency							£454,427	
2.6.1					5%	on build costs (incl: externals)		£227,213	
0.7	Davidonaraantii	ibti.aa						£227,213	
2.7 2.7.1	Developer contri	butions			£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£103,279	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£50,000	
2.7.5	Provision for energ				£2,200	per unit		£110,000	
		gy			,				
								£263,279	
2.8	Sale cost				_				
2.8.1	Private units only				3.00%	on OM GDV		£190,950	
	TOTAL DEVELO	DMENT COOTS (in the	Pro re Leve IV					£190,950	
3.0	Developer's Prof	PMENT COSTS (include it	ding land)					£5,014,949	,
3.1	Private units				20%	on OM GDV		£1,273,000)
3.2	Affordable units				6%	on AH build cost (incl: externals)		£0	
								£1,273,000)
	TOTAL PROJEC	T COSTS [EXCLUDING	G INTEREST]					£6,287,949)
1.6		- TOTAL COSTS [EXC	LUDING INTERES	тј				£77,051	
4.0	Finance Costs				APR	-	PCM		
4.1	Finance				7.00%	on net costs	0.565%	-£77,051	
		T COSTS [INCLUDING				No. 1 11 11		£6,365,000	
nis appraisal has policy has on viab	s been prepared by loility at a strategic lev	⊬eter ʁrett Associates f vel. This appraisal is not	or tne Council. The a formal 'Red Book'	appraisal has been prepared ' (RICS Valuation – Profession	i in line with the Ronal Standards Ja	RICS valuation guidance. The purpo anuary 2014) valuation and should n	se or tne appraisal is to inf ot be relied upon as such.	form the Council about the	impact of planning

entral Brownfiel	d Lower Value Are	a	25 Units							Y
EM					sidual Value			Technical Checks	_	eterbre
et Site Area	0.35	Brownfield	Lower Value Are	ea	952,790	per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 25	Affordable 0		Social r∈ Aff	fordable rent 0	Intermediate 0.00		Units/pa GDV=Total costs		15 -
)	Development Va			0.00		0.00	•			
	Private units			No	o. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House			0 25	65 90	0 2,250	£1,700 £1,850	£0 £4,162,500	
2	Social rent				25 No. of units	Size sq.m	2250.00 Total sq.m	£psm	Total Value	
_	Occidence	Flats (NIA) House			0	65 90	0 0	£0 £0	£0 £0	
					0		0.00			
3	Affordable rent	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value	
		House			0	90	0.00	£971	£0	
.3	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0	
		House			0	90	0.00	£1,110	£0	
	Gross Developn	nent value							£4,162,500	
	Development Co	ost								
1	Site Acquisition									
1.1	Site value (residua	al land value)							£331,417	
							Purchaser Costs		4.75%	
									347,159	
3	Build Costs									
3.1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	F0	
		House			25 25	90	2,250 2250.00	£929	£2,090,250	
3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0	
	5	House			0	90	0.00	£929	£0	
3.3	Extra-over BR201	3				£0	per unit		£0	
4	Extra over cons	truction costs			25				£2,090,250	
- 4.1	Externals	il uction costs				10%	on build cost		£209,025.00	
4.2		emediation/demoliti	tion)			£0	per net ha		£0	
4.2	Site opening up o	osts:				£0	per unit		£0	
									£209,025	
5	Professional Fe	es							2200,020	
5.1						10%	on build costs (incl: externals	s)	£229,928	
6	Contingency								£229,928	
6.1						5%	on build costs (incl: externals	s)	£114,964	
7	Developer contr	ibutions							£114,964	
7.1	Lifetime homes	ibadions.				£0	per unit		£0	
7.2	CSH Level 4					2.5%	build cost		£52,256	
7.3	CIL					£0	per sqm		£0	
7.4	S106 contribution	1				£1,000	per unit		£25,000	
7.5	Provision for ener	gy requirements				£2,200	per unit		£55,000	
									£132,256	
3	Sale cost					_				
3.1	Private units only					3.00%	on OM GDV		£124,875	
	TOTAL DEVELO	PMENT COSTS (i	(including land)						£124,875 £3,248,457	
)	Developer's Pro		including land)						23,240,431	
	Private units					20%	on OM GDV		£832,500	
2	Affordable units					6%	on AH build cost (incl: extern	aals)	£0	
	TOTAL PROJECT	T COSTS IEVOL	IDING INTEREST						£832,500	
			UDING INTEREST] [EXCLUDING INTERES	ST1					£4,080,957 £81,543	
)	Finance Costs	101AL 00313	LACEODING INTERES	<u>- 1</u>		APR		PCM	٤٥١,٥4٥	
1	Finance					7.00%	on net costs	0.565%	-£81,543	

EM										
t Site Area	1.11 Brown	field	Lower Value Area		dual Value 846,144	per net ha	<u> </u>	Technical Checks: Sqm/ha	5,67	erbr
	Private Afford			Social re Affor	dable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	6	63 31
of units	70	0		0.00	0	0.00				
	Development Value Private units			No. o	f units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (I House			140. 0	0 70	65 90	0 6,300	£1,700 £1,850	£0 £11,655,000	\exists
					70	_	6300.00			
	Social rent Flats (I			N	lo. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value	\Box
	House)			0	90	0.00	£0	£0	
	Affordable rent Flats (l	NIA)		N	lo. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	\neg
	House				0	90	0.00	£971	£0	
	Intermediate			N	lo. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (I House				0 0 0	65 90	0 0 0.00	£1,020 £1,110	£0 £0	
	Gross Development valu						0.00		£11,655,000	
		ue							211,033,000	
	Development Cost									
1	Site Acquisition Site value (residual land va	alue)							£939,639	
•	One value (recidual land ve	ald O ₁					Purchaser Costs		5.75%	
									993,668	
	Build Costs									
I	Private units			N	lo. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (House				0 70	75 90	0 6,300	£1,054 £929	£0 £5,852,700.00	
2	Affordable units				70	Size sq.m	6300.00 Total sq.m	Cost per sq.m	Total Costs	
-	Flats (ľ	0	75 90	0 0	£1,054 £929	£0.00 £0.00	\Box
.	Extra-over BR2013				0		0.00 per unit	3020	£0	
	Extra over construction	costs			70				£5,852,700	
1	Externals					10%	on build cost		£585,270.00	
2	Site abnormals (remediation	on/demolition)				£0	per net ha		£0	
2	Site opening up costs					£0	per unit		£0	
									£585,270	
	Professional Fees									
						10%	on build costs (incl: externals	s)	£643,797	
	Contingency								£643,797	
						5%	on build costs (incl: externals	s)	£321,899	
	Dovolonov contributions								£321,899	
	Developer contributions Lifetime homes					£0	per unit		£0	$\overline{}$
	CSH Level 4						build cost		£146,318	
	CIL					£0	per sqm		£0	
	S106 contribution					£1,000	per unit		£70,000	
	Provision for energy requir	rements				£2,200	per unit		£154,000	
	Sale cost								£370,318	
	Private units only					3.00%	on OM GDV		£349,650	
									£349,650	
	TOTAL DEVELOPMENT Developer's Profit	COSTS (inclu	ding land)						£9,117,301	
	Private units					20%	on OM GDV		£2,331,000	
	Affordable units						on AH build cost (incl: exterr	nals)	£2,331,000	
									£2,331,000	_
	TOTAL PROJECT COST	S [EXCLUDIN	G INTEREST]						£11,448,301	
	TOTAL INCOME - TOTAL	L COSTS [EXC	CLUDING INTERES	BT]					£206,699	
	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%	-£206,699	

Artificial Hockey Pitch	Mid Value Area	18	O I II O					
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,318,824	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	
r of units	Private 18	Affordable 0		Social re Affordable rent	Intermediate 0.00		Dwgs/ha Units/pa GDV=Total costs	12 (0)
0	Development Val	lue						
1	Private units	Flats (NIA) House		No. of units 0 18 18	Size sq.m 65 90	Total sq.m 0 1,620 1620.00	£psm £1,950 £2,200	Total Value £0 £3,564,000
2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
3	Affordable rent	Flats (NIA) House		0 No. of units 0 0	Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £1,024 £1,155	Total Value £0 £0
3	Intermediate	Flats (NIA) House		0 No. of units 0 0	Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £1,170 £1,254	Total Value £0 £0
				0		0.00		
	Gross Developme	ent value						£3,564,000
0	Development Cos	st						
.1	Site Acquisition							
.1.1	Site value (residua	al land value)				Purchaser Costs		£627,937 5.75%
								664,044
2.3	Build Costs							
.3.1	Private units	Flats (GIA) House		No. of units 0 18 18	Size sq.m 75 90	Total sq.m 0 1,620 1620.00	Cost per sq.m £1,054 £929	£0 £1,504,980.00
.3.2	Affordable units	Flats (GIA) House		No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,054 £929	Total Costs £0.00 £0.00
.3.3	Extra-over BR2013	3		0	£0	0.00 per unit		£0
4	Extra over constr	ruction costs		18				£1,504,980
4.1	Externals				10%	on build cost		£150,498.00
4.2		emediation/demolition)			£0	per net ha		£0
4.2	Site opening up co				£0	per unit		£0
.5	Professional Fee	es es						£150,498
.5.1					10%	on build costs (incl: externals)		£165,548
								£165,548
.6	Contingency							
.6.1					5%	on build costs (incl: externals)		£82,774
7	Developer contrib	butions						£82,774
.7.1	Lifetime homes				£0	per unit		£0
7.2	CSH Level 4				2.5%	build cost		£37,625
7.3	CIL				£0	per sqm		£0
.7.4	S106 contribution				£1,000	per unit		£18,000
.7.5	Provision for energ	gy requirements			£2,200	per unit		£39,600
								£95,225
. 8 .8.1	Sale cost Private units only				3.00%	on OM GDV		£106,920
								£106,920
		PMENT COSTS (including la	and)					£2,769,988
.0	Developer's Profi	it						
1 2	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£712,800 £0
								£712,800
	TOTAL PROJECT	COSTS [EXCLUDING INT	EREST]					£3,482,788
0		- TOTAL COSTS [EXCLUDI	NG INTEREST]					£81,212
.0 .1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£81,212
		COSTS [INCLUDING INTE		en prepared in line with the RIC	S valuation guidan	ce. The purpose of the appraisal is	s to inform the Council about the	£3,564,000 impact of planning policy has on viability at a

Central/West Brownfield	Lower Value Area		25 Units						aha
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	0.43 Bro	rownfield	Lower Value Area	765,635	per net ha		Sqm/ha Dwgs/ha		5,198 58
Nr of units	Private Af	ffordable 0		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		15 -
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Valu	Je
		ats (NIA) ouse		0 25	65 90 _	0 2,250	£1,700 £1,850	£0 £4,162,50	00
1.2	Social rent			25 No. of units	Size sq.m	2250.00 Total sq.m	£psm	Total Valu	Ie.
1.2	Fla	ats (NIA) ouse		0 0	65 90	0 0	£0 £0	£0 £0	
				0		0.00	_		
1.3	Affordable rent Fla Ho	ats (NIA) ouse		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £893 £971	Total Valu £0 £0	<u>ie</u>
				0		0.00	2071	20	
1.3		ats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Valu	<u>ie</u>
	HC	ouse		0	90	0.00	£1,110	£0	
	Gross Development v	value						£4,162,50	0
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual land	nd value)						£331,417	,
						Purchaser Costs		4.75%	
								347,159	
2.3	Build Costs				-		-		
2.3.1		ats (GIA) ouse		No. of units 0 25	Size sq.m 75 90	Total sq.m 0 2,250	Cost per sq.m £1,054 £929	Total Cos £0 £2,090,250	
	Tic	ouse		25	90 _	2250.00	1929	22,090,230	.00
2.3.2		ats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Cos £0.00	ts
0.2.2	Ho Extra-over BR2013	ouse		<u>0</u> 0	90	0 0.00	£929	£0.00	
2.3.3	EXITA-OVEL BR2013				1 0 <u>3</u>	per unit		£0	
2.4	Extra over construction	ion costs		25				£2,090,25	0
2.4.1	Externals				10%	on build cost		£209,025.0	00
2.4.2	Site abnormals (remed	diation/demolition)				per net ha		£0	
2.4.2	Site opening up costs				£0	per unit		£0	
								£209,025	5
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency							£229,928	}
2.6.1					5%	on build costs (incl: externals)		£114,964	Į.
2.7	Developer contribution	ons						£114,964	ļ.
2.7.1	Lifetime homes	-			£0	per unit		£0	
2.7.2	CSH Level 4				2.5% k	ouild cost		£52,256	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution					per unit		£25,000	
2.7.5	Provision for energy re-	equirements			£2,200	per unit		£55,000	
								£132,256	
2.8	Sale cost					01165			
2.8.1	Private units only				3.00%	on OM GDV		£124,875	
	TOTAL DEVELOPME	NT COSTS (incli	uding land)					£3,248,45	
3.0	Developer's Profit	(1101)	<u> </u>		_				
3.1	Private units					on OM GDV		£832,500)
3.2	Affordable units				6%	on AH build cost (incl: externals)		£832,500	
	TOTAL PROJECT CO	OSTS IFXCLUDIN	NG INTERESTI					£4,080,95	
	TOTAL INCOME - TO]				£4,080,93	
4.0	Finance Costs	(=/			APR		PCM		
4.1	Finance					on net costs	0.565%	-£81,543	
	TOTAL DDO 1507 00	JOTO IINIOI LICIE.	C INTERPOT					04.400.50	<u> </u>
		Associates for the	Council. The appraisa			guidance. The purpose of the ap should not be relied upon as such		£4,162,50 ncil about the impact of pla	

0.94			·					
0.81	Greenfield	Lower Value Area	Residual Value 820,048	per net ha	٦	<u>Technical Checks:</u> Sqm/ha		eterbrel 5,544
	Affordable			Intermediate	_	Dwgs/ha Units/pa GDV=Total costs		62 25 0
50	0		0.00 0	0.00		ODV-10ta: 000t0		
Development Value								
Private units	Flats (NIA) House		No. of units 0 50 50	Size sq.m 65	Total sq.m 0 4,500 4500.00	£psm £1,700 £1,850	£0 £8,325,000	
Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
Affordable rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £893 £971	Total Value £0 £0	
Intermediate	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £1,020 £1,110	Total Value £0 £0	
Cross Davelonment	value		U		U.UU		£8 325 NN	
· · · · · · · · · · · · · · · · · · ·	/aiue						20,020,000	
	ad valua)						£665 648	
Site value (residuariari					Purchaser Costs		5.75%	
D. 11.1.0 colo							703,923	
			No. of conita	21 - 25 m			Tital Conte	
Private units	Flats (GIA) House		No. of units 0 50 50	Size sq.m 75 90	Total sq.m 0 4,500 4500.00	Cost per sq.m £1,054 £929	£4,180,500.00	
Affordable units	(OIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA) House		0 0	75 90	0 0	£1,054 £929	£0.00 £0.00	
Extra-over BR2013			U	£0	0.00 per unit		£0	
Extra over construct	ion costs		50				£4,180,500	
	UII COSIS			10%	Top build cost		£418.050.00	
	diation/demolition)				_			<u></u>
Site opening up costs				£0	per unit		£0	
Professional Fees							£418,050	
				10%	on build costs (incl: externals)		£459,855	
							£459,855	
Contingency				5%	on build costs (incl: externals)		£229,928	
- Charles							£229,928	
-	ons			<u> </u>	——————————————————————————————————————		50	
					 			<u> </u>
CIL CIL					_			
S106 contribution				£1,000	per unit		£50,000	
	equirements			£2,200	per unit		£110,000	
				_	-			
Sale cost							£264,513	
Private units only				3.00%	on OM GDV		£249,750	
SEVELODM	COCTO (Parkedia	,						
Developer's Profit	NT COSTS (including	្យ land)					£6,50b,518	
Private units				20%	on OM GDV		£1,665,000	
Affordable units				6%	on AH build cost (incl: externals)		£0	
							£1,665,000	
TOTAL PROJECT CO	OSTS [EXCLUDING IN	NTEREST]					£8,171,518	
	TAL COSTS [EXCLU	JDING INTEREST]					£153,482	
Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£153,482	
	Development Value Private units Social rent Affordable rent Intermediate Gross Development Value Development Cost Site Acquisition Site value (residual land Build Costs Private units Extra-over BR2013 Extra-over BR2013 Extra over constructi Externals Site abnormals (remediate of the provision of the energy residual land) Contingency Developer contribution Provision for energy residual for energy	Development Value Private units Social rent Flats (NIA) House Flats (NIA) House Affordable rent Intermediate Flats (NIA) House Build Costs Private units Flats (GIA) House Extra-over BR2013 Extra over construction costs Externals Site abnormals (remediation/demolition) Site opening up costs Professional Fees Contingency Developer contributions Lifetime homes CSH Level 4 CIL S106 contribution Provision for energy requirements Sale cost Private units only TOTAL DEVELOPMENT COSTS (including Developer's Profit Private units Affordable units TOTAL PROJECT COSTS [EXCLUDING INTOTAL INCOME - TOTAL COSTS [EXCLUDING INTOTAL COSTS [EXCLUDING INTOTAL INCOME - TOTAL COSTS [EXCLUDING INTOTAL COSTS [EXCL	Development Value Private units Flats (NIA) House Affordable rent Flats (NIA) House Affordable rent Flats (NIA) House Affordable rent Flats (NIA) House Gross Development value Development Cost Site Acquisition Site value (residual land value) Build Costs Private units Flats (GIA) House Affordable units Flats (GIA) House Extra-over BR2013 Extra over construction costs Externals Site abnormals (remediation/demolition) Site opening up costs Professional Fees Contingency Developer contributions Lifetime homes CSH Level 4 CIL S106 contribution Provision for energy requirements Sale cost Private units only TOTAL DEVELOPMENT COSTS (including land) Developer's Profit Private units Affordable units TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	Development Value	Private units	Process present Value	Point Microlatio Microlat	Process Proc

Elton Park	Lower Value Area	•	105 Units						-cho
ITEM				Residual Value			Technical Checks	 	peterbrett
Net Site Area	1.81	Brownfield	Lower Value Area	_	per net ha		Sqm/ha Dwgs/ha	_	5,214 58
	Private	Affordable		Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		39
Nr of units	105	0		0.00 0	0.00				
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 0 105 105	Size sq.m 65 	Total sq.m 0 9,450 9450.00	£psm £1,700 £1,850	Total V £0 £17,482	
1.2	Social rent	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total V:	
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m	0.00 Total sq.m	£psm £893	Total V	
		House		0 0	90	0.00	£971	£0	
1.3	Intermediate	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 90	Total sq.m 0 0 0 0.00	£psm £1,020 £1,110	## Total V ## £0 ## £0	
	Gross Development	value						£17,482	,500
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)				Purchaser Costs		£250,0	
								261,97	
2.3	Build Costs							_	
2.3.1	Private units	Flats (GIA) House		No. of units 0 105	Size sq.m 75 90	Total sq.m 0 9,450	Cost per sq.m £1,054 £929	Total C £0 £8,779,0	
2.3.2	Affordable units	Flats (GIA)		105 No. of units 0	Size sq.m	9450.00 Total sq.m 0	Cost per sq.m £1,054	Total C	
2.3.3	Extra-over BR2013	House		0	90 £0	0 0.00 per unit	£929	£0.0£	0
				105				£8,779,	050
2.4	Extra over construct	ion costs		100				20,110,	
2.4.1	Externals				10%	on build cost		£877,90	5.00
2.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,946	per unit		£1,254,	308
2.5	Professional Fees							£2,132,	213
2.5.1					10%	on build costs (incl: externals)		£965,6	
2.6	Contingency							£965,6	96
2.6.1					5%	on build costs (incl: externals)		£482,8	348
2.7	Developer contributi	ons						£482,8	48
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£219,4	76
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£105,0	100
2.7.5	Provision for energy re	equirements			£2,200	per unit		£231,0	00
2.8	Sale cost							£555,4	76
2.8.1	Private units only				3.00%	on OM GDV		£524,4	75
								£524,4	75
3.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (includin	g land)					£13,701	,727
	Private units				20%	on OM GDV		£3,496,5	00.00
3.1 3.2	Affordable units				6%	on AH build cost (incl: externals)		£3,490,5	
								£3,496,	500
	TOTAL PROJECT C	OSTS [EXCLUDING II	NTEREST]					£17,198	,227
1.0	TOTAL INCOME - TO	TAL COSTS [EXCLU	JDING INTEREST]					£284,2	.73
4.0	Finance Costs				APR	7	PCM	-	270
	1				7.00%	on net costs	0.565%	-£284,2	<u>2/3</u> _
4.1	Finance								

Helena Road ITEM Net Site Area	Lower Value Area 1.13	566 Units Brownfield Lower Va	Residual Va			Technical Checks: Sqm/ha	32,667
not one / nou						Dwgs/ha Units/pa	503 93
Ir of units	Private 566	Affordable 0	Social re Affordable 0.00 0	rent Intermediate 0.00		GDV=Total costs	-
.0	Development Value						
.1	Private units	Flats (NIA) House	No. of units 566 0 566	65 65	Total sq.m 36,790 0 36790.00	£psm £1,700 £1,850	Total Value £62,543,000 £0
.2	Social rent	Flats (NIA) House	No. of u 0 0	units Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent	Flats (NIA) House	0 No. of u 0 0		0.00 Total sq.m 0 0	£psm £893 £971	Total Value £0 £0
1.3	Intermediate	Flats (NIA) House	0 No. of u 0	units Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £1,020 £1,110	Total Value £0 £0
	Cross Payalanmant		0		0.00		CC2 F 42 000
	Gross Development	value					£62,543,000
2.0	Development Cost						
2.1 2.1.1	Site Acquisition Site value (residual la	nd value)					-£37,426,537
2.1.1	Site value (residual la	nu value)			Purchaser Costs	ı	1.75%
							-38,081,501
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of u 5660 566	75 90	Total sq.m 42,450 0 42450.00	Cost per sq.m £1,395 £929	Total Costs £59,217,750 £0.00
2.3.2	Affordable units	Flats (GIA) House	No. of u	units Size sq.m 75 90	0 0	Cost per sq.m £1,395 £929	Total Costs £0.00 £0.00
2.3.3	Extra-over BR2013		0	03	0.00 per unit		£0
2.4	Extra over construct	tion costs	566	•			£59,217,750
2.4.1	Externals			10%	on build cost		£5,921,775.00
2.4.2	Site abnormals (reme	diation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs			£14,137	per unit		£8,001,378
\ <u>-</u>	Doctors's and Free						£13,923,153
2. 5 2.5.1	Professional Fees			10%	on build costs (incl: extern	olo)	£6,513,953
2.5.1				1078	JOH Dulid Costs (IIICI. extern	ais)	£6,513,953
2.6	Contingency						
2.6.1				5%	on build costs (incl: extern	als)	£3,256,976
2.7	Developer contributi	ions					£3,256,976
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£1,480,444
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£566,000
2.7.5	Provision for energy re	equirements		£2,200	per unit		£1,245,200
							£3,291,644
2.8	Sale cost			2 000/	Tor OM ODV		C4.07C.000
2.8.1	Private units only			3.00%	on OM GDV		£1,876,290 £1,876,290
	TOTAL DEVELOPM	ENT COSTS (including land)					£49,998,264
.0	Developer's Profit	in door o (moraumig rama)					210,000,20
.1	Private units			20%	on OM GDV		£12,508,600
3.2	Affordable units			6%	on AH build cost (incl: exte	ernals)	£0
	TOTAL DDG IFOT C	OCTO IEVOL LIDINO INTERECTI					£12,508,600
		OSTS [EXCLUDING INTEREST]	ECT1				£62,506,864
4.0	Finance Costs	OTAL COSTS [EXCLUDING INTER	<u></u>	APR		PCM	£36,136
4.1	Finance			7.00%	on net costs	0.565%	-£36,136

sland Site	Lower Value Area		271 Units					
TEM				Residual Value			Technical Checks	peterbr
Net Site Area	1.92	Brownfield	Lower Value Are		per net ha		Sqm/ha Dwgs/ha	10,218 141
	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs	65
Nr of units	271	0		0.00 0	0.00			
1.0	Development Value	9						
I.1	Private units	Flats (NIA) House		No. of units 190 81	Size sq.m 65 90	Total sq.m 12,331 7,317	£psm £1,700 £1,850	Total Value £20,961,850 £13,536,450
				271		19647.50		
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent			0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value
		Flats (NIA) House		0 0 0	65 90	0 0 0 0.00	£893 £971	£0 £0
1.3	Intermediate	5 1 (444)		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 0 0	65 90	0 0 0.00	£1,020 £1,110	£0 £0
	Gross Developmen	nt value						£34,498,300
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual la	and value)						-£6,794,613
						Purchaser Costs		1.75%
								-6,913,519
2.3	Build Costs							
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		190 81	75 	14,228 7,317	£1,096 £929	£15,593,340 £6,797,493.00
	A (271	0.	21544.50	•	T
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,096	Total Costs £0.00
2.3.3	Extra-over BR2013	House		0	90 _ £0	0 0.00 per unit	£929	£0.00
2.3.3	Extra-over BR2013				20	ger unit		Σ0
2.4	Extra over constru	otion costs		271				£22,390,833
		Clion Costs			100/			
2.4.1	Externals	Proceedings and the second				on build cost		£2,239,083.30
2.4.2	Site abnormals (remo	•				per net ha		£0
2.4.2	Site opening up cost	S			£13,133	per unit		£3,559,096
2.5	Professional Fees							£5,798,179
2.5.1	i Totossionari ees				10%	on build costs (incl: externals)		£2,462,992
2.3.1					1076	on build costs (incl. externals)		£2,462,992
2.6	Contingency							22,702,002
2.6.1					5%	on build costs (incl: externals)		£1,231,496
2.7	Developer contribu	itions						£1,231,496
··· 2.7.1	Lifetime homes				£0	per unit		£0
2.7.2	CSH Level 4					ouild cost		£559,771
2.7.3	CIL					per sqm		£0
2.7.4	S106 contribution					per unit		£271,000
2.7.5	Provision for energy	requirements				per unit		£596,200
	,	- 1						
								£1,426,971
2.8	Sale cost				2.000/	on OM CDV		C4 004 040
2.8.1	Private units only				3.00%	on OM GDV		£1,034,949
	TOTAL DEVELOPE	MENT COSTS (% -1	ding land					£1,034,949
3.0	TOTAL DEVELOPM Developer's Profit	ILINI COSIS (INClu	ину мпа)					£27,431,901
3.1	Private units				20%	on OM GDV		£6,899,660
3.2	Affordable units				6%	on AH build cost (incl: externals)		03
								£6,899,660
	TOTAL PROJECT (COSTS [EXCLUDIN	G INTEREST]					£34,331,561
		OTAL COSTS [EXC	CLUDING INTEREST]					£166,739
4.0	Finance Costs				APR		PCM	
	Finance					on net costs	0.565%	-£166,739
4.1								

o EM	Lower Value Area		48 Units						
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -21,439,151	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,579 409 24	9
of units	Private 48	Affordable 0		Social re Affordable rent 0.00 0	Intermediate 0.00		GDV=Total costs	-	
	Development Value								
	Private units	Flats (NIA) House		No. of units 48 0 48	Size sq.m 65 90	Total sq.m 3,120 0 3120.00	£psm £1,700 £1,850	Total Value £5,304,000 £0	\exists
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	\exists
	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m 0	£psm £893 £971	Total Value £0 £0	\exists
	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m	£psm £1,020 £1,110	Total Value £0 £0	_ _
				0	90	0.00	21,110		
	Gross Development	value						£5,304,000	
	Development Cost								
	Site Acquisition							F	_
l. 1	Site value (residual la	nd value)				Purchaser Costs		-£2,516,682 1.75%	
								-2,560,724	
	Build Costs								
.1	Private units	Flats (GIA) House		No. of units 48 0 48	Size sq.m 75 90	Total sq.m 3,600 0 3600.00	Cost per sq.m £1,395 £929	Total Costs £5,022,000 £0.00	\exists
2	Affordable units	Flats (GIA) House		No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,395 £929	Total Costs £0.00 £0.00]
3	Extra-over BR2013			0	£0	0.00 per unit		£0	
	Extra over construct	tion costs		48				£5,022,000	
1	Externals				10%	on build cost		£502,200.00	
2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	
2	Site opening up costs	;			£0	per unit		03	
	Professional Fees							£502,200	
	Froressional Fees				400/	7		0550 400	_
1					10%	on build costs (incl: externals)		£552,420	
	Contingency							£552,420	
I					5%	on build costs (incl: externals)		£276,210.00	
	Developer contribut	ions						£276,210	
	Lifetime homes				£0	per unit		£0	
2	CSH Level 4				2.5%	build cost		£125,550	
3	CIL				£0	per sqm		£0	
	S106 contribution				£1,000	per unit		£48,000	
	Provision for energy r	equirements			£2,200	per unit		£105,600	
	Oals and							£279,150	
	Sale cost Private units only				3.00%	on OM GDV		£159,120	
								£159,120	
	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includia	ng land)					£4,230,376	
	Private units				20%	on OM GDV		£1,060,800	\neg
	Affordable units				6%	on AH build cost (incl: externals	8)	£0	
								£1,060,800	
	TOTAL PROJECT C							£5,291,176	
	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£12,824	
					APR 7.00%	on net costs	PCM 0.565%	-£12,824	
	Finance				7.00%	John Het Costs	0.00070	£12,027	

	Mid Value Area	101 Units					
ITEM Net Site Area	1.55	Brownfield Mid Value Area	Residual Value 1,565,984	per net ha		Technical Checks:	peterbret 5,870
	Private	Affordable	Social re Affordable rent	Intermediate	-	Dwgs/ha Units/pa GDV=Total costs	65 38
Nr of units	101	0	0.00 0	0.00		057=10:010000	
1.0	Development Valu	ie –					
l.1	Private units	Flats (NIA) House	No. of units 0 101 101	Size sq.m 65 	Total sq.m 0 9,090 9090.00	£psm £1,950 £2,200	Total Value £0 £19,998,000
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent	Flats (NIA)	No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Value
1.3	Intermediate	House	No. of units	90 Size sq.m	0.00 Total sq.m	£1,155	£0 Total Value
		Flats (NIA) House	0 0	65 90	0 0 0 0.00	£1,170 £1,254	£0
	Gross Developme	nt value					£19,998,000
2.0	Development Cos	t					
2.1	Site Acquisition						
2.1.1	Site value (residual	land value)			Purchaser Costs		£2,424,876 5.75%
							2,564,307
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of units 0 101 101	Size sq.m 75 90	Total sq.m 0 9,090 9090.00	Cost per sq.m £1,054 £929	Total Costs £0 £8,444,610.00
2.3.2	Affordable units	Flats (GIA) House	No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,054 £929	Total Costs £0.00 £0.00
2.3.3	Extra-over BR2013		0	03	0.00 per unit		£0
2.4	Extra over constru	uction costs	101				£8,444,610
2.4.1	Externals			10%	on build cost		£844,461.00
2.4.2	Site abnormals (rem	nediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up cos	ts		£11,900	per unit		£1,201,852
2.5	Professional Fees						£2,046,313
2.5.1				10%	on build costs (incl: externals)		£928,907
2.6	Contingency						£320,301
2.6.1				5%	on build costs (incl: externals)		£464,454
2.7	Developer contrib	utions					£464,454
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£211,115
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£101,000
2.7.5	Provision for energy	requirements		£2,200	per unit		£222,200
2.8	Sale cost						£534,315
2.8.1	Private units only			3.00%	on OM GDV		£599,940
							£599,940
		MENT COSTS (including land)					£15,582,845
3.0	Developer's Profit			0001	Top ON ODY		20.000.000
3.2	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£3,999,600 £0
					·		£3,999,600
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£19,582,445
4.0	TOTAL INCOME -	TOTAL COSTS [EXCLUDING INTEREST	1				£415,555
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£415,555

ng George V Field	Mid Value Area	99 Units						
EM t Site Area	1.96 Brownfie	eld Mid Value Area	Residual Value 1,210,540	per net ha]	Technical Checks:		4,547
	Private Affordat		Social re Affordable rent	Intermediate	•	Sqm/ha Dwgs/ha Units/pa GDV=Total costs		51 38
units	99 Allordat	0	0.00 0	0.00	I	GDV=Total costs		
	Development Value							
	Private units Flats (NI	A)	No. of units	Size sq.m	Total sq.m	£psm £1,950	£0	
	House		99 99	90	8,910 8910.00	£2,200	£19,602,000	
	Social rent Flats (NI.	A)	No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0	
	House		0 0	90	0.00	£0	£0	
	Affordable rent Flats (NI	A)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,024	Total Value	
	House	,	0	90	0.00	£1,155	£0	
	Intermediate Flats (NI.	Δ)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,170	Total Value	
	House	7.0	0	90	0 0.00	£1,254	£0	
	Gross Development value						£19,602,000	
	Development Cost							
	Site Acquisition							
	Site value (residual land value)						£2,372,000	
					Purchaser Costs		5.75%	
							2,508,390	
	Build Costs					•		
	Private units Flats (GI House	IA)	No. of units 0 99	Size sq.m 75 90	Total sq.m 0 8,910	Cost per sq.m £1,054 £929	£8,277,390.00	
	riouse		99		8910.00	2323	20,277,330.00	
	Affordable units Flats (GI	IA)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
	House Extra-over BR2013		0	90 	0.00 per unit	£929	£0.00	
	ZANG OVER BIAZOTO			20	Iber ann			
	Extra over construction costs		99				£8,277,390	
	Externals			10%	on build cost		£827,739.00	
	Site abnormals (remediation/dem	nolition)		£0	per net ha		£0	
	Site opening up costs			£11,876	per unit		£1,175,701	
							£2,003,440	
	Professional Fees			10%	on build costs (incl: externals)		£910,513	
				10%	John Dulid Costs (Incl. externals)		£910,513	
	Contingency							
				5%	on build costs (incl: externals)		£455,256	
	Developer contributions						£455,256	
	Lifetime homes			£0	per unit		£0	
	CSH Level 4				build cost		£206,935	
	CIL S106 contribution]per sqm]per unit		£99,000	
	Provision for energy requirements	s			per unit		£217,800	
	Sale cost						£523,735	
	Private units only			3.00%	on OM GDV		£588,060	
							£588,060	
	TOTAL DEVELOPMENT COST Developer's Profit	S (including land)					£15,266,785	
	Private units			20%	on OM GDV		£3,920,400	
	Affordable units			6%	on AH build cost (incl: externals)		£0	
							£3,920,400	
	TOTAL PROJECT COSTS [EX						£19,187,185	
	TOTAL INCOME - TOTAL COS Finance Costs	STS [EXCLUDING INTEREST]					£414,815	
	Finance			APR 7.00%	on net costs	PCM 0.565%	-£414,815	

# The state of the content of the c		elc Lower Value Area		25 Units						Ob	
Part	Net Site Area	0.22	Brownfield	Lower Value Are		ner net ha			_	peterb	
No.	Net Site Area			Lower value Are		-		Dwgs/ha Units/pa			116
	Nr of units							GDV=Total costs			-
Part 190	1.0	Development Value									
	1.1	Private units			18 8	65	1,138 675	£1,700	£	1,933,750	
Michael Seed Michael	1.2	Social rent				65	Total sq.m 0	£0	T	£0	
Marchane	1.3	Affordable rent			· ·	Size sq.m 65	Total sq.m	£psm £893	Т	otal Value £0	
Page 100	1.3	Intermediate	House				0.00		Т		
Description Continue Contin					0 0	65	0	£1,020		£0	
		Gross Development	t value						£	3,182,500	
Part	2.0	Development Cost									
Principar Prin	2.1	Site Acquisition									
Second	2.1.1	Site value (residual la	nd value)							-£344,608	
Marie cuits							Purchaser Costs			1.75%	
Private units										-350,639	
Files (SA)	2.3	Build Costs									
Multiplication	2.3.1	Private units			18 8	75	1,313 675	£1,096	£	1,438,500	
Foliage	2.3.2	Affordable units				Size sq.m					
Part			Flats (GIA) House		0		0				
24. Extra over construction costs	2.3.3	Extra-over BR2013			0	£0				£0	
Action	2.4	Extra over construc	tion costs		25				£	2,065,575	
2.4.2 Site abnormals (Pernedicion/dem/stori) 20 per ret ha						10%	on build cost			£206.558	
\$206,558 \$25.5 \$			diation/demolition)								
Professional Fees	2.4.2	Site opening up costs				£0	per unit			£0	
Professional Fees										COOC EEO	
2.6 Contingency 2.6 Contingency 2.6 Seveloper contributions 2.7 Developer contributions 2.7 Seveloper contributions 2.7 Set Level 4 2.5 Seveloper contribution 2.7 Set Level 4	2.5	Professional Fees								£206,558	
28.1 State	2.5.1					10%	on build costs (incl: externals))	£	227,213.25	
	2.6	Continuous								£227,213	
Private units only Private		Contingency				F0/	on build costs (incl. outomole)	N		112 606 62	
	2.6.1					5%	on build costs (incl: externals))			
2.7.2 CSH Level 4	2.7	Developer contribut	tions							2113,007	
2.7.3 Cil.											
2.7.4 \$106 contribution \$\frac{\text{£1,000}}{\text{£0}} \text{per unit}\$\$\frac{\text{£14}}{\text{£0}}\$\$\] 2.7.5 Provision for energy requirements \$\frac{\text{£0}}{\text{£0}} \text{per unit}\$\$\frac{\text{£51,653}}{\text{£0}}\$\$\] 2.8. \$\frac{\text{Sale cost}}{\text{2.8.1}}\$\$\text{Private units only}\$\$\frac{\text{\$50,00}}{\text{\$50,475}}\$\$\] 2.8.1 Private units only \$\frac{\text{\$30,00\text{\$600}}}{\text{\$000}}\$ \text{\$000}\$\$\] 2.8.1 Private units only \$\frac{\text{\$25,475}}{\text{\$500}}\$\$\] 2.8.1 Private units \$\frac{\text{\$25,475}}{\text{\$500}}\$\$\] 2.8.1 Private units \$\frac{\text{\$200}}{\text{\$000}}\$ \text{\$000}\$\$\] 2.8.2 Affordable units \$\frac{\text{\$200}}{\text{\$000}}\$ \text{\$000}\$\$\] 2.8.3 Private units \$\frac{\text{\$200}}{\text{\$000}}\$ \text{\$000}\$\$\] 2.8.4 Affordable units \$\frac{\text{\$200}}{\text{\$000}}\$ \text{\$000}\$ \text{\$000}\$\] 2.8.5 \text{\$1000}\$ \text{\$000}\$ \text											
2.7.5 Provision for energy requirements E0 per unit E1,653 2.8 Sale cost 2.8.1 Private units only E95,475 TOTAL DEVELOPMENT COSTS (including land) E2,409,442 3.0 Developer's Profit 3.1 Private units Affordable units E0 per unit											
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £95.475											
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £95,475 £95,475 TOTAL DEVELOPMENT COSTS (including land) £2,409,442 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £636,500 3.2 Affordable units £0	2.7.5	Provision for energy r	equirements			<u>£0</u>	oer unit			£0	
2.8.1 Private units only 3.00% on OM GDV £95,475 TOTAL DEVELOPMENT COSTS (including land) £2,409,442 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £636,500 £636,500 £00 £00 £00 £00 £00 £00 £00 £00 £00	2.8	Sale cost								£51,653	
### ### ### ### #### #################						3.00%	on OM GDV			£95,475	
3.0 Developer's Profit 3.1 Private units 20% on OM GDV £636,500 3.2 Affordable units 6% on AH build cost (incl: externals) £0 £636,500 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,045,942 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £136,558 4.0 Finance Costs APR PCM											
3.0 Developer's Profit 3.1 Private units 20% on OM GDV £636,500 3.2 Affordable units 6% on AH build cost (incl: externals) £0 £636,500 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,045,942 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £136,558 4.0 Finance Costs APR PCM		TOTAL DEVELOPM	ENT COSTS (includi	ing land)					£	2,409,442	
3.2 Affordable units 6% on AH build cost (incl: externals) £636,500 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 53,045,942 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £136,558 4.0 Finance Costs	3.0										
### Finance Costs #### APR ### PCM ###################################										•	
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs APR PCM PCM	3.2	Affordable units				6%	on AH build cost (incl: externa	als)			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs APR PCM		TAT!! ===:=:	0070 1712	INITED CO.							
4.0 Finance Costs APR PCM PCM											
	4.0		UTAL COSTS [EXCL	UDING INTEREST]						£136,558	
	4.1	Finance					on net costs			-£39,871	
TOTAL PROJECT COSTS [INCLUDING INTEREST]		TOTAL PROJECT C	OSTS [INCLUDING	INTEREST]					£	3,085,813	

Л				Residual Value			Technical Checks:	pete
te Area	0.41	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha	8,852 122
units	Private 50.00	Affordable 0.00	_	Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs	25
	Development Va			0.00	0.00			
	Private units	iue		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	i iivate uiits	Flats (NIA) House		35 15	65 90	2,275 1,350	£1,700 £1,850	£3,867,500.00 £2,497,500
		riouse		50		3625.00	21,030	£2,491,500
	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value £0
		House		0	90	0.00	£0	£0
	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	7	Flats (NIA) House		0	65 90	0 0	£893 £971	£0 £0
				0		0.00		
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0
		House		0	90	0.00	£1,110	£0
	Gross Developm	nent value						£6,365,000
	Development Co							
	Site Acquisition							
1	•	al land value)						\$500.046
ı	Site value (residua	arianu value)				Purchaser Costs		-£500,046 1.75%
						. 3.0.14001 00010		-508,797
	Ruild Coots							-500,131
4	Build Costs				0:	Tari-1	01	T . 10
.1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 2,625	Cost per sq.m £1,096	Total Costs £2,877,000
		House		<u>15</u> 50	90	1,350 3975.00	£929	£1,254,150
.2	Affordable units	FL ((OIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		0	75 90	0 0	£1,096 £929	£0 £0
3	Extra-over BR201	3		0	£0	0.00 per unit		£0
				50				C4 424 450
	Extra over const	ruction costs		5 U				£4,131,150
.1	Externals				10%	on build cost		£413,115
.2	Site abnormals (re	emediation/demolition	1)		£0	per net ha		£0
2	Site opening up c	osts			£0	per unit		£0
								£413,115
	Professional Fed	es						2413,113
1					10%	on build costs (incl: externals)		£454,427
								£454,427
	Contingency							
1					5%	on build costs (incl: externals)		£227,213
	Developer contr	butions						£227,213
.1	Lifetime homes				£0	per unit		£0
2	CSH Level 4				2.5%	build cost		£103,279
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£14
5	Provision for ener	gy requirements			£0	per unit		£0
	Sale cost							£103,293
1	Private units only				3.00%	on OM GDV		£190,950
								£190,950
	TOTAL DEVELO	PMENT COSTS (inc	cluding land)					£5,011,351
	Developer's Pro		•					
	Private units				20%	on OM GDV		£1,273,000
	Affordable units				6%	on AH build cost (incl: externals)		£0
								£1,273,000
	TOTAL PROJEC	T COSTS [EXCLUD	ING INTEREST]					£6,284,351
	TOTAL INCOME Finance Costs	- TOTAL COSTS [E	XCLUDING INTERES	ST]				£80,649
					APR 7.00%	on net costs	PCM	COU C 40
	Finance				7.00%	on net costs	0.565%	-£80,649

entral Brownfield	d Lower Value Are	:a	25 Units						
ЕМ				Residual Value			Technical Checks:	_	peterbr
et Site Area	0.35	Brownfield	Lower Value Area	1,168,185	per net ha		Sqm/ha Dwgs/ha		6,469 72
of units	Private 25.00	Affordable 0.00		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		15 -
	Development Va								
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 25	65 90	0 2,250	£1,700 £1,850	£0 £4,162,500	
	Social rent			25 No. of units	Siza an m	2250.00	Cnam	Total Value	
	Social rent	Flats (NIA) House		0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0	
		110000		0		0.00	20	20	
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	
		House		0	90 _	0.00	£971	03	
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0	
		House		0 0	90	0 0.00	£1,110	03	
	Gross Developn	 nent value						£4,162,500	
	Development Co	ost							
	Site Acquisition								
	Site value (residua							£406,339	
						Purchaser Costs		4.75%	
								425,640	
	Build Costs								
1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs	 1
		House		25 25	90 _	2,250 2250.00	£929	£2,090,250	
2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0	75 90	0	£1,054 £929	£0 £0	
3	Extra-over BR201	13		0	£0	0.00 per unit		£0	
				25				£2,090,250	
	Extra over cons	truction costs		20				22,000,200	
1	Externals				10%	on build cost		£209,025.00	
2	Site abnormals (re	emediation/demolition	on)		£0	per net ha		£0	
2	Site opening up o	osts			£0	per unit		£0	
								£209,025	
	Professional Fe	es			100/				
1					10%	on build costs (incl: externals)		£229,928	
	Contingency							1229,920	
I					5%	on build costs (incl: externals)		£114,964	
	Developer contr	ibutions						£114,964	
I	Lifetime homes				£0	per unit		£0	
2	CSH Level 4				2.5%	ouild cost		£52,256	
3	CIL				£0	per sqm		03	
1	S106 contribution	1			£1,000	per unit		£11	
5	Provision for ener	gy requirements			£0	per unit		03	
	Sale cost							£52,267	
	Private units only				3.00%	on OM GDV		£124,875	
								£124,875	
	TOTAL DEVELO Developer's Pro	PMENT COSTS (in	ncluding land)					£3,246,949	
	Private units				20%	on OM GDV		£832,500	
	Affordable units					on AH build cost (incl: externals	s)	£0	
								£832,500	
	TOTAL PROJEC	CT COSTS [EXCLU	DING INTEREST]					£4,079,449	
	TOTAL INCOME Finance Costs	- TOTAL COSTS	EXCLUDING INTERES	ST]				£83,051	
	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£83,051	
							0.00070	200,001	

t Site Area	1.11 Brownfield	Lower Value A	rea Residual Value 1,031,897	per net ha		Technical Checks: Sqm/ha Dwgs/ha		73 63
of units	Private Affordable 70.00 0.	00	Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs	-	31
	Development Value							
	Private units Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
	House		<u>70</u> 70	90 _	6,300 6300.00	£1,850	£11,655,000	
	Social rent Flats (NIA) House		No. of units 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value	\exists
			0	_	0.00			
	Affordable rent Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £893 £971	### Total Value ### £0 ### £0	
	Intermediate		0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
	Flats (NIA) House		0 0	65 90	0 0 0.00	£1,020 £1,110	£0 £0	\exists
	Gross Development value		<u> </u>				£11,655,000	
	Development Cost							
	Site Acquisition							
.1	Site value (residual land value)						£1,145,917	
					Purchaser Costs		5.75%	
							1,211,807	
	Build Costs							
1	Private units Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0	
	House		70 70	90 _	6,300 6300.00	£929	£5,852,700.00	
2	Affordable units Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00	
	House		0	90	0.00	£929	£0.00	
3	Extra-over BR2013			ţ 03	per unit		£0	
	Extra over construction cost	re e	70				£5,852,700	
1	Externals	is		10%	on build cost		£585,270.00	\neg
2	Site abnormals (remediation/de	emolition)			per net ha		£363,270.00	<u> </u>
2	Site opening up costs	,			per unit		£0	
							£585,270	
	Professional Fees						2000,210	
1				10%	on build costs (incl: externals)		£643,797	<u> </u>
	Contingency						£643,797	
1				5%	on build costs (incl: externals)		£321,899	
	Developer contributions						£321,899	
1	Lifetime homes			£0	per unit		£0	
2	CSH Level 4			2.5% t	ouild cost		£146,318	
3	CIL			£0	per sqm		£0	
4	S106 contribution			£1,000	per unit		£11	
5	Provision for energy requirement	nts		£0	per unit		£0	
							£146,329	
	Sale cost							
<u> </u>	Private units only			3.00%	on OM GDV		£349,650	<u> </u>
	TOTAL DEVELOPMENT COS	PTS (including land)					£349,650	
	TOTAL DEVELOPMENT COS Developer's Profit	515 (including land)					£9,111,451	
	Private units			20%	on OM GDV		£2,331,000	
	Affordable units			6%	on AH build cost (incl: externals	s)	£0	
							£2,331,000	
	TOTAL PROJECT COSTS [E	XCLUDING INTEREST]					£11,442,451	
	TOTAL INCOME - TOTAL CO Finance Costs	STS [EXCLUDING INTER	EST]				£212,549	
	Finance			APR 7.00%	on net costs	PCM 0.565%	-£212,549	\neg
	i manoo			7.0070		0.000/0	-たと 1と,ひせひ	

tificial Hockey Pitch	Mid Value Area		18 Units						Poeterbr
et Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,431,253	per net ha		Technical Checks: Sqm/ha Dwgs/ha		3,402 38
of units	Private 18.00	Affordable 0.00		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		12
	Development Val	ue							
	Private units	Floto (NIIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	;
		Flats (NIA) House		0 18	65 90	0 1,620 1620.00	£1,950 £2,200	£0 £3,564,000	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	;
		Flats (NIA) House		0	65 	0	£0 £0	£0 £0	
	Affordable rent			0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	•
	Alloradolo folk	Flats (NIA) House		0 0	65 	0 0	£1,024 £1,155	£0	
	lusta uma a aliasta			O No. of write	S:	0.00	Cur aura	Total Volum	
	Intermediate	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £1,170 £1,254	### Total Value ### £0 ### £0	
		110000		0		0.00	21,201	20	
	Gross Developme	ent value						£3,564,000	
	Development Cos	st							
	Site Acquisition								
1	Site value (residua	al land value)						£681,469	
						Purchaser Costs		5.75%	
	D. 1110							720,653	
	Build Costs			No. of only	0:	Tabel on m	0	Table	
1	Private units	Flats (GIA) House		No. of units 0 18	Size sq.m 75 90	Total sq.m 0 1,620	Cost per sq.m £1,054 £929	£0 £1,504,980.0	
		riouse		18		1620.00	1929	21,304,980.0	<u>o</u>
2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	3
	5 . 5 5 5 5 6 6 6 6 6 7 6 7 6 7 7 8 8 9 8 9 9 9 9 9 9 9 9 9 9	House		0	90	0.00	£929	£0.00	
3	Extra-over BR2013	3			£0	per unit		03	
	Extra over constr	rustion costs		18				£1,504,980	
4		ruction costs			400/			0450,400,00	
2	Externals Site abnormals (re	emediation/demolition)			10% £0	on build cost per net ha		£150,498.00	<u>'</u>
2	Site opening up co				£0	per unit		£0	
	Professional Fees	s						£150,498	
1					10%	on build costs (incl: externals)		£165,548	
	Contingonov							£165,548	
1	Contingency				5%	on build costs (incl: externals)		£82,774	
1					370	on baile costs (incl. externals)		£82,774	
	Developer contrib	butions				_			
1	Lifetime homes				£0	per unit		03	
2 3	CSH Level 4 CIL				2.5% £0	build cost per sqm		£37,625	
4	S106 contribution				£1,000	per unit		£11	
5	Provision for energ				£0	per unit		£0	
	Sale cost							£37,636	
1	Private units only				3.00%	on OM GDV		£106,920	
	,					_		£106,920	
		PMENT COSTS (incl	uding land)					£2,769,008	
	Developer's Profi	it						-	
	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£712,800	
	AHULUADIE UNICS				0%			£712,800	
	TOTAL PROJECT	COSTS [EXCLUDII	NG INTERESTI					£3,481,808	
			CLUDING INTEREST]					£82,192	
	Finance Costs		,		APR		PCM	302,102	
	Finance				7.00%	on net costs	0.565%	-£82,192	

Central/West Brownfield	Lower Value Area		25 Units						2
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	0.43 Brown	nfield	Lower Value Area		per net ha	1	Sqm/ha Dwgs/ha		5,198 58
	Private Affor	rdable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		15
Nr of units	25.00	0.00		0.00 0	0.00	l	057=10tal 005t5		
1.0	Development Value								
1.1	Private units Flats	(NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,700	Total Value	
	House			25 25 25	90	2,250 2250.00	£1,850	£4,162,500	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats House	(NIA) se		0 0	65 	0 	£0 £0	£0 £0	
				0		0.00	_		
1.3		(NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value £0 £0	
	House	se		0	90	0.00	£971	£U	
1.3	Intermediate Flats	(NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value £0	
	House			0	90	0.00	£1,110	£0	
	Gross Development valu	ue						£4,162,500	
2.0	Development Cost							, ,	
2.1	Site Acquisition								
2.1.1	Site value (residual land va	value)						£406,339	
	Cito value (residual land ve	alacy				Purchaser Costs		4.75%	
								425,640	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.0.1		(GIA) se		0 25	75 90	0 2,250	£1,054 £929	£0 £2,090,250.00	
				25		2250.00		, ,	
2.3.2		(GIA)		No. of units 0	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
	House	se		0	90	0.00	£929	00.03	
2.3.3	Extra-over BR2013				£0	per unit		£0	
				25				£2,090,250	
2.4	Extra over construction	costs							
2.4.1	Externals					on build cost		£209,025.00	
2.4.2	Site abnormals (remediati	ion/demolition)			£0	per net ha		03	
2.4.2	Site opening up costs				£0	per unit		£0	
2.5	Professional Fees							£209,025	
2.5.1	riolessionali ees				10%	on build costs (incl: externals)		£229,928	
2.0.1					1076	John bullu costs (Ilici. externals)		£229,928	
2.6	Contingency							222,020	
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contributions							£114,964	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4					build cost		£52,256	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£11	
2.7.5	Provision for energy requir	irements			£0	per unit		03	
2.8	Sale cost							£52,267	
2.8.1	Private units only				3.00%	on OM GDV		£124,875	
								£124,875	
	TOTAL DEVELOPMENT	COSTS (inclu	ding land)					£3,246,949	
3.0	Developer's Profit								
3.1	Private units					on OM GDV		£832,500	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£0	
	TOTAL DE 2 :- 2 -	FO (F) (2)	O INTERES					£832,500	
	TOTAL PROJECT COST							£4,079,449	
4.0	TOTAL INCOME - TOTAl Finance Costs	L COSTS [EXC	LUDING INTEREST					£83,051	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£83,051	
	TOTAL PROJECT COST	TS [INCLUDING	S INTEREST]					£4,162,500	
						on guidance. The purpose of the app d should not be relied upon as such.		ncil about the impact of planni	ng policy has on

EM				Residual Value			Technical Checks:		peterbr
t Site Area	0.81 Gr	reenfield	Lower Value Area		per net ha]	Sqm/ha Dwgs/ha		5,544 62
of units	Private Af	ffordable 0.00		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		-
	Development Value								
	Private units	-4- (NUA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	1
		ats (NIA) ouse		0 50 50	65 90	0 4,500 4500.00	£1,700 £1,850	£0 £8,325,000	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		ats (NIA) ouse		0 0 0	65 	0 0 0.00	£0 £0	£0 £0	
	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Fla	ats (NIA) ouse		0 0	65 90	0 0	£893 £971	£0 £0	
	Intermediate			0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
	Fla	ats (NIA) ouse		0 0	65 90	0 0	£1,020 £1,110	£0 £0	
				0		0.00			
	Gross Development value	e						£8,325,000	
	Development Cost								
ı	Site Acquisition Site value (residual land val	المالد)						£813,535	
	Site value (residual land val	iiue)				Purchaser Costs		5.75%	
								860,314	
	Build Costs								
1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		ats (GIA) ouse		0 50	75 90	0 4,500	£1,054 £929	£0 £4,180,500.00	
2	Affordable units			50 No. of units	Size sq.m	4500.00 Total sq.m	Cost per sq.m	Total Costs	
	Fla	ats (GIA) ouse		0	75 90	0 0	£1,054 £929	£0.00 £0.00	
	Extra-over BR2013			0	£0	0.00 per unit		£0	
	Extra over construction c	costs		50				£4,180,500	
ı	Externals				10%	on build cost		£418,050.00	
2	Site abnormals (remediatio	on/demolition)			£0	per net ha		£0	
2	Site opening up costs				£0	per unit		03	
								£418,050	
	Professional Fees					_			
					10%	on build costs (incl: externals)		£459,855	
	Contingency							£459,855	
					5%	on build costs (incl: externals)		£229,928	
	Developer contributions							£229,928	
	Lifetime homes				£0	per unit		£0	
	CSH Level 4				2.5%	build cost		£104,513	
	CIL				£0	per sqm		£0	
	S106 contribution				£1,000	per unit		£11	
	Provision for energy require	ements			£0	per unit		£0	
	Sale cost							£104,524	
	Private units only				3.00%	on OM GDV		£249,750	
								£249,750	
	TOTAL DEVELOPMENT (COSTS (including	g land)					£6,502,920	
	Developer's Profit Private units				20%	on OM GDV		£1,665,000	
	Affordable units				6%	on AH build cost (incl: externals)		£1,665,000	
								£1,665,000	
	TOTAL PROJECT COSTS	S [EXCLUDING IN	ITEREST]					£8,167,920	
	TOTAL INCOME - TOTAL							£157,080	
_	Finance Costs				APR		PCM		
	Finance				7.00%	on net costs	0.565%	-£157,080	

TEM let Site Area	1.81	Brownfield Lower Value Area	Residual Value 306,803	per net ha		Technical Checks: Sqm/ha Dwgs/ha		5,214 58
Ir of units	Private 105.00	Affordable Socia	Il re Affordable rent	Intermediate 0.00		Dwgs/ha Units/pa GDV=Total costs		39
.0	Development Value		· · · · · · · · · · · · · · · · · · ·	0.00				
.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House	0 105	65 	0 9,450	£1,700 £1,850	£0 £17,482,500	
•	On alal mant		105	0:	9450.00	0	Tatal Walan	
.2	Social rent	Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m	£psm £0 £0	### Total Value ### £0 #### £0	
		House	0		0.00	20	Ε0	
.3	Affordable rent	Flats (NIA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	
		House	0	90	0.00	£971	£0	
.3	Intermediate	Flats (NIA)	No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value	
		House	0 0	90	0.00	£1,110	£0	
	Gross Development	value					£17,482,500	
0	Development Cost	Yaluu					211,102,000	
0	Site Acquisition							
.1 .1.1	Site value (residual la	nd value)					£556,058	
	ene raide (recidual la	a valuo,			Purchaser Costs		5.75%	
							588,031	
3	Build Costs							
.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	i
		Flats (GIA) House	0 105	75 	0 9,450	£1,054 £929	£0 £8,779,050.0	0
			105		9450.00			
3.2	Affordable units	Flats (GIA)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
3.3	Extra-over BR2013	House	0	90 £0	0.00 per unit	£929	£0.00	
3.3	Extra-over BN2013			2.0	per unit		Ε0	
4	Extra over construct	tion costs	105				£8,779,050	
4.1	Externals			10%	on build cost		£877,905.00	
.4.2	Site abnormals (reme	ediation/demolition)			per net ha		£0	
.4.2	Site opening up costs				per unit		£1,254,308	
5	Professional Fees						£2,132,213	
5.1				10%	on build costs (incl: externals)		£965,696	
							£965,696	
6	Contingency			50/	landa (Idanasa Carlanda Isanasa)		0400.040	
6.1				5%	on build costs (incl: externals)		£482,848	
7	Developer contributi	ions					2402,040	
7.1	Lifetime homes				per unit		03	
7.2	CSH Level 4				build cost		£219,476	
7.3	CIL				per sqm		03	
7.4	S106 contribution				per unit		£11	
7.5	Provision for energy re	equirements		£0	per unit		£0	
							£219,487	
8	Sale cost						_	
8.1	Private units only			3.00%	on OM GDV		£524,475	
	TOTAL DEVELOPME	ENT COOTO (; . I. I; . I. I)					£524,475	
0	Developer's Profit	ENT COSTS (including land)					£13,691,799	
1	Private units			20%	on OM GDV		£3,496,500.0	0
2	Affordable units			6%	on AH build cost (incl: externals)		£0	
							£3,496,500	
	TOTAL PROJECT C	OSTS [EXCLUDING INTEREST]					£17,188,299	
0		OTAL COSTS [EXCLUDING INTEREST]					£294,201	
1	Finance Costs			APR	on net costs	PCM	0004.004	
.1	Finance			7.00%	on net costs	0.565%	-£294,201	

Helena Road	Lower Value Area		566 Units						000
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	1.13	Brownfield	Lower Value Area	-31,655,099	per net ha]	Sqm/ha Dwgs/ha		32,667 503
Nr of units	Private 566.00	Affordable 0.00		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		93
1.0	Development Value			0.00	0.00				
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Valu	e
		Flats (NIA) House		566 0	65 90	36,790 0	£1,700 £1,850	£62,543,00 £0	
1.2	Social rent			566 No. of units	Size sq.m	36790.00 Total sq.m	£psm	Total Valu	
1.2	Social Telli	Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0	
				0		0.00	_		
1.3	Affordable rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £893 £971	### Total Value ### £0 #### £0	<u>e</u>
				0		0.00			
1.3	Intermediate	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £1,020 £1,110	Total Value	<u>e</u>
		110000		0		0.00	21,110	20	
	Gross Development	value						£62,543,00	0
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)						-£35,650,03	36
						Purchaser Costs		1.75%	
								-36,273,912	2
2.3	Build Costs								
2.3.1	Private units	Flats (GIA)		No. of units 566	Size sq.m 75	Total sq.m 42,450	Cost per sq.m £1,395	Total Cost £59,217,75	
		House		0 566	90	0 42450.00	£929	£0.00	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	:S
		Flats (GIA) House		0 0	75 	0 0	£1,395 £929	£0.00 £0.00	
2.3.3	Extra-over BR2013			0	£0	0.00 per unit		£0	
				566				£59,217,75	SO.
2.4	Extra over construct	tion costs		300				23,211,13	
2.4.1	Externals				10%	on build cost		£5,921,775.	00
2.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		O£	
2.4.2	Site opening up costs				£14,137	per unit		£8,001,378	3
								£13,923,15	3
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£6,513,953	3
2.6	Contingency							£6,513,953	3
2.6.1	G ,				5%	on build costs (incl: externals)		£3,256,976	6
						,		£3,256,970	<u> </u>
2.7	Developer contributi	ons				_			
2.7.1	Lifetime homes				£0			£0	
2.7.2	CSH Level 4				2.5%	_build cost		£1,480,444	1
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£15	
2.7.5	Provision for energy re	equirements			£0	_per unit		£0	
								£1,480,459	9
2.8	Sale cost				0.000/	T. ou opv		04.070.00	
2.8.1	Private units only				3.00%	on OM GDV		£1,876,290	
	TOTAL DEVELOPME	TNT COCTE (in alcodin	- land\					£1,876,290	
3.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (includin	g land)					£49,994,66	9
3.1	Private units				20%	on OM GDV		£12,508,60	00
3.2	Affordable units				6%	on AH build cost (incl: externals)		£0	
								£12,508,60	0
	TOTAL PROJECT C	OSTS [EXCLUDING II	NTEREST]					£62,503,26	9
	TOTAL INCOME - TO	OTAL COSTS [EXCLU	JDING INTEREST]					£39,731	
4.0	Finance Costs				APR		PCM		
4.1	Finance				7.00%	on net costs	0.565%	-£39,731	
This appraisal ba	TOTAL PROJECT Coas been prepared by Pete	-		sal has been prepared in line	with the RICS valuation	on guidance. The purpose of the ap	praisal is to inform the Cou	£62,543,00	
						nd should not be relied upon as such		about the impact of pla	g poncy nas on

Island Site	Lower Value Area	271 Units						oho
ITEM	4.00	Drougfald	Residual Value	man / *	7	Technical Checks:		peterbrett
Net Site Area	1.92	Brownfield Lower Value Area	-3,098,122	per net ha	_	Sqm/ha Dwgs/ha Units/pa		10,218 141 65
Nr of units	Private 271.00		cial re Affordable rent	Intermediate 0.00	•	GDV=Total costs		-
1.0	Development Value							
1.1	Private units	Flats (NIA)	No. of units 190	Size sq.m 65	Total sq.m 12,331	£psm £1,700	Total Value £20,961,850	
		House	81 271	90	7,317 19647.50	£1,700 £1,850	£13,536,450	
1.2	Social rent	Floto (NIIA)	No. of units	Size sq.m	Total sq.m	£psm	Total Value	:
		Flats (NIA) House	0 0	65 90	0 0 0.00	£0	£0 £0	
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	<u>:</u>
		Flats (NIA) House	0 0 0	65 90	0 0 0.00	£893 £971	£0 £0	
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	!
		Flats (NIA) House	0	65 	0 0	£1,020 £1,110	£0 £0	
	Gross Developmen	at value	0		0.00		£34,498,300	
2.0	Development Cost						234,430,300	
2.1	Site Acquisition							
2.1.1	Site value (residual la	and value)					-£5,956,997	
					Purchaser Costs		1.75%	
							-6,061,245	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)	No. of units 190	Size sq.m 75	14,228	Cost per sq.m £1,096	Total Costs £15,593,340)
		House	<u>81</u> 271	90	7,317 21544.50	£929	£6,797,493.0	0
2.3.2	Affordable units	Flats (GIA)	No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,096	Total Costs	;
		House	0 0	90	0.00	£929	£0.00	
2.3.3	Extra-over BR2013			£0	per unit		£0	
2.4	Extra over construc	ction costs	271				£22,390,833	
2.4.1	Externals	Short costs		10%	on build cost		£2,239,083.3	0
2.4.2	Site abnormals (reme	ediation/demolition)		£0	per net ha		£0	<u>-</u>
2.4.2	Site opening up costs	·		£13,133	per unit		£3,559,096	
							£5,798,179	
2.5	Professional Fees						20,100,110	
2.5.1				10%	on build costs (incl: externals)		£2,462,992	
2.6	Contingency						£2,462,992	
2.6.1				5%	on build costs (incl: externals)		£1,231,496	
2.7	Developer contribu	itions					£1,231,496	
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.2	CSH Level 4			2.5%	build cost		£559,771	
2.7.3	CIL			£0	per sqm		£0	
2.7.4	S106 contribution			£1,000	per unit		£14	
2.7.5	Provision for energy r	requirements		03	per unit		£0	
							£559,785	
2.8	Sale cost				7			
2.8.1	Private units only			3.00%	on OM GDV		£1,034,949	
	TOTAL DEVELOPM	IENT COSTS (including land)					£27,416,988	
3.0	Developer's Profit							
3.1 3.2	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£6,899,660 £0	
O. <u>c</u>	Aliordable UHRS			U 70			£6,899,660	
	TOTAL PROJECT C	COSTS [EXCLUDING INTEREST]					£34,316,648	
	TOTAL INCOME - T	OTAL COSTS [EXCLUDING INTEREST]					£181,652	
4.0	Finance Costs			APR		PCM		
4.1	Finance			7.00%	on net costs	0.565%	-£181,652	
	TOTAL PROJECT C	COSTS [INCLUDING INTEREST]					£34,498,300)
	s been prepared by Pet	ter Brett Associates for the Council. The appraisa						

EM	Lower Value Area		48 Units						O
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -20,161,982	per net ha	1	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,57 40	
of units	Private 48.00	Affordable 0.00	-	Social re Affordable rent 0.00 0	Intermediate 0.00	ı	GDV=Total costs	-	
	Development Value								
	Private units	Flats (NIA) House		No. of units 48 0 48	Size sq.m 65 90	Total sq.m 3,120 0 3120.00	£psm £1,700 £1,850	Total Value £5,304,000 £0	
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	\exists
	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m 0	£psm £893 £971	Total Value £0 £0	\exists
	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m	£psm £1,020 £1,110	Total Value £0 £0	_
		поиѕе		0	90	0.00	£1,110	£0	
	Gross Development	value						£5,304,000	
	Development Cost								
	Site Acquisition								
.1	Site value (residual la	nd value)						-£2,366,758	
						Purchaser Costs		1.75%	
								-2,408,177	
	Build Costs								
1	Private units	Flats (GIA) House		No. of units 48 0 48	Size sq.m 75 	Total sq.m 3,600 0 3600.00	Cost per sq.m £1,395 £929	Total Costs £5,022,000 £0.00	\exists
2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,395	Total Costs £0.00	
3	Extra-over BR2013	House		0	90 £0	0 0.00]per unit	£929	£0.00	
				48				£5,022,000	
	Extra over construct	tion costs							
	Externals				10%	on build cost		£502,200.00	
2	Site abnormals (reme				£0	per net ha		£0	<u> </u>
2	Site opening up costs				£0	per unit		£0	
	5 () 15							£502,200	
	Professional Fees				400/	7 h.::!dt- (:lt		0550,400	_
					10%	on build costs (incl: externals)		£552,420	
	Contingency							£552,420	
					5%	on build costs (incl: externals)		£276,210.00	
	Developer contributi	ions						£276,210	
	Lifetime homes				£0	per unit		03	$\overline{}$
2	CSH Level 4				2.5%	build cost		£125,550	
3	CIL				£0	per sqm		£0	
ı	S106 contribution				£1,000	per unit		£15	
	Provision for energy re	equirements			£0	per unit		£0	
	Sale cost							£125,565	
	Private units only				3.00%	on OM GDV		£159,120	
								£159,120	
	TOTAL DEVELOPME	ENT COSTS (including	g land)					£4,229,339	
	Developer's Profit								
	Private units				20%	on OM GDV		£1,060,800	
	Affordable units				6%	on AH build cost (incl: external	s)	£0	<u> </u>
								£1,060,800	
		OSTS [EXCLUDING II						£5,290,139	
	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCLU	DING INTEREST]					£13,861	
	i illulitee e e e e e				APR		PCM		
	Finance				7.00%	on net costs	0.565%	-£13,861	
						on net costs	0.565%	-£13,861	

Former Tooks Bakery	Mid Value Area	101 Units					
ITEM Net Site Area	1.55	Brownfield Mid Value Area	Residual Value	per net ha		Technical Checks:	peterbret 5,870
not one Alba			Social re Affordable rent	Intermediate	_	Dwgs/ha Units/pa	65 38
Nr of units	Private 101.00	Affordable 0.00	0.00 0	0.00		GDV=Total costs	<u>- l</u>
.0	Development Valu	le					
l. 1	Private units	Flats (NIA) House	No. of units 0 101 101	Size sq.m 65 90	Total sq.m 0 9,090 9090.00	£psm £1,950 £2,200	£0 £19,998,000
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent	Flats (NIA)	0 No. of units 0	Size sq.m 65	0.00 Total sq.m 0	£psm £1,024	Total Value £0
1.3	Intermediate	House	0 0 No. of units	90 Size sq.m	0 0.00 Total sq.m	£1,155 £psm	£0 Total Value
		Flats (NIA) House	0 0 0	65 90	0 0 0 0.00	£1,170 £1,254	£0 £0
	Gross Developme	ent value					£19,998,000
2.0	Development Cos	t					
2.1	Site Acquisition						
2.1.1	Site value (residual	land value)			Purchaser Costs		£2,721,462 5.75%
							2,877,946
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of units 0 101	Size sq.m 75 90	Total sq.m 0 9,090	Cost per sq.m £1,054 £929	Total Costs £0 £8,444,610.00
2.3.2	Affordable units		101 No. of units	Size sq.m	9090.00 Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House	0 0	75 90	0 0	£1,054 £929	£0.00 £0.00
2.3.3	Extra-over BR2013		0	£0	0.00 per unit		£0
2.4	Extra over constru	uction costs	101				£8,444,610
2.4.1	Externals			10%	on build cost		£844,461.00
2.4.2	Site abnormals (rem	nediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up cos	ats		£11,900	per unit		£1,201,852
2.5	Professional Fees						£2,046,313
2.5.1				10%	on build costs (incl: externals)		£928,907
2.6	Contingency						£928,907
2.6.1				5%	on build costs (incl: externals)		£464,454
2.7	Developer contrib	utions					£464,454
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£211,115
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£11
2.7.5	Provision for energy	/ requirements		£0	per unit		£0
2.8	Sale cost						£211,126
2.8.1	Private units only			3.00%	on OM GDV		£599,940
							£599,940
3.0	TOTAL DEVELOP	MENT COSTS (including land)					£15,573,296
3.1	Private units	•		20%	on OM GDV		£3,999,600
3.2	Affordable units			6%	on AH build cost (incl: externals)		£3,999,600 £0
							£3,999,600
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£19,572,896
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£425,104
4.1	Finance Costs			APR 7.00%	on net costs	PCM 0.565%	-£425,104

М		Residual Value			Technical Checks:	pet	
te Area	1.96 Brownfield Mid Value Ar	a 1,358,883	per net ha		Sqm/ha Dwgs/ha Units/pa	4,547 51	1
nits	Private Affordable 99.00 0.00	Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs	38	_
	Development Value	0.00	0.00				
	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA) House	0 99	65 90	0 8,910	£1,950 £2,200	£0 £19,602,000	3
		99		8910.00			_
	Social rent Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m	£psm £0 £0	### Total Value ### £0 ### £0	7
	nouse	0	_ 90 _	0.00	£0	£U	
	Affordable rent Flats (NIA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,024	Total Value £0	
	House	<u>0</u> 0	90 _	0.00	£1,155	£0]
	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
	Flats (NIA) House		65 90 _	0 0.00	£1,170 £1,254	£0 £0	_
	Gross Development value	•		0.00		£19,602,000	
						219,002,000	
	Development Cost						
	Site Acquisition Site value (residual land value)					£2,662,673	_
	Site value (residual land value)			Purchaser Costs		5.75%	
						2,815,777	
	Build Costs						
	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA) House	0 99	75 90	0 8,910	£1,054 £929	£0 £8,277,390.00	
		99	_	8910.00			_
	Affordable units Flats (GIA)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00	\Box
	House Extra-over BR2013	0	90 _ 	0.00 per unit	£929	£0.00	_ ¬
	EXIIA-OVEI BRZUTS		20	per unit		£U	
	Extra over construction costs	99				£8,277,390	
	Externals		10%	on build cost		£827,739.00	\neg
	Site abnormals (remediation/demolition)			per net ha		£027,739.00	_ _
	Site opening up costs			per unit		£1,175,701	_ _
	Professional Fees					£2,003,440	
			10%	on build costs (incl: externals)		£910,513	
						£910,513	
	Contingency						
			5%	on build costs (incl: externals)		£455,256	
	Developer contributions					£455,256	
	Lifetime homes		£0	per unit		£0	J
	CSH Level 4		2.5%	build cost		£206,935]
	CIL			per sqm		£0	_ _
	S106 contribution			per unit		£11	_
	Provision for energy requirements		£0	per unit		£0	١
						£206,946	
	Sale cost						
	Private units only		3.00%	on OM GDV		£588,060	_
						£588,060	
	TOTAL DEVELOPMENT COSTS (including land) Developer's Profit					£15,257,382	
	Private units		20%	on OM GDV		£3,920,400	
	Affordable units		6%	on AH build cost (incl: externals)		£0	口
						£3,920,400	
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£19,177,782	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	1				£424,218	
	Finance Costs		APR	on not costs	PCM	0404.040	
	Finance		7.00%	on net costs	0.565%	-£424,218	_

	elc Lower Value Area		25 Units							Ob	\circ
ITEM Net Site Area	0.22	Brownfield	Lower Value Are	2	Residual Value	per net ha		Technical Checks: Sqm/ha	_	peterb	
Net Site Area			Lower value Are			-		Dwgs/ha Units/pa			8,374 116 15
Nr of units	Private 25	Affordable 0		Social re	e Affordable rent 0	Intermediate 0.00		GDV=Total costs			-
1.0	Development Value										
1.1	Private units	Flats (NIA) House			No. of units 18 8 25	Size sq.m 65	Total sq.m 1,138 675 1812.50	£psm £1,700 £1,850	:	Fotal Value £1,933,750 £1,248,750	
1.2	Social rent	Flats (NIA) House			No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	7	Fotal Value £0 £0	
1.3	Affordable rent	Flats (NIA) House			No. of units	Size sq.m 65 90	0.00 Total sq.m 0 0	£psm £893 £971	7	Fotal Value £0 £0	
1.3	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	0.00 Total sq.m	£psm £1,020	7	Fotal Value	
		House			0	90 _	0.00	£1,110		£0	
	Gross Developmen	t value								£3,182,500	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	nd value)					D			-£319,805	
							Purchaser Costs			1.75% -325,401	
2.3	Build Costs									-323,401	
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m		Γotal Costs	
		Flats (GIA) House			18 <u>8</u> 25	75 90	1,313 675 1987.50	£1,096 £929		£1,438,500 £627,075	
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	7	Fotal Costs	
		Flats (GIA) House			0	75 90	0	£1,096 £929		£0 £0	
2.3.3	Extra-over BR2013				0	£0	0.00 per unit			£0	
2.4	Extra over construc	ction costs			25					£2,065,575	
2.4.1	Externals					10%	on build cost			£206,558	
2.4.2	Site abnormals (reme	diation/demolition)					per net ha			£0	
2.4.2	Site opening up costs	;				£0	per unit			£0	
										£206,558	
2.5	Professional Fees										
2.5.1						10%	on build costs (incl: externals	5)		£227,213.25	
2.6	Contingency									£221,213	
2.6.1						5%	on build costs (incl: externals	s)	£	2113,606.63	
2.7	Developer contribu	tions								£113,607	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4					0.0%	ouild cost			£0	
2.7.3	CIL						per sqm			£0	
2.7.4	S106 contribution						per unit			£25,000	
2.7.5	Provision for energy r	equirements				£0 p	per unit			£0	
2.0	Sala sast									£25,000	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV			£95,475	
	·									£95,475	
2.0	TOTAL DEVELOPM	ENT COSTS (includ	ding land)							£2,408,026	
3.0	Developer's Profit Private units					20%	on OM GDV			£636,500	1
3.1	Affordable units						on AH build cost (incl: extern	als)		£0	
										£636,500	
	TOTAL PROJECT C	OSTS [EXCLUDING	G INTEREST]							£3,044,526	
4.0	TOTAL INCOME - TO	OTAL COSTS [EXC	LUDING INTEREST]							£137,974	
4.1	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%		-£41,286	
	TOTAL PROJECT C	OSTS FINCL LIDING	INTERESTI							£3,085,813	
This appraisal has This appraisal is r	s been prepared by Pete	r Brett Associates for		sal has beer nuary 2014)	n prepared in line with valuation and should	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	he appraisal is to inform the Council			viability at a strategic le

EM	el Lower Value Are	5 a	50 Units						00
t Site Area	0.41	Brownfield	Lower Value Area	Residual Value -1,101,277	per net ha		Technical Checks: Sqm/ha Dwgs/ha	_	8,852 122
of units	Private 50	Affordable 0		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		- -
	Development Va	ilue							
	Private units	5 1 (2012)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		35 15	65 90	2,275 1,350	£1,700 £1,850	£3,867,500.0 £2,497,500	
2	Social rent			50 No. of units	Size sq.m	3625.00 Total sq.m	£psm	Total Value	
•	occiai iciit	Flats (NIA) House		0	65 90	0 0	£0 £0	£0 £0	
				0		0.00			
3	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value	•
		House		0	90	0.00	£971	£0	
3	Intermediate	Flata (NHA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value)
		Flats (NIA) House		0 0	65 90	0 0 0.00	£1,020 £1,110	£0 £0	
	Cross Davidson	ant value		0		0.00		CC 265 000	
	Gross Developn							£6,365,000	
	Development Co	ost							
	Site Acquisition								
1.1	Site value (residua	aı ıand value)				Purchaser Costs		-£450,990	
						Fulcilaser Costs		1.75% -458,882	
	Ruild Coots							-400,682	
3	Build Costs			M2 %	C:	Total and	Continue	T-1 10 -	
3.1	Private units	Flats (GIA)		No. of units 35 15	Size sq.m 75 90	Total sq.m 2,625 1,350	Cost per sq.m £1,096 £929	£2,877,000 £1,254,150	
		House		<u>15</u> 50	90	3975.00	£929	1,254,150	
3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,096	Total Costs	S
		House		0	90	0 0.00	£929	£0	
3.3	Extra-over BR201	3		•	£0	per unit		£0	
				50				£4,131,150	
ļ	Extra over cons	truction costs							
l.1	Externals				10%	on build cost		£413,115	
1.2	Site abnormals (re	emediation/demolition))		£0	per net ha		£0	
1.2	Site opening up o	osts			£0	per unit		£0	
								£413,115	
	Professional Fe	es				¬			
.1					10%	on build costs (incl: externals)		£454,427	
	Contingency							£454,427	
5.1					5%	on build costs (incl: externals)		£227,213	
								£227,213	
. 4	Developer contr	ibutions			<u> </u>	¬		C0	
'.1 '.2	Lifetime homes CSH Level 4				£0	per unit build cost		£0	
2 3	CSH Level 4				£0	per sqm		£0	
.4	S106 contribution	ı			£1,000	per unit		£50,000	
.5	Provision for ener				£0	per unit		£0	
						_			_
	Cala							£50,000	
1	Sale cost				3.00%	Ton OM GDV		£190,950	
.1	Private units only				ე ა.00%	on OM GDV		£190,950	
	TOTAL DEVELO	PMENT COSTS (inc	luding land)					£190,930 £5,007,972	
	Developer's Pro		g wild]					20,001,312	
	Private units				20%	on OM GDV		£1,273,000	
	Affordable units				6%	on AH build cost (incl: externals)		£0	
								£1,273,000	
	TOTAL PROJEC	T COSTS [EXCLUDI	NG INTEREST]					£6,280,972	
	TOTAL INCOME Finance Costs	- TOTAL COSTS [E)	XCLUDING INTERES	T]				£84,028	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£84,028	
							2.00070	207,020	

	d Lower Value Area		25 Units						
ЕМ				Residual Va	lue		Technical Checks:	_	peterbr
et Site Area	0.35	Brownfield	Lower Value Area	a 1,239,0	90 per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 25	Affordable 0		Social re Affordable r	ent Intermediate		Units/pa GDV=Total costs		15 -
	Development Valu			0.000	0.00				
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 <u>25</u>	65 	0 2,250	£1,700 £1,850	£0 £4,162,500	
	Social rent			25 No. of u	nito Sizo og m	2250.00	Cnom	Total Value	
		Flats (NIA) House		0 0	nits Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0 £0	
		. 10 400		0		0.00	20	20	
		Flats (NIA)		No. of u 0	65	Total sq.m 0	£psm £893	Total Value £0	
		House		0	90	0.00	£971	03	
	Intermediate	Flats (NIA)		No. of u 0	nits Size sq.m	Total sq.m 0	£psm £1,020	Total Value £0	
		House		0	90	0.00	£1,110	03	
	Gross Developme	nt value						£4,162,500	
	Development Cost	t							
	Site Acquisition								
l	Site value (residual l	and value)						£431,003	
						Purchaser Costs		4.75%	_ _
								451,475	
	Build Costs								
1	Private units	Flats (GIA)		No. of u 0	nits Size sq.m	Total sq.m 0	Cost per sq.m £1,054	Total Costs	
		House		25 25	90	2,250 2250.00	£929	£2,090,250	
2	Affordable units			No. of u	nits Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0	75 90	0	£1,054 £929	£0 £0	
3	Extra-over BR2013			0	£0	0.00 per unit		£0	
				25				£2,090,250	
	Extra over constru	iction costs		20				22,000,200	
1	Externals				10%	on build cost		£209,025.00	
2	Site abnormals (rem	nediation/demolition	າ)		£0	per net ha		£0	
2	Site opening up cos	its			£0	per unit		£0	
								£209,025	
1	Professional Fees				400/		٥١	£229,928	
ı					10%	on build costs (incl: externals	5)	£229,928	
	Contingency							220,020	
I					5%	on build costs (incl: externals	s)	£114,964	
	Developer contribu	utions						£114,964	
l	Lifetime homes				£0	per unit		£0	
2	CSH Level 4				0.0%	_build cost		£0	
3	CIL				£0	per sqm		£0	
1	S106 contribution				£1,000	per unit		£25,000	
5	Provision for energy	requirements			£0	per unit		£0	
								505.000	
	Sale cost							£25,000	
	Private units only				3.00%	on OM GDV		£124,875	
								£124,875	
	TOTAL DEVELOPI Developer's Profit		cluding land)					£3,245,517	
	Private units				20%	on OM GDV		£832,500	
	Affordable units				6%	 _on AH build cost (incl: exterr	nals)	£0	
								£832,500	
	TOTAL PROJECT	COSTS [EXCLUE	DING INTEREST]					£4,078,017	
	TOTAL INCOME - 7 Finance Costs	TOTAL COSTS [E	EXCLUDING INTERES	ST]				£84,483	
	Ellianica com						PCM		
	Finance Costs Finance				APR 7.00%	on net costs	0.565%	-£84,483	

Felixstowe Road	Lower Value Are	a	70 Units								20
ITEM					Residual Value		_	Technical Checks		No.	rbrett
Net Site Area	1.11	Brownfield	Lower Value Area	a	1,092,161	per net ha]	Sqm/ha Dwgs/ha		5,673 63	
Nr of units	Private 70	Affordable 0		Social re	Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		31	_
1.0	Development Va	ılue									
1.1	Private units				No. of units	Size sq.m	Total sq.m	£psm	т	otal Value	7
		Flats (NIA) House			0 70 70	65 90	0 6,300 6300.00	£1,700 £1,850	£	£0 11,655,000	_
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	T	otal Value	_
		Flats (NIA) House			0 0 0	65 90	0 0 0.00	£0 £0		£0 £0	_
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm	Т	otal Value	_
		Flats (NIA) House			0	65 90	0 0	£893 £971		£0 £0]
1.3	Intermediate				0 No. of units	Size sq.m	0.00 Total sq.m	£psm	т	otal Value	
		Flats (NIA) House			0	65 90	0	£1,020 £1,110		£0 £0]
					0		0.00				
	Gross Developm								£	11,655,000	
2.0	Development Co Site Acquisition										
2.1.1	Site Acquisition Site value (residua								£	21,212,840	٦
	,	,					Purchaser Costs			5.75%	_
									1	1,282,578	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Т	total Costs	٦
		House			70 70	90	6,300 6300.00	£929	£5	,852,700.00]
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	т	total Costs £0.00	٦
		House			0 0	90	0 0.00	£929		£0.00	<u></u>
2.3.3	Extra-over BR201	3				£0	_per unit			£0	J
2.4	Extra over const	truction costs			70				£	5,852,700	
2.4.1	Externals	radion dosis				10%	on build cost		£	585,270.00	٦
2.4.2		emediation/demolitio	on)			£0	per net ha			£0]
2.4.2	Site opening up co	osts				£0	per unit			£0]
										£585,270	
2.5	Professional Fee)S					_				
2.5.1						10%	on build costs (incl: externals)			£643,797 £643,797	
2.6	Contingency									L043,737	
2.6.1						5%	on build costs (incl: externals)			£321,899]
2.7	Developer contri	ibutions								£321,899	
2.7.1	Lifetime homes					£0	per unit			£0]
2.7.2	CSH Level 4					0.0%	build cost			£0]
2.7.3 2.7.4	CIL S106 contribution	ı				£0 £1,000	per sqm per unit			£0 £70,000	٦ _
2.7.5	Provision for energ					£0	per unit			£0]
2.8	Sale cost									£70,000	
2.8.1	Private units only					3.00%	on OM GDV			£349,650]
										£349,650	
3.0	TOTAL DEVELO Developer's Prof	PMENT COSTS (in	cluding land)						£	9,105,893	
3.1	Private units					20%	on OM GDV		£	2,331,000	
3.2	Affordable units					6%	on AH build cost (incl: externals)			£0	<u> </u>
										2,331,000	
		TOTAL COSTS								11,436,893	
4.0	Finance Costs	- IUIAL COSTS [EXCLUDING INTERES)		APR		PCM		£218,107	
4.1	Finance					7.00%	on net costs	0.565%		-£218,107	
	TOTAL 57	T 000T0	NNO 101======							44.055.000	
	en prepared by Pete	ET COSTS [INCLUD er Brett Associates fo opraisal is not a form	or the Council. The app	raisal has aluation –	been prepared in lin Professional Standa	e with the RICS rds January 2014	valuation guidance. The purpose of t	of the appraisal is to inform d upon as such.		11,655,000 ut the impact of plann	ning policy

rtificial Hockey Pitch	Mid Value Area		18 Units					<u>o</u> t
et Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,468,402	per net ha]	Technical Checks: Sqm/ha	3,402 38
of units	Private 18	Affordable 0		Social re Affordable rent	Intermediate 0.00		Dwgs/ha Units/pa GDV=Total costs	12
	Development Val				3.00			
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 18	65 	0 1,620	£1,950 £2,200	£0 £3,564,000
	Social rent			No. of units	Size sq.m	1620.00 Total sq.m	£psm	Total Value
		Flats (NIA) House		0	65 90	0 0	£0 £0	£0 £0
	Affordable rest			0 No of units	Si	0.00	Curana	Total Valva
	Affordable rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £1,024 £1,155	Total Value £0 £0
				0		0.00		
	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £1,170 £1,254	Total Value £0 £0
		House		0		0.00	£1,204	2.0
	Gross Developme	ent value						£3,564,000
	Development Cos	st						
	Site Acquisition							
.1	Site value (residua	l land value)						£699,156
						Purchaser Costs		5.75%
	Duild Coate							739,358
1	Build Costs Private units			No. of units	Size as	Total on m	Cost nor or	Total Costs
.1	Private units	Flats (GIA) House		No. of units 0 18	Size sq.m 75 90	Total sq.m 0 1,620	Cost per sq.m £1,054 £929	£0 £1,504,980.00
		riouse		18		1620.00	2020	21,504,500.00
2	Affordable units	Flats (GIA)		No. of units 0	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00
0	Future acces DD2046	House		0	90	0.00	£929	00.03
3	Extra-over BR2013	3			£0	per unit		£0
	Extra over constr	ruction costs		18				£1,504,980
1	Externals	dollon costs			10%	on build cost		£150,498.00
.2		mediation/demolition)		£0	per net ha		£130,498.00
2	Site opening up co		,		£0	per unit		£0
								£150,498
	Professional Fees	S						2130,430
1					10%	on build costs (incl: externals)		£165,548
	Contingency							£165,548
1	gene ,				5%	on build costs (incl: externals)		£82,774
						,		£82,774
	Developer contrib	butions				¬		
2	Lifetime homes CSH Level 4				£0	per unit build cost		£0
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£18,000
5	Provision for energ	gy requirements			£0	per unit		£0
	Sale cost							£18,000
1	Private units only				3.00%	on OM GDV		£106,920
								£106,920
	TOTAL DEVELOP Developer's Profi	PMENT COSTS (inc	luding land)					£2,768,078
	Private units				20%	on OM GDV		£712,800
	Affordable units				6%	on AH build cost (incl: externals)		£0
								£712,800
	TOTAL PROJECT	COSTS [EXCLUDI	NG INTEREST]					£3,480,878
		TOTAL COSTS [E	XCLUDING INTEREST]					£83,122
	Finance Costs				APR	Tan met accets	PCM	200 (00
	Finance				7.00%	on net costs	0.565%	-£83,122

Central/West Brownfield	Lower Value Area		25 Units						2
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	0.43 Brow	vnfield	Lower Value Area		per net ha	1	Sqm/ha Dwgs/ha		5,198 58
	Private Affor	ordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		15
Nr of units	25	0		0.00 0	0.00	l	ODV-Total costs		
1.0	Development Value								
1.1	Private units Flats	s (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,700	Total Value	
	Hous			25 25 25	90	2,250 2250.00	£1,850	£4,162,500	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats Hous	s (NIA) se		0 0	65 	0 	£0 £0	£0 £0	
				0		0.00	_		
1.3		s (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value	
	Hous	se		0	90	0.00	£971	£0	
1.3	Intermediate Flats	s (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value £0	
	Hous			0 0	90	0.00	£1,110	£0	
	Gross Development val	lue						£4,162,500	
2.0	Development Cost							, ,	
2.1	Site Acquisition								
2.1.1	Site value (residual land v	value)						£431,003	
2.1.1	Cite value (residual land v	value)				Purchaser Costs		4.75%	
								451,475	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.0.		s (GIA) se		0 25	75 90	0 2,250	£1,054 £929	£0 £2,090,250.00	
				25		2250.00		, ,	
2.3.2		s (GIA)		No. of units 0	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
	Hous	se		0	90	0.00	£929	0.00	
2.3.3	Extra-over BR2013				£0	per unit		£0	
				25				£2,090,250	
2.4	Extra over construction	n costs							
2.4.1	Externals					on build cost		£209,025.00	
2.4.2	Site abnormals (remediat	tion/demolition)			£0	per net ha		03	
2.4.2	Site opening up costs				£0	per unit		£0	
2.5	Professional Fees							£209,025	
2.5.1	riolessional i ees				10%	on build costs (incl: externals)		£229,928	
2.0.1					1076	John bullu costs (Ilici. externals)		£229,928	
2.6	Contingency							222,020	
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contributions	S						£114,964	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4					build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£25,000	
2.7.5	Provision for energy requi	uirements			£0	per unit		03	
2.8	Sale cost							£25,000	
2.8.1	Private units only				3.00%	on OM GDV		£124,875	
								£124,875	
	TOTAL DEVELOPMENT	T COSTS (inclu	ding land)					£3,245,517	
3.0	Developer's Profit					1			
3.1	Private units					on OM GDV		£832,500	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£832,500	
	TOTAL DECLES	TO IEVOLVIEN:	C INTERPOT						
	TOTAL INCOME. TOTAL							£4,078,017	
4.0	TOTAL INCOME - TOTA Finance Costs	4L CUSTS [EX(LUDING INTEREST				5011	£84,483	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£84,483	
	TOTAL PROJECT COST	-						£4,162,500	
						on guidance. The purpose of the app d should not be relied upon as such.		icil about the impact of planni	ing policy has on

ΞM				Residual Value		_	Technical Checks		petert
Site Area	0.81	Greenfield	Lower Value Area	1,061,774	per net ha]	Sqm/ha Dwgs/ha		5,544 62
units	Private 50	Affordable 0	S	Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		- -
	Development Value								
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Valu	ie
		Flats (NIA) House		0 50	65 	0 4,500	£1,700 £1,850	£0 £8,325,000	0
	Social rent			50 No. of units	Size sq.m	4500.00 Total sq.m	£psm	Total Value	le
		Flats (NIA) House		0 0	65 	0 0	£0 £0	£0 £0	
	Affordable rent			0 No. of units	Sizo sa m	0.00	Enem	Total Valu	10
	Affordable rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £893 £971	£0 £0	<u>e</u>
				0	_	0.00			
	Intermediate	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £1,020 £1,110	### Total Value ### £0 ####	<u>e</u>
		110000		0		0.00	2.,0	20	
	Gross Development	value						£8,325,000	D
	Development Cost								
	Site Acquisition								
	Site value (residual lar	nd value)				Purchaser Costs		£861,862 5.75%	
						r dichaser Costs		911,419	
	Build Costs							, , ,	
1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	ts
		Flats (GIA) House		0 50	75 	0 4,500	£1,054 £929	£0 £4,180,500.	00
2	Affordable units			50 No. of units	Size sq.m	4500.00 Total sq.m	Cost per sq.m	Total Cost	łs
_	Alloradio allas	Flats (GIA) House		0 0	75 90	0 0	£1,054 £929	£0.00 £0.00	
3	Extra-over BR2013			0	£0	0.00 per unit		£0	
				50				£4,180,500	0
	Extra over construct	ion costs						2.,.00,000	
1	Externals				10%	on build cost		£418,050.0	0
2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	
2	Site opening up costs				£0	per unit		£0	
	Professional Fees							£418,050	
	T TOTOGOTONIAT T CCS				10%	on build costs (incl: externals)		£459,855	
								£459,855	
	Contingency					_			
					5%	on build costs (incl: externals)		£229,928	
	Developer contributi	ons						£229,928	
1	Lifetime homes				£0	per unit		£0	
2	CSH Level 4				0.0%	build cost		£0	
3	CIL				£0	lper sqm		03	
4	S106 contribution				£1,000	per unit		£50,000	
5	Provision for energy re	equirements			£0	per unit		£0	
								£50,000	
1	Sale cost Private units only				3.00%	on OM GDV		£249,750	
1	Frivate drifts orly				3.00 /6			£249,750	
	TOTAL DEVELOPME	ENT COSTS (including	land)					£6,499,501	
	Developer's Profit							,,	
	Private units				20%	on OM GDV		£1,665,000)
	Affordable units				6%	on AH build cost (incl: externals)		£0	
	TOTAL BROJECT CO	OSTS IEVOLUDING IN	TEDESTI					£1,665,000	
		OSTS [EXCLUDING IN						£8,164,501 £160,499	
	Finance Costs	SOUTO [EAGLUI			APR		PCM	2100,499	
	Finance				7.00%	on net costs	0.565%	-£160,499)

TEM Net Site Area	Lower Value Area	105 Units Brownfield Lower Value Area	Residual Value 361,615	per net ha		Technical Checks: Sqm/ha	5,214	Prore
	Driverte	Affandalda	Casial na Affandahla nant	lutanos aliata		Dwgs/ha Units/pa	58 39	
r of units	Private 105	Affordable 0	Social re Affordable rent 0.00 0	Intermediate 0.00		GDV=Total costs	-	1
.0	Development Value							
.1	Private units	Flats (NIA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
		House	105 105	90	9,450 9450.00	£1,850	£17,482,500	
.2	Social rent	Flats (NIA)	No. of units	Size sq.m	Total sq.m	£psm	Total Value £0	1
		House	0	65 90	0.00	£0 £0	£0	
.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	•
		Flats (NIA) House	0	65 	0 0	£893 £971	£0 £0	
.3	Intermediate		0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
		Flats (NIA) House	0	65 	0 0	£1,020 £1,110	£0 £0	
			0		0.00			
	Gross Development	value					£17,482,500	
.0	Development Cost							
.1	Site Acquisition							
.1.1	Site value (residual la	nd value)					£655,400	
					Purchaser Costs		5.75%	
•	5 "10 1						693,086	
.3	Build Costs		No. of ourite	0:	Total on m	21	Total Ocata	
.3.1	Private units	Flats (GIA) House	No. of units 0 105	Size sq.m 75 90	Total sq.m 0 9,450	Cost per sq.m £1,054 £929	Total Costs £0 £8,779,050.00	
		nouse	105		9,450	1929	£0,779,050.00	I
.3.2	Affordable units	Flats (GIA)	No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	l
		House	0	90	0.00	£929	£0.00	1
.3.3	Extra-over BR2013			£0	per unit		£0	1
			105				£8,779,050	
.4	Extra over construct	tion costs						1
.4.1	Externals Site abnormals (reme	distion/domolition)			on build cost per net ha		£877,905.00] 1
.4.2	Site abriormals (reme	·			per unit		£1,254,308	!
				,	•			
5	Professional Fees						£2,132,213	
5.1				10%	on build costs (incl: externals)		£965,696	j
•	0						£965,696	
.6	Contingency			F0/			0400.040	1
.6.1				5%	on build costs (incl: externals)		£482,848	
.7	Developer contribut	ions					2402,040	
.7.1	Lifetime homes				per unit		£0	<u> </u>
.7.2	CSH Level 4				build cost		£0	 1
7.3	CIL S106 contribution				per sqm per unit		£0 £105,000	
.7.5	Provision for energy re	equirements			per unit		£0	'
		94956						ř.
0	Calagast						£105,000	
.8 .8.1	Sale cost Private units only			3.00%	on OM GDV		£524,475	1
	Trivate arms orny			0.0070			£524,475	
		ENT COSTS (including land)					£13,682,367	
.0	Developer's Profit							
.1	Private units				on OM GDV		£3,496,500.00	 1
.2	Affordable units			6%	on AH build cost (incl: externals)		£0 £3,496,500	I
	TOTAL DDO LECT O	OSTS [EXCLUDING INTEREST]					£3,496,500 £17,178,867	
		OTAL COSTS [EXCLUDING INTEREST]					£17,178,867 £303,633	
.0	Finance Costs	00010 [ENGLODING INTEREST]		APR		PCM	2000,000	
.1	Finance			7.00%	on net costs	0.565%	-£303,633	l

Helena Road	Lower Value Area		566 Units						obo
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	1.13	Brownfield	Lower Value Area	-30,861,238	per net ha]	Sqm/ha Dwgs/ha		32,667 503
Nr of units	Private 566	Affordable 0		Social re Affordable rent	Intermediate 0.00		Units/pa GDV=Total costs		93
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Valu	
		Flats (NIA) House		566 0	65 	36,790 0	£1,700 £1,850	£62,543,00 £0	0
1.2	Social rent			566 No. of units	Size sq.m	36790.00 Total sq.m	£psm	Total Valu	0
1.2	Social Telli	Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0	5
				0	_	0.00			<u>.</u>
1.3	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65	Total sq.m	£psm £893 £971	### Total Valu £0 £0	<u>e</u>
		House		0	90	0.00	£97 I	£0	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Valu £0	<u>e</u>
		House		<u>0</u> 0	90	0.00	£1,110	£0	
	Gross Development	value						£62,543,00	0
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)						-£34,755,98	38
						Purchaser Costs		1.75%	
								-35,364,21	7
2.3	Build Costs								
2.3.1	Private units	Flats (GIA)		No. of units 566	Size sq.m 75	Total sq.m 42,450	Cost per sq.m £1,395	Total Cost £59,217,75	
		House		0 566	90	0 42450.00	£929	£0.00	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,395	Total Cost	<u>s</u>
		House		0	90	0 0.00	£929	£0.00	
2.3.3	Extra-over BR2013				£0	_per unit		£0	
0.4	Fatarana			566				£59,217,75	0
2.4	Extra over construct	tion costs			400/	7		05.004.775	
2.4.1 2.4.2	Externals Site abnormals (reme	diation/demolition)			10% £0	on build cost per net ha		£5,921,775.	<u> </u>
2.4.2	Site opening up costs				£14,137	per unit		£8,001,378	3
2.5	Professional Fees							£13,923,15	3
2.5.1					10%	on build costs (incl: externals)		£6,513,953	3
2.6	Contingency							£6,513,953	3
2.6.1	Contingency				5%	on build costs (incl: externals)		£3,256,976	<u> </u>
2.0.1					070			£3,256,970	<u> </u>
2.7	Developer contributi	ions				_			
2.7.1 2.7.2	Lifetime homes CSH Level 4				£0	per unit build cost		£0	
2.7.2	CIL CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy re	equirements			£0	per unit		£0	
2.8	Sale cost							£566,000	
2.8.1	Private units only				3.00%	on OM GDV		£1,876,290	<u>)</u>
								£1,876,290)
3.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (includi	ing land)					£49,989,90	4
3.1	Private units				20%	on OM GDV		£12,508,60	00
3.2	Affordable units				6%	on AH build cost (incl: externals)		£0	
								£12,508,60	0
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£62,498,50	4
4.0	TOTAL INCOME - TO	OTAL COSTS [EXCL	LUDING INTEREST]					£44,496	
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£44,496	
7.1	Tillance				7.0070	_onnet costs	0.30376	-244,430	
	TOTAL PROJECT C	OSTS [INCLUDING	INTEREST]					£62,543,00	0
						on guidance. The purpose of the ap		ncil about the impact of pla	nning policy has on

land Site	Lower Value Area		271 Units						O
EM				Residual Value			Technical Checks		peterbr
t Site Area	1.92	Brownfield	Lower Value Area		per net ha]	Sqm/ha Dwgs/ha	<u>•</u>	10,218 141
	Private	Affordable		Social r∈ Affordable rent	Intermediate		Units/pa GDV=Total costs		65
of units	271	0		0.00 0	0.00				
	Development Value								
	Private units	Flats (NIA)		No. of units 190	Size sq.m 65	Total sq.m 12,331	£psm £1,700	Total Value £20,961,85	
		House		<u>81</u> 271	90	7,317 19647.50	£1,850	£13,536,45	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	e
		Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0	
				0		0.00			
	Affordable rent	Flats (NIA)		No. of units	. 65	Total sq.m 0	£psm £893	Total Value	€
		House		0	90	0.00	£971	£0	
3	Intermediate			No. of units	•	Total sq.m	£psm	Total Value	e
		Flats (NIA) House		0 0	65 	0 0	£1,020 £1,110	£0	
				0		0.00			
	Gross Developmen	t value						£34,498,30	0
	Development Cost								
	Site Acquisition								
.1	Site value (residual la	and value)						-£5,688,786	3
						Purchaser Costs		1.75%	
								-5,788,340	
	Build Costs								
3.1	Private units	Floto (CIA)		No. of units	•	Total sq.m	Cost per sq.m	Total Cost: £15,593,34	
		Flats (GIA) House		190 81 271	75 90	14,228 	£1,096 £929	£15,593,34 £6,797,493.0	
3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	e
o. ८	Anordable units	Flats (GIA) House		0	75 90	0 0	£1,096 £929	£0.00 £0.00	<u>•</u>
.3	Extra-over BR2013	Tiouse		0		0.00	£329	£0	
	Extra 6vol BR2616				20	_por arm		20	
	Extra over construc	ction costs		271				£22,390,83	3
.1	Externals				10%	on build cost		£2,239,083.3	20
·.1 ·.2	Site abnormals (reme	adiation/demolition)			£0	per net ha		£2,239,063.S	30
.2	Site opening up cost				£13,133	per unit		£3,559,096	
	One opening up cost	3			210,100	_рег апк		20,000,000	<u>, </u>
	Professional Fees							£5,798,179)
5.1					10%	on build costs (incl: externals)		£2,462,992	<u> </u>
					1070			£2,462,992	
3	Contingency							22,102,002	
5.1					5%	on build costs (incl: externals)		£1,231,496	;
	Developer contribu	tions						£1,231,496	;
.1	Lifetime homes	110113			£0	per unit		£0	
.2	CSH Level 4				0.0%	build cost		£0	
7.3	CIL				£0	per sqm		£0	
'.4	S106 contribution				£1,000	per unit		£271,000	
.5	Provision for energy	requirements			£0	per unit		£0	
						_			
	Oct							£271,000	
.1	Sale cost				0.000/	Jon OM CDV		04.004.04	
1	Private units only				3.00%	on OM GDV		£1,034,949	•
	TOTAL DEVELOPM	IENT COSTS (incl.)	ıdina lənd)					£1,034,949 £27,401,10	
	Developer's Profit	. <u></u> 50013 (inclu	anig iuliuj					221,4V1,1V	
	Private units				20%	on OM GDV		£6,899,660)
	Affordable units				6%	on AH build cost (incl: external	s)	£0	
								£6,899,660)
	TOTAL PROJECT O	COSTS [EXCLUDIN	G INTEREST]					£34,300,76	9
		OTAL COSTS [EXC	CLUDING INTEREST]					£197,531	
	Finance Costs				APR	Tanana a	PCM		
	Finance				7.00%	on net costs	0.565%	-£197,531	
	i manec								

EM	Lower Value Area		48 Units						X
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -19,525,624	per net ha		Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,579 409 24	9
of units	Private 48	Affordable 0		Social re Affordable rent 0.00 0	Intermediate 0.00		GDV=Total costs	-	Ë
	Development Value								
	Private units	Flats (NIA) House		No. of units 48 0 48	Size sq.m 65 90	Total sq.m 3,120 0 3120.00	£psm £1,700 £1,850	Total Value £5,304,000 £0	3
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
1	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m 0	£psm £893 £971	Total Value £0 £0	7
3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	0.00 Total sq.m	£psm £1,020 £1,110	Total Value £0 £0	- -
				0	90	0.00	£1,110		
	Gross Development	value						£5,304,000	
	Development Cost								
l	Site Acquisition								_
1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,292,058 1.75%	_
								-2,332,169	
	Build Costs								
3.1	Private units	Flats (GIA) House		No. of units 48 0 48	Size sq.m 75 90	Total sq.m 3,600 0 3600.00	Cost per sq.m £1,395 £929	Total Costs £5,022,000 £0.00]
.2	Affordable units	Flats (GIA) House		No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,395 £929	Total Costs £0.00 £0.00]
.3	Extra-over BR2013			0	£0	0.00 per unit		£0	
	Extra over construc	tion costs		48				£5,022,000	
1	Externals				10%	on build cost		£502,200.00	
.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	コ
2	Site opening up costs	;			£0	per unit		£0	コ
								£502,200	
	Professional Fees					7			_
1					10%	on build costs (incl: externals)		£552,420	
	Contingency							£552,420	
1					5%	on build costs (incl: externals)		£276,210.00]
	Developer contribut	ions						£276,210	
1	Lifetime homes				£0	per unit		£0	\supset
2	CSH Level 4				0.0%	build cost		£0	
3	CIL				£0	per sqm		£0]
4	S106 contribution				£1,000	per unit		£48,000]
5	Provision for energy r	equirements			£0	per unit		£0	
	Sale cost							£48,000	
1	Private units only				3.00%	on OM GDV		£159,120	
								£159,120	
	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includia	ng land)					£4,227,781	
	Private units				20%	on OM GDV		£1,060,800	7
	Affordable units				6%	on AH build cost (incl: externals	s)	£0	_
								£1,060,800	
	TOTAL PROJECT C							£5,288,581	
	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£15,419	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£15,419	

	Mid Value Area	101 Units					
ITEM Net Site Area	1.55	Brownfield Mid Value Are	Residual Value 1,819,231	per net ha	7	Technical Checks:	peterbret 5,870
	Private	Affordable	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	65 38
Nr of units	101	0 0	0.00 0	0.00		GDV=10tal costs	
.0	Development Valu	le					
I.1	Private units	Flats (NIA) House	No. of units 0 101 101	Size sq.m 65 90	Total sq.m 0 9,090 9090.00	£psm £1,950 £2,200	£0 £19,998,000
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value
1.3	Affordable rent	Flats (NIA)	0 No. of units 0	Size sq.m 65	0.00 Total sq.m 0	£psm £1,024	Total Value £0
1.3	Intermediate	House	0 0 No. of units	90 Size sq.m	0 0.00 Total sq.m	£1,155 £psm	£0 Total Value
		Flats (NIA) House	0 0	65 90	0 0 0 0.00	£1,170 £1,254	£0
	Gross Developme	ent value					£19,998,000
2.0	Development Cos	t					
2.1	Site Acquisition						
2.1.1	Site value (residual	land value)			Purchaser Costs		£2,817,021 5.75%
							2,979,000
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of units 0 101 101	Size sq.m 75 90	Total sq.m 0 9,090 9090.00	Cost per sq.m £1,054 £929	Total Costs £0 £8,444,610.00
2.3.2	Affordable units	Flats (GIA) House	No. of units	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,054 £929	Total Costs £0.00 £0.00
2.3.3	Extra-over BR2013		0	£0	0.00 per unit	2020	£0
2.4	Extra over constru	uction costs	101				£8,444,610
		uction costs		10%			C944 464 00
2.4.1	Externals Site abnormals (rem	nediation/demolition)		£0	on build cost per net ha		£844,461.00 £0
2.4.2	Site opening up cos				per unit		£1,201,852
2.5	Professional Fees	3					£2,046,313
2.5.1				10%	on build costs (incl: externals)		£928,907
2.6	Contingency						£928,907
2.6.1				5%	on build costs (incl: externals)		£464,454
2.7	Developer contrib	outions					£464,454
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£101,000
2.7.5	Provision for energy	y requirements		£0	per unit		£0
2.0	Cala agat						£101,000
2.8 2.8.1	Sale cost Private units only			3.00%	on OM GDV		£599,940
							£599,940
		MENT COSTS (including land)					£15,564,223
3.0	Developer's Profit				_		
3.1	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£3,999,600 £0
							£3,999,600
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£19,563,823
4.0		TOTAL COSTS [EXCLUDING INTERES	r <u>j</u>				£434,177
4.0 4.1	Finance Costs Finance			APR 7.00%	on net costs	PCM 0.565%	-£434,177

King George V Field	Mid Value Area	99 Units						ODC
TEM let Site Area	1.96 Bro	rownfield Mid Value Area	Residual Value 1,406,666	per net ha	<u> </u>	Technical Checks: Sqm/ha		peterbre
C		ffordable	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs		51 38
of units	99	0	0.00 0	0.00		GDV=10tal Costs		
	Development Value							
I		ats (NIA) ouse	No. of units 0 99 99	Size sq.m 65 90	Total sq.m 0 8,910 8910.00	£psm £1,950 £2,200	£0 £19,602,000	
2		ats (NIA) ouse	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	<u>}</u>
3		ats (NIA)	No. of units	Size sq.m 65	0.00 Total sq.m 0	£psm £1,024	Total Value	<u>}</u>
3	Intermediate	ouse ats (NIA)	No. of units	90 Size sq.m 65	0 0.00 Total sq.m 0	£1,155 £psm £1,170	Total Value	<u> </u>
	Ho	ouse	0	90	0.00	£1,254	£0	
	Gross Development valu	ue					£19,602,000)
0	Development Cost							
1	Site Acquisition							
.1.1	Site value (residual land va	alue)			Purchaser Costs		£2,756,301 5.75%	
							2,914,789	
.3	Build Costs							
.3.1		ats (GIA) ouse	No. of units 0 99 99	Size sq.m 75 90	Total sq.m 0 8,910 8910.00	Cost per sq.m £1,054 £929	£0 £8,277,390.0	
2.3.2		ats (GIA) ouse	No. of units 0 0	Size sq.m 75 90	Total sq.m 0 0	Cost per sq.m £1,054 £929	### Total Costs ### £0.00 ### £0.00	<u>\$</u>
.3.3	Extra-over BR2013		0		0.00 per unit		£0	
4	Extra over construction	costs	99				£8,277,390	
4.1	Externals			10%	on build cost		£827,739.00	0
.4.2	Site abnormals (remediatio	on/demolition)			per net ha		£0	<u>, </u>
.4.2	Site opening up costs				per unit		£1,175,701	
5	Professional Fees						£2,003,440	
.5.1	r rolessional r cos			10%	on build costs (incl: externals)		£910,513	
.6	Contingency						£910,513	
6.1				5%	on build costs (incl: externals)		£455,256	
7	Developer contributions						£455,256	
7.1	Lifetime homes			£0	per unit		£0	
7.2	CSH Level 4			0.0%	build cost		£0	
7.3	CIL			£0	per sqm		£0	
7.4	S106 contribution			£1,000	per unit		£99,000	
7.5	Provision for energy require	rements		£0	per unit		£0	
8	Sale cost						£99,000	
8.1	Private units only			3.00%	on OM GDV		£588,060	
							£588,060	
	TOTAL DEVELOPMENT	COSTS (including land)					£15,248,44	3
0	Developer's Profit							
1 2	Private units Affordable units				on OM GDV on AH build cost (incl: externals)		£3,920,400	
	Allordable units			070	on Air build cost (incl. externals)		£3,920,400	
	TOTAL DOOLECT COST	'S [EXCLUDING INTEREST]					£3,920,400	
.0	Finance Costs	L COSTS [EXCLUDING INTEREST]		455		2011	£433,152	
				APR 7.00%	on net costs	PCM 0.565%	-£433,152	
1	Finance							

	elc Lower Value Area		25 Units							OO	3
ITEM Net Site Area	0.22	Brownfield	Lower Value Are		Residual Value -2,228,250	per net ha		Technical Checks: Sqm/ha	_	peterbr	
Net Site Area			Lower value Are			-		Dwgs/ha Units/pa			8,374 116 15
Nr of units	Private 21	Affordable 4		Social re	e Affordable rent 3	Intermediate 0.75		GDV=Total costs			-
1.0	Development Value										
1.1	Private units	Flats (NIA) House			No. of units 15 6 21	Size sq.m 65	Total sq.m 967 574 1540.63	£psm £1,700 £1,850	£1	tal Value ,643,688 ,061,438	
1.2	Social rent	Flats (NIA) House			No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	To	tal Value £0 £0	
1.3	Affordable rent	Flats (NIA)			No. of units	Size sq.m	0.00 Total sq.m 137	£psm £893	£	tal Value 121,826	
1.3	Intermediate	House Flats (NIA)			No. of units	90Size sq.m	81 217.50 Total sq.m 34	£971 £psm £1,020	To	tal Value 234,808	
		House			0	90	20 54.38	£1,110		222,478	
	Gross Developmen	t value							£2	,962,908	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	nd value)							-£	482,266	
							Purchaser Costs			1.75%	
									-4	190,706	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA) House			No. of units 15 6 21	Size sq.m 75 90	Total sq.m 1,116 574 1689.38	Cost per sq.m £1,096 £929	£1	tal Costs ,222,725 533,014	
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 197	Cost per sq.m £1,096	£	tal Costs 215,775	
2.3.3	Extra-over BR2013	House			4	90 	101 298.13 per unit	£929	2	£0	
0.4	Factor and a constant	tion costs			25				£2	,065,575	
2.4	Extra over construc	tion costs				122/					
2.4.1 2.4.2	Externals Site abnormals (reme	diation/domolition)					on build cost per net ha		£	£0	
2.4.2	Site abnormals (reme						per unit			£0	
	3 17										
2.5	Professional Fees								£	206,558	
2.5.1						10%	on build costs (incl: externals	·)	£2	27,213.25	
									£	227,213	
2.6	Contingency										
2.6.1						5%	on build costs (incl: externals	·)		13,606.63	
2.7	Developer contribut	tions							2	113,607	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4					0.0%	ouild cost			£0	
2.7.3	CIL					£0	per sqm			£0	
2.7.4	S106 contribution					£1,000	per unit		1	25,000	
2.7.5	Provision for energy r	equirements				£2,200	per unit		1	255,000	
									5	280,000	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV		-	£81,154	
2.0.1	Trivate units only					3.0076	ST CIVI GD V			281,154	
	TOTAL DEVELOPM	ENT COSTS (includ	ding land)							,283,400	
3.0	Developer's Profit	and the state of t								,,	
3.1	Private units					20%	on OM GDV		£	541,025	
3.2	Affordable units					6%	on AH build cost (incl: extern	als)		220,449	
										561,474	
	TOTAL PROJECT C									,844,875	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXC	LUDING INTEREST]						£	118,033	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%		£35,849	
	TOTAL PROJECT C	OSTS HING HOMO	INTEDEST							,880,723	
This appraisal has This appraisal is r	s been prepared by Pete	r Brett Associates for		al has been uary 2014)	n prepared in line with valuation and should	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	ne appraisal is to inform the Council			ability at a strategic le

M							*	pete
ite Area	0.41	Brownfield	Lower Value Area	Residual Value -1,957,468	per net ha	l	Sqm/ha	8,852
	Private	Affordable		Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	122 25 -
units	43	8		0.00 6	1.50			
	Development Va	lue						
	Private units	Flats (NIA)		No. of units 30	Size sq.m 65	Total sq.m 1,934	£psm £1,700	Total Value £3,287,375.00
		House		<u>13</u> 43	90	1,148 3081.25	£1,850	£2,122,875
	Social rent	Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value £0
		House		0	65 90	0 0 0.00	£0 £0	£0
	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		4 2	65 	273 162	£893 £971	£243,653 £157,343
				6		435.00	_	
	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 68 41	£psm £1,020	Total Value £69,615 £44,955
		пouse		2	90	108.75	£1,110	£44,955
	Gross Developm	nent value						£5,925,815
	Development Co	st						
	Site Acquisition							
1	Site value (residua	al land value)						-£801,613
						Purchaser Costs		1.75%
								-815,642
	Build Costs							
1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 2,231	Cost per sq.m £1,096	Total Costs £2,445,450
		House		13 43	90	1,148 3378.75	£929	£1,066,028
2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		5 2	75 	394 203	£1,096 £929	£431,550 £188,123
3	Extra-over BR201	3		8	£0	596.25 per unit		03
				50				£4,131,150
	Extra over const	ruction costs						2.1,16.1,166
1	Externals				10%	on build cost		£413,115
2	Site abnormals (re	emediation/demolitic	on)		£0	per net ha		£0
2	Site opening up c	osts			£0	per unit		£0
								£413,115
	Professional Fee	9 \$			400/			0454.407
1					10%	on build costs (incl: externals)		£454,427
	Contingency							L+3+,+21
1					5%	on build costs (incl: externals)		£227,213
	Developer contr	ibutions						£227,213
1	Lifetime homes				£0	per unit		£0
2	CSH Level 4				0.0%	build cost		£0
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£50,000
5	Provision for ener	gy requirements			£2,200	per unit		£110,000
	Sale cost							£160,000
1	Private units only				3.00%	on OM GDV		£162,308
								£162,308
		PMENT COSTS (ir	ncluding land)					£4,732,571
	Developer's Pro	int.			20%	on OM GDV		£1,082,050
	Affordable units					on OM GDV on AH build cost (incl: externals)		£1,082,050 £40,898
								£1,122,948
	TOTAL PROJEC	T COSTS [EXCLU	DING INTERESTI					£5,855,519
			EXCLUDING INTERES	ST]				£70,296
	Finance Costs				APR		PCM	
	Finance					on net costs	0.565%	-£70,296

entral Brownfiel	d Lower Value Are	ea	25 Units							Ch
ЕМ				Res	sidual Value			Technical Checks		peterbr
et Site Area	0.35	Brownfield	Lower Value Are	ea	670,521	per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 21	Affordable 4		Social re Aff	ordable rent	Intermediate 0.75		Units/pa GDV=Total costs		15 -
	Development Va	alue					_			
	Private units			No	. of units	Size sq.m	Total sq.m	£psm	Total Val	ue
		Flats (NIA) House			0 21	65 	0 1,913	£1,700 £1,850	£0 £3,538,1	25
	Social rent				21 No. of units	Size sq.m	1912.50 Total sq.m	£psm	Total Val	110
	ociai rent	Flats (NIA) House			0	65 90	0	£0 £0	£0 £0	
					0		0.00			
	Affordable rent	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Val	
		House			3	90	<u>270</u> 270.00	£971	£262,23	8
	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Val	ue
		House			1 1	90	68 67.50	£1,110	£74,925	5
	Gross Developn	nent value							£3,875,2	88
	Development Co	ost								
	Site Acquisition									
1	Site value (residua	al land value)							£233,23	3
							Purchaser Costs		2.75%	
									239,647	
	Build Costs									
.1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Cos	sts
		House			21 21	90	1,913 1912.50	£929	£1,776,7	13
2	Affordable units	i			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cos	sts
		Flats (GIA) House			0 4	75 	0 338	£1,054 £929	£0 £313,53	8
3	Extra-over BR201	13			4	£0	337.50 per unit		£0	
					25				£2,090,2	50
	Extra over cons	truction costs			25				22,030,2	<i>,</i> 0
1	Externals					10%	on build cost		£209,025	.00
2	Site abnormals (re	emediation/demoliti	ion)			£0	per net ha		£0	
2	Site opening up o	costs				£0	per unit		£0	
									£209,02	5
	Professional Fe	es					_			
1						10%	on build costs (incl: externals	;) 	£229,92	_
	Contingency								£229,92	8
1						5%	on build costs (incl: externals	s)	£114,96	4
	Developer contr	ibutions							£114,96	4
I	Lifetime homes					£0	per unit		£0	
2	CSH Level 4					0.0%	build cost		£0	
3	CIL					£0	per sqm		£0	
1	S106 contribution	1				£1,000	per unit		£25,000)
5	Provision for ener	gy requirements				£2,200	per unit		£55,000)
	Sale cost								£80,000)
1	Private units only					3.00%	on OM GDV		£106,14	4
									£106,14	4
	TOTAL DEVELO	PMENT COSTS (i	including land)						£3,069,9	57
	Private units	110				20%	on OM GDV		£707,62	5
	Affordable units					6%	_on AH build cost (incl: extern	als)	£20,693	
		_					· 		£728,31	
	TOTAL PROJEC	T COSTS [EXCLU	UDING INTEREST]						£3,798,2	75
		- TOTAL COSTS	[EXCLUDING INTERES	ST]					£77,012	2
	Finance Costs					APR	7	PCM		-
	Finance					7.00%	on net costs	0.565%	-£77,01	<u>2</u>

Files (SAL)	Felixstowe Road	Lower Value Are	ea	70 Units							O	20
Refer to the control of the control	ITEM				ı	Residual Value			Technical Checks:		pete	rbrett
Martial Mart	Net Site Area	1.11	Brownfield	Lower Value Are			per net ha]	Sqm/ha			
									Units/pa]
Part					0.00	8	2.10					
Part			alue									
Mart	1.1	Private units			I	0	65	0	£1,700		£0	7
A			nouse		-		90		£1,850	£9,	306,750	_
To be	1.2	Social rent	Flats (NIA)			No. of units		_	£psm £0	Tot		
Procession					-	0						
Second S	1.3	Affordable rent	Flata (AHA)			No. of units			£psm	Tot		_
Marchelle					_			756		£7		_
Second Process	1.3	Intermediate					Size sg.m		£psm	Tot	al Value	
Control Cont					<u>_</u>	0 2	65	0 189	£1,020		£0]
Material						2		189.00				
1		Gross Developn	nent value							£10	,850,805	
	2.0	Development Co	ost									
Rule Case Rule	2.1	Site Acquisition										
	2.1.1	Site value (residua	al land value)								•	
Part								Purchaser Costs				
Private units										69	2,300	
Place (CPA) 10	2.3	Build Costs										
Mode of the control	2.3.1	Private units				0	75	0	£1,054		£0	J
Place (2016)			House		_		90		£929	£4,9°	74,795.00	_
Monte 11 10 14 15 15 15 15 15 15 15	2.3.2	Affordable units				No. of units						_
Edwarder RR2013 10 10 10 10 10 10 10					_			945				_
	2.3.3	Extra-over BR201	13			11	£0				£0	」
						70				£5	852 700	
	2.4	Extra over cons	truction costs			70				23,	332,100	
2.4.2 See opening up costs	2.4.1	Externals					10%	on build cost		£58	5,270.00	
\$68,270 \$68,279 \$69,279 \$69,	2.4.2	Site abnormals (re	emediation/demolition))			£0	per net ha			£0	
25.	2.4.2	Site opening up c	costs				£0	per unit			£0	J
25.										£5	85 270	
2.6.1 Contingency 2.6.1 Severage Contributions 2.7.1 Lifetime homes	2.5	Professional Fed	es							20	00,210	
26.1 Single Contributions Single Contribution Si	2.5.1						10%	on build costs (incl: externals)		£6	43,797	J
2.7.1 Developer contributions 2.7.1 Leftime homes 2.7.2 CSH Level 4 2.7.3 CIL 2.7.4 S106 contribution 2.7.4 S106 contribution 2.7.5 Provision for energy requirements 2.7.6 Sale cost 2.8.1 Private units only 2.8.1 Private units only 2.9.1 Private units only 2.9.1 Private units 3.0 Developer's Profit 3.1 Private units 3.1 Private units 3.2 Alfordable units 3.3 Developer's Profit 3.4 Private units 3.5 Private units 3.6 Developer's Profit 3.7 DAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance 3.2 Alfordable units 3.3 Developer's Developer's Profit 4.1 Finance 4.2 Private units 4.3 Private units 4.4 Finance 5.2 July Signature 5.	2.6	Contingency								£6	43,797	
Private units only		Contingency					5%	Ion build costs (incl: externals)		t a	21 899	7
Developer contributions E0 per unit E0	2.0.1						070	John Bulla Goode (Infol. Galernals)		<u>-</u>	,	
2.7.2 CSH Level 4	2.7	Developer contr	ibutions									
2.7.3 CIL	2.7.1	Lifetime homes						_			£0	<u>]</u>
2.7.4 \$106 contribution								-				_ _
2.7.5 Provision for energy requirements E154,000 E224,000 2.8 Sale cost 2.8.1 Private units only TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit 3.1 Private units 2.2 Affordable units E1,981,350 TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] E194,345 APR PCM 7.00% on net costs APR PCM 4.1 Finance APR PCM 7.00% on net costs								_				」 ¬
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £297.203 2.9.1 TOTAL DEVELOPMENT COSTS (including land) £8,617,168 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £1,981,350 3.2 Affordable units 6% on AH build cost (inct: externals) £57,942 2.9.39,292 2.0.39,29								- ·			·	_ _
2.8	2.1.5	r tovision for ener	gy requirements				£2,200	јрег uпп		LI	54,000	_
2.8.1 Private units only 3.00% on OM GDV £297,203 TOTAL DEVELOPMENT COSTS (including land) £8,617,168 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £1,981,350 £1,981,345 £1,98										£2	24,000	
### TOTAL DEVELOPMENT COSTS (including land) ### TOTAL DEVELOPMENT COSTS (including land) ### 3.0 Developer's Profit ### 3.1 Private units ### Affordable units ### Affordable units ### Affordable units ### TOTAL PROJECT COSTS [EXCLUDING INTEREST] ### TOTAL PROJECT COSTS [EXCLUDING INTEREST] ### AFR PCM ###												
TOTAL DEVELOPMENT COSTS (including land)	2.8.1	Private units only					3.00%	Jon OM GDV			•	
3.0 Developer's Profit 3.1 Private units 3.2 Affordable units 5.57,942 5.7,942												
3.2 Affordable units 6% on AH build cost (incl: externals) £57,942 ### Example 1 ### Example 2 ### Example 2 ### Example 3 ### Example 2 ### Example 3	3.0			luding land)						£8,	517,168	
### TOTAL PROJECT COSTS [EXCLUDING INTEREST] #### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ###################################	3.1	Private units					20%	on OM GDV		£1,	981,350	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]	3.2	Affordable units					6%	on AH build cost (incl: externals)		£	57,942	J
### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ###################################										£2,	039,292	
APR PCM 4.1 Finance 7.00% on net costs 0.565% -£194,345		TOTAL PROJEC	T COSTS [EXCLUDI	NG INTEREST]						£10	,656,460	
APR PCM 4.1 Finance 7.00% on net costs 0.565% -£194,345	4 0		- TOTAL COSTS [E)	CLUDING INTERES	ST]					£1	94,345	
								lon net costs			194 345	٦
TOTAL PROJECT COSTS [INCLUDING INTEREST]		. manoo					7.00/0		0.00070	<u>-</u> £	<u> </u>	_
		TOTAL PROJEC	CT COSTS (INCLUDIN	NG INTERESTI						£10	,850,805	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.		en prepared by Pete	er Brett Associates for	the Council. The app								ning policy

rtificial Hockey Pitch	Mid Value Area		18 Units					
et Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,121,435	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	3,402 38
of units	Private 15	Affordable 3		Social re Affordable rent	Intermediate 0.54		Units/pa GDV=Total costs	12 (0)
	Development Val					_		
	Private units	Flats (NIA) House		No. of units 0 15	Size sq.m 65 90	Total sq.m 0 1,377	£psm £1,950 £2,200	Total Value £0 £3,029,400
	Social rent	Flats (NIA) House		15 No. of units 0 0	Size sq.m 65 90	1377.00 Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	0.00 Total sq.m	£psm £1,024	Total Value £0
	Intermediate	House Flats (NIA)		2 No. of units	90 Size sq.m 65	194 194.40 Total sq.m 0	£1,155 £psm £1,170	£224,532 Total Value £0
		House		1	90	49 48.60	£1,254	£60,944
	Gross Developme	ent value						£3,314,876
	Development Cos	st						
	Site Acquisition							
1	Site value (residua	l land value)				Purchaser Costs		£533,954 5.75%
								564,656
	Build Costs							
1	Private units	Flats (GIA) House		No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,377	Cost per sq.m £1,054 £929	Total Costs £0 £1,279,233.00
.2	Affordable units	Floto (CIA)		No. of units	Size sq.m	1377.00 Total sq.m	Cost per sq.m	Total Costs
3	Extra-over BR2013	Flats (GIA) House		3 3	75 90 £0	0 243 243.00 per unit	£1,054 £929	£0.00 £225,747.00
	EXITA-OVEL BRZUTS	•		18	2.0	per unit		£1,504,980
	Extra over constr	ruction costs		16				£1,304,960
1	Externals				10%	on build cost		£150,498.00
2	Site abnormals (res	mediation/demolition ests)		£0	_per net ha _per unit		£0
								£150,498
1	Professional Fees	S			10%	on build costs (incl: externals)		£165,548
1					1076			£165,548
1	Contingency				5%	on build costs (incl: externals)		£82,774
						,		£82,774
4	Developer contrib	outions			£0	per unit		£0
2	CSH Level 4				0.0%	build cost		£0
.3	CIL				£0	per sqm		£0
7.4	S106 contribution				£1,000	per unit		£18,000
.5	Provision for energ	gy requirements			£2,200	per unit		£39,600
								£57,600
.1	Sale cost Private units only				3.00%	on OM GDV		£90,882
					0.00,0			£90,882
		PMENT COSTS (inc	luding land)					£2,616,938
	Developer's Profi	it						
	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£605,880 £14,899
	Andruable units				078			£620,779
	TOTAL PROJECT	COSTS [EXCLUDI	NG INTERESTI					£3,237,717
			XCLUDING INTEREST]					£77,159
	Finance Costs	1014F (0919 E)	AGEODING INTEREST		A 10.0		5011	LII, IOS
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£77,159

Central/West Brownf	ield Lower Value Area 25 Units					
ITEM		Residual Value			Technical Checks	peterbret
Net Site Area	0.43 Brownfield Lower Value Are		per net ha		Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 21 4	Social re Affordable rent	Intermediate 0.75		Units/pa GDV=Total costs	15 -
1.0	Development Value	0.00 3	0.75			
l.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
•••	Flats (NIA) House	0 21	65 90	0 1,913	£1,700 £1,850	£0 £3,538,125
1.2	Social rent	21 No. of units	Sizo og m	1912.50	Snom	Total Value
1.2	Flats (NIA) House	0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0 £0
		0	_	0.00		
1.3	Affordable rent Flats (NIA) House	No. of units 0 3	Size sq.m 65 90	Total sq.m 0 270	£psm £893 £971	Total Value £0 £262,238
		3	_	270.00		
1.3	Intermediate Flats (NIA) House	No. of units 0 1	Size sq.m 65 90	Total sq.m 0 68	£psm £1,020 £1,110	Total Value £0 £74,925
	Tiouse	1	_	67.50	21,110	214,020
	Gross Development value					£3,875,288
2.0	Development Cost					
2.1	Site Acquisition					
2.1.1	Site value (residual land value)			Purchaser Costs		£233,233 2.75%
				Fulctiasei Costs		239,647
2.3	Build Costs					
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 21	75 90	0 1,913	£1,054 £929	£0 £1,776,712.50
2.3.2	Affordable units	21 No. of units	Size sq.m	1912.50 Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 4	75 90	0 338	£1,054 £929	£0.00 £313,537.50
2.3.3	Extra-over BR2013	4	£0	337.50 per unit		£0
		25				£2,090,250
2.4	Extra over construction costs					,
2.4.1	Externals		10%	on build cost		£209,025.00
2.4.2	Site abnormals (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
2.5	Professional Fees					£209,025
2.5.1	Fluiessional Fees		10%	on build costs (incl: externals)		£229,928
				\\		£229,928
2.6	Contingency					
2.6.1			5%	on build costs (incl: externals)		£114,964
2.7	Developer contributions					£114,964
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4		0.0%	build cost		03
2.7.3	CIL			per sqm		£0
2.7.4	S106 contribution			per unit		£25,000
2.7.5	Provision for energy requirements		£2,200	per unit		£55,000
						£80,000
2.8	Sale cost			OM ODV		
2.8.1	Private units only		3.00%	on OM GDV		£106,144
	TOTAL DEVELOPMENT COCTO (in alculin a land)					
3.0	TOTAL DEVELOPMENT COSTS (including land) Developer's Profit					£3,069,957
3.1	Private units		20%	on OM GDV		£707,625
3.2	Affordable units		6%	on AH build cost (incl: externals)		£20,693
						£728,318
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£3,798,275
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	ST]				£77,012
4.0	Finance Costs		APR		PCM	
4.1	Finance		7.00%	on net costs	0.565%	-£77,012
	TOTAL DDG IFOT COOTS (INCLUDING INTEREST)					62.075.000
	TOTAL PROJECT COSTS [INCLUDING INTEREST]					£3,875,288

EM				Residual Value			Technical Checks:	peter
Site Area	0.81	Greenfield I	Lower Value Area	574,412	per net ha]	Sqm/ha Dwgs/ha	5,544 62
	Private	Affordable		ial re Affordable rent	Intermediate		Units/pa GDV=Total costs	25 -
units	43	8	0.	00 6	1.50			
	Development Value							
	Private units	Flats (NIA) House		No. of units 0	Size sq.m 65 90	Total sq.m 0 3,825	£psm £1,700 £1,850	Total Value £0 £7,076,250
		House		43 43	90	3,825	£1,850	£1,U10,23U
	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0
		House		0	90	0 0.00	£0	£0
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0
		House		<u>6</u>	90	540 540.00	£971	£524,475
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0
		House		2 2	90	135 135.00	£1,020 £1,110	£149,850
	Gross Development	value						£7,750,575
	Development Cost							
	Site Acquisition							
I	Site value (residual la	nd value)						£466,261
						Purchaser Costs		4.75%
								488,409
	Build Costs							
1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0
		House		43 43	90	3,825 3825.00	£929	£3,553,425.00
2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		0 8	75 90	0 675	£1,054 £929	£0.00 £627,075.00
3	Extra-over BR2013			8	£0	675.00 per unit		£0
				50				£4,180,500
	Extra over construc	tion costs						
1	Externals				10%	on build cost		£418,050.00
2	Site abnormals (reme	,			£0	per net ha		£0
2	Site opening up costs	S			£0	per unit		03
	Professional Fees							£418,050
1					10%	on build costs (incl: externals)		£459,855
								£459,855
	Contingency					_		
					5%	on build costs (incl: externals)		£229,928
	Developer contribut	ions						£229,928
I	Lifetime homes				£0	per unit		£0
2	CSH Level 4				0.0%	build cost		£0
3	CIL				£0	per sqm		£0
1	S106 contribution				£1,000	per unit		£50,000
	Provision for energy r	equirements			£2,200	per unit		£110,000
5								£160,000
5								
	Sale cost					¬		1 £212 200
	Sale cost Private units only				3.00%	on OM GDV		£212,288
	Private units only	ENT COSTS (including lan	d)		3.00%	on OM GDV		£212,288
	Private units only	ENT COSTS (including lan	d)		3.00%	on OM GDV		
	Private units only TOTAL DEVELOPMI	ENT COSTS (including lan	d)		20%	on OM GDV on OM GDV		£212,288
	Private units only TOTAL DEVELOPMI Developer's Profit	ENT COSTS (including lan	d)					£212,288 £6,149,029
	TOTAL DEVELOPMI Developer's Profit Private units	ENT COSTS (including lan	d)		20%	on OM GDV		£212,288 £6,149,029 £1,415,250
	TOTAL DEVELOPMI Developer's Profit Private units Affordable units TOTAL PROJECT C	OSTS [EXCLUDING INTER	REST]		20%	on OM GDV		£212,288 £6,149,029 £1,415,250 £41,387 £1,456,637 £7,605,665
1	TOTAL DEVELOPMI Developer's Profit Private units Affordable units TOTAL PROJECT C		REST]		6%	on OM GDV		£212,288 £6,149,029 £1,415,250 £41,387 £1,456,637
	TOTAL DEVELOPMI Developer's Profit Private units Affordable units TOTAL PROJECT C	OSTS [EXCLUDING INTER	REST]		20%	on OM GDV	PCM 0.565%	£212,288 £6,149,029 £1,415,250 £41,387 £1,456,637 £7,605,665

TEM let Site Area	1.81	Brownfield	Lower Value Are	Residual Value a -103,494	per net ha		Technical Checks: Sqm/ha	5,214
	Private	Affordable		Social re Affordable rent	: Intermediate		Dwgs/ha Units/pa GDV=Total costs	58 39
r of units	89	16		0.00 13	3.15		GDV=10tal costs	-
0	Development Value							
1	Private units	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0
		House		<u>89</u> 89	90	8,033 8032.50	£1,850	£14,860,125
.2	Social rent			No. of units	•	Total sq.m	£psm	Total Value
		Flats (NIA) House		0	65 	0.00	£0 £0	£0 £0
.3	Affordable rent			No. of units	s Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 13	65 	0 1,134	£893 £971	£0 £1,101,398
2	luta um a diata			13	. Cina as m	1134.00	Cur cur	Total Value
.3	Intermediate	Flats (NIA) House		No. of unit 0 3	s Size sq.m 65 90	Total sq.m 0 284	£psm £1,020 £1,110	Total Value £0 £314,685
		110000		3		283.50	21,110	2011,000
	Gross Development	value						£16,276,208
.0	Development Cost							
.1	Site Acquisition							
1.1	Site value (residual la	nd value)						-£187,575
						Purchaser Costs		1.75%
								-190,858
.3	Build Costs							
.3.1	Private units	Flats (GIA)		No. of units	75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0
		House		<u>89</u> 89	90	8,033 8032.50	£929	£7,462,192.50
.3.2	Affordable units	Flats (GIA)		No. of units		Total sq.m ∩	Cost per sq.m	Total Costs £0.00
		House		16 16	75 90	1,418 1417.50	£1,054 £929	£1,316,857.50
.3.3	Extra-over BR2013				£0	per unit		£0
				105				£8,779,050
.4	Extra over construct	tion costs						
.4.1	Externals				10%	on build cost		£877,905.00
.4.2	Site abnormals (reme				£0	per net ha		£0
.4.2	Site opening up costs	i			£11,946	per unit		£1,254,308
5	Professional Fees							£2,132,213
5.1	Froressional Fees				10%	on build costs (incl: externals)		£965,696
.5.1					1076	OTT build costs (ITICI. externals)		£965,696
.6	Contingency							4000,000
.6.1					5%	on build costs (incl: externals)		£482,848
7	Developer contributi	ions						£482,848
7.1	Lifetime homes				£0	per unit		£0
7.2	CSH Level 4				0.0%	build cost		£0
.7.3	CIL				£0	per sqm		£0
7.4	S106 contribution				£1,000	per unit		£105,000
7.5	Provision for energy re	equirements			£2,200	per unit		£231,000
.8	Sale cost							£336,000
8.1	Private units only				3.00%	on OM GDV		£445,804
								£445,804
.0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includi	ng land)					£12,950,752
.1	Private units				20%	on OM GDV		£2,972,025.00
2	Affordable units				6%	on AH build cost (incl: external	s)	£86,913
								£3,058,938
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£16,009,689
	TOTAL INCOME - TO	OTAL COSTS [EXCL	.UDING INTEREST]					£266,518
.0	Finance Costs				APR		PCM	
	Tinanaa				7.00%	on net costs	0.565%	-£266,518
.1	Finance							

Helena Road	Lower Value Area		566 Units						3
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	1.13	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha		32,667 503
N. 6 %	Private	Affordable		Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		93
Nr of units	481	85		0.00 68	16.98				
1.0	Development Value Private units			No. of units	Sizo ca m	Total on m	Snom	Total Value	
1.1	Private units	Flats (NIA) House		481 0 481	Size sq.m 65 	Total sq.m 31,272 0 31271.50	£psm £1,700 £1,850	£53,161,550 £0	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		0 No. of units 68	Size sq.m	0.00 Total sq.m 4,415	£psm £893	Total Value £3,940,209	
		House		0 68	90	0 4414.80	£971	£0	
1.3	Intermediate	Flats (NIA) House		No. of units 17 0 17	Size sq.m 65 	Total sq.m 1,104 1103.70	£psm £1,020 £1,110	Total Value £1,125,774 £0	
	Gross Development	value						£58,227,533	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)						-£38,658,201	
						Purchaser Costs		1.75%	
								-39,334,719	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 481 0	Size sq.m 75 90	Total sq.m 36,083 0	Cost per sq.m £1,395 £929	Total Costs £50,335,088 £0.00	
2.3.2	Affordable units			481 No. of units	Size sq.m	36082.50 Total sq.m	Cost per sq.m	Total Costs	
	7.11.01.44.010.41.110	Flats (GIA) House		85 0	75 90	6,368 	£1,395 £929	£8,882,662.50 £0.00	
2.3.3	Extra-over BR2013			85	£0	6367.50 per unit		£0	
				566				£59,217,750	
2.4	Extra over construct	ion costs							
2.4.1	Externals				10%	on build cost		£5,921,775.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£14,137	per unit		£8,001,378	
2.5	Professional Fees							£13,923,153	
2.5.1	FIOIESSIONAL FEES				10%	on build costs (incl: externals)		£6,513,953	
								£6,513,953	
2.6	Contingency					<u> </u>			
2.6.1					5%	on build costs (incl: externals)		£3,256,976	
2.7	Developer contribution	ons						£3,256,976	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy re	equirements			£2,200	per unit		£1,245,200	
								£1,811,200	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£1,594,847	
	-							£1,594,847	
	TOTAL DEVELOPME	ENT COSTS (include	ding land)					£46,983,158	
3.0	Developer's Profit								
3.1	Private units				20%	on OM GDV		£10,632,310	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£586,256	
	TOTAL BBO (500 C	SETS IEVOLUE	O INITEDECT!					£11,218,566	
	TOTAL INCOME. TO							£58,201,724	
4.0	TOTAL INCOME - TO Finance Costs	TAL COSTS EXC	LUDING INTEREST]					£25,809	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£25,809	
1									
·							<u></u>		

Island Site	Lower Value Area		271 Units						
ITEM							<u> </u>	peter	brett
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value -3,955,778	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	10,218 141	OI ELL
Nr of units	Private 230	Affordable 41		Social re Affordable rent 0.00 33	Intermediate 8.13		Units/pa GDV=Total costs	65 -	
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 161 69 230	Size sq.m 65 90	Total sq.m 10,481 6,219 16700.38	£psm £1,700 £1,850	Total Value £17,817,573 £11,505,983	
1.2	Social rent	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 90	Total sq.m 0 0 0 0.00	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of units 23 10 33	Size sq.m 65 	Total sq.m 1,480 878 2357.70	£psm £893 £971	Total Value £1,320,597 £852,796	
1.3	Intermediate	Flats (NIA) House		No. of units 6 2 8	Size sq.m 65 90	Total sq.m 370 220 589.43	£psm £1,020 £1,110	Total Value £377,313 £243,656	
	Gross Development	value						£32,117,917	
2.0	·	value						202,111,011	
2.0	Development Cost								
2.1	Site Acquisition	(مراجع						67 606 070	
2.1.1	Site value (residual lan	nd value)				Purchaser Costs		-£7,606,079 1.75%	
						r dichaser costs		-7,739,186	
2.3	Build Costs							-1,133,100	
2.3.1	Private units	Flats (GIA) House		No. of units 161 69	Size sq.m 75 	Total sq.m 12,093 6,219	Cost per sq.m £1,096 £929	Total Costs £13,254,339 £5,777,869.05	
2.3.2	Affordable units	Flats (GIA) House		230 No. of units 28 12	Size sq.m 75 90	18312.83 Total sq.m 2,134 1,098	Cost per sq.m £1,096 £929	Total Costs £2,339,001.00 £1,019,623.95	
2.3.3	Extra-over BR2013			41	£0	3231.68 per unit		£0	
2.4	Extra over construct	tion costs		271				£22,390,833	
2.4.1	Externals				10%	on build cost		£2,239,083.30	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs	·			£13,133	per unit		£3,559,096	
2.5	Professional Fees							£5,798,179	
2.5.1					10%	on build costs (incl: externals)		£2,462,992	
2.6	Contingency							£2,462,992	
2.6.1					5%	on build costs (incl: externals)		£1,231,496	
								£1,231,496	
2.7	Developer contributi	ions				¬			
2.7.1 2.7.2	Lifetime homes CSH Level 4				£0	per unit build cost		£0	
	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£271,000	
2.7.5	Provision for energy re	equirements			£2,200	per unit		£596,200	
								£867,200	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£879,707	
2.0.1	Fivale units only				3.00 //			£879,707	
	TOTAL DEVELOPME	ENT COSTS (include	ling land)					£25,891,220	
3.0	Developer's Profit		y iuiiuj					££0,001,2£0	
3.1	Private units				20%	on OM GDV		£5,864,711	
3.2	Affordable units				6%	on AH build cost (incl: externals)	£221,669	
								£6,086,380	
	TOTAL PROJECT CO	OSTS [EXCLUDING	S INTEREST]					£31,977,601	
4.0	TOTAL INCOME - TO Finance Costs	TAL COSTS [EXC	LUDING INTEREST]					£140,317	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£140,317	
This appraisal has has on viability at a	total project constraints been prepared by Peter strategic level. This ap	er Brett Associates fo	or the Council. The app	raisal has been prepared in aluation – Professional Stand	line with the RICS lards January 20°	valuation guidance. The purpose 4) valuation and should not be re	e of the appraisal is to inform th	£32,117,917 e Council about the impact of plannin	g policy

Silo TEM	Lower Value Area	48 Units						o t	C
et Site Area	0.12	Greenfield Lowe	r Value Area	Residual Value -22,317,857	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,579 409	}
of units	Private 41	Affordable 7	Socia 0.0	al re Affordable rent 0 6	Intermediate 1.44		Units/pa GDV=Total costs		}
	Development Value								
	Private units	Flats (NIA) House		No. of units 41 0 41	Size sq.m 65 90	Total sq.m 2,652 0 2652.00	£psm £1,700 £1,850	Total Value £4,508,400 £0	}
2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
3	Affordable rent	Flats (NIA) House		0 No. of units 6	Size sq.m 65 90	0.00 Total sq.m 374	£psm £893 £971	Total Value £334,152 £0]
3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	374.40 Total sq.m 94	£psm £1,020 £1,110	Total Value £95,472 £0]
				1	90	93.60	£1,110		
	Gross Development	value						£4,938,024	
0	Development Cost								
.1	Site Acquisition								_
.1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,619,830 1.75%	J
								-2,665,677	
.3	Build Costs								
.3.1	Private units	Flats (GIA) House		No. of units 41 0 41	Size sq.m 75 90	Total sq.m 3,060 0 3060.00	Cost per sq.m £1,395 £929	Total Costs £4,268,700 £0.00]
3.2	Affordable units	Flats (GIA) House		No. of units 7 0 7	Size sq.m 75 90	Total sq.m 540 0 540.00	Cost per sq.m £1,395 £929	Total Costs £753,300.00 £0.00]
.3.3	Extra-over BR2013			,	£0	per unit		£0]
4	Extra over construc	tion costs		48				£5,022,000	
4.1	Externals				10%	on build cost		£502,200.00]
.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0]
.4.2	Site opening up costs				£0	per unit		£0]
	Destard to the second to the s							£502,200	
.5	Professional Fees				100/	7		0	7
5.1					10%	on build costs (incl: externals)		£552,420	
.6	Contingency							£552,420	
6.1					5%	on build costs (incl: externals)		£276,210.00]
7	Developer contribut	ions						£276,210	
7.1	Lifetime homes				£0	per unit		£0]
7.2	CSH Level 4				0.0%	build cost		£0]
7.3	CIL				£0	per sqm		£0]
7.4	S106 contribution				£1,000	per unit		£48,000]
7.5	Provision for energy r	equirements			£2,200	per unit		£105,600]
8	Sale cost							£153,600	
8.1	Private units only				3.00%	on OM GDV		£135,252]
								£135,252	
0		ENT COSTS (including land)						£3,976,005	
1	Developer's Profit Private units				20%	on OM GDV		£901,680	٦
2	Affordable units				6%	on AH build cost (incl: externals)		£49,718]
								£951,398	
]					£4,927,402	
		OSTS [EXCLUDING INTEREST							
.0	TOTAL INCOME - TO	OSTS [EXCLUDING INTEREST	EREST]					£10,622	
0			EREST]		APR 7.00%	on net costs	PCM 0.565%	£10,622 -£10,622]

	_						
ITEM Net Site Area	1.55	Brownfield Mid Value Area	Residual Value	per net ha	 1	Technical Checks:	peterbre 5,870
	Private	Affordable	Social re Affordable rent	Intermediate	-	Dwgs/ha Units/pa GDV=Total costs	65 38
Nr of units	86	15	0.00 12	3.03		ODV-10ta1000t3	
.0	Development Valu	le .					
l.1	Private units	Flats (NIA) House	No. of units 0 86 86	Size sq.m 65 	Total sq.m 0 7,727 7726.50	£psm £1,950 £2,200	Total Value £0 £16,998,300
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent	Flats (NIA)	No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Value
. .3	Intermediate	House	12 12 No. of units	90 Size sq.m	1,091 1090.80 Total sq.m	£1,155	£1,259,874 Total Value
		Flats (NIA) House	3 3	65 90	0 273 272.70	£1,170 £1,254	£0 £341,966
	Gross Developme	ent value					£18,600,140
2.0	Development Cos	t					
2.1	Site Acquisition						
2.1.1	Site value (residual	land value)			Purchaser Costs		£1,895,908 5.75%
							2,004,922
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of units 0 86 86	Size sq.m 75 90	Total sq.m 0 7,727 7726.50	Cost per sq.m £1,054 £929	Total Costs £0 £7,177,918.50
2.3.2	Affordable units	Flats (GIA) House	No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,364	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,266,691.50
2.3.3	Extra-over BR2013		15	£0	1363.50 per unit		£0
2.4	Extra over constru	uction costs	101				£8,444,610
2.4.1	Externals			10%	on build cost		£844,461.00
2.4.2	Site abnormals (rem	nediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up cos	ots		£11,900	per unit		£1,201,852
2.5	Professional Fees						£2,046,313
2.5.1				10%	on build costs (incl: externals)		£928,907
2.6	Contingency						2320,307
2.6.1				5%	on build costs (incl: externals)		£464,454
2.7	Developer contrib	utions					£464,454
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£101,000
2.7.5	Provision for energy	/ requirements		£2,200	per unit		£222,200
2.8	Sale cost						£323,200
2.8.1	Private units only			3.00%	on OM GDV		£509,949
							£509,949
20		MENT COSTS (including land)					£14,722,355
3.0	Developer's Profit			0001	Jon OM CDV		C2 200 CC0
3.2	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£3,399,660 £83,602
							£3,483,262
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£18,205,616
		TOTAL COSTS [EXCLUDING INTEREST]					£394,523
4.0	Finance Costs			APR		PCM	
4.0 4.1	Finance			7.00%	on net costs	0.565%	-£394,523

ing George V Field	Mid Value Area	99 Units						ODC
EM et Site Area	1.96	Brownfield Mid Value Area	Residual Value 946,207	per net ha		Technical Checks: Sqm/ha	_	peterbre
a one and		Affordable	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs		51 38 0
of units	84	15	0.00 12	2.97		GDV=Total Costs		
	Development Value							
		Flats (NIA) House	No. of units 0 84	Size sq.m 65 90	Total sq.m 0 7,574	£psm £1,950 £2,200	£0 £16,661,700	
!	Social rent		No. of units	Size sq.m	7573.50 Total sq.m	£psm	Total Value	e
		Flats (NIA) House	0 0 0	65 90	0 0 0 0.00	£0 £0	£0 £0	
3	Affordable rent	Flats (NIA)	No. of units	Size sq.m 65	Total sq.m	£psm £1,024	Total Value	<u> </u>
		House	12 12	90	1,069 1069.20	£1,155	£1,234,926	
3	Intermediate	Flats (NIA) House	No. of units	Size sq.m 65	Total sq.m 0 267	£psm £1,170	£0 £335,194)
		nouse	3	90	267.30	£1,254	£335,194	
	Gross Development v	ralue					£18,231,820)
	Development Cost							
.1	Site Acquisition Site value (residual land	d value)					£1,854,051	
. 1	One value (residual land	a value)			Purchaser Costs		5.75%	
							1,960,659	
	Build Costs							
3.1	Private units	Flats (GIA)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
		House	<u>84</u> 84	90	7,574 7573.50	£929	£7,035,781.5	j 0
3.2	Affordable units	Flats (GIA)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	<u>s</u>
2		House	<u>15</u> 15	90	1,337 1336.50	£929	£1,241,608.5	<u>50</u>
.3	Extra-over BR2013			£0	per unit		£0	
	Extra over construction	on costs	99				£8,277,390	
.1	Externals			10%	on build cost		£827,739.00	0
·.2	Site abnormals (remedia	ation/demolition)		£0	per net ha		0£	
1.2	Site opening up costs			£11,876	per unit		£1,175,701	
							£2,003,440	
	Professional Fees							
.1				10%	on build costs (incl: externals)		£910,513	
	Contingency						20:0,0:0	
.1				5%	on build costs (incl: externals)		£455,256	
	Developer contributio	ons					£455,256	
.1	Lifetime homes			£0	per unit		03	
.2	CSH Level 4				build cost		£0	
.3	CIL				per sqm		03	
7.4	S106 contribution	w ive mante			per unit		£99,000	
.5	Provision for energy req	quirements		£2,200	per unit		£217,800	
	Sale cost						£316,800	
.1	Private units only			3.00%	on OM GDV		£499,851	
							£499,851	
		NT COSTS (including land)					£14,423,910	0
	Developer's Profit							
	Private units				on OM GDV		£3,332,340	·
	Affordable units			0%	on AH build cost (incl: externals)		£81,946 £3,414,286	
	TOTAL PROJECT CO.	CTC IEVOLUDINO INTERECTI						
		STS [EXCLUDING INTEREST]					£17,838,196	
	Finance Costs	TAL COSTS [EXCLUDING INTEREST]					£393,624	
	Finance			APR 7.00%	on net costs	PCM 0.565%	-£393,624	
								_

	elc Lower Value Area		25 Units						
ITEM Net Site Area	0.22	Brownfield	Lower Value Area	Residual Value a -2,456,312			Technical Checks: Sqm/ha	peterb	
Net Site Area			Lower value Area	-			Dwgs/ha Units/pa		8,374 116 15
Nr of units	Private 21	Affordable 4		Social re Affordable rent 0.00 3	Intermediate 0.75		GDV=Total costs		-
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 15 6 21	Size sq.m 65	Total sq.m 967 574 1540.63	£psm £1,700 £1,850	Total Value £1,643,688 £1,061,438	
1.2	Social rent	Flats (NIA) House		No. of unit : 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of unit : 2	s Size sq.m 65 90	0.00 Total sq.m 137 81	£psm £893 £971	Total Value £121,826 £78,671	
1.3	Intermediate	Flats (NIA)		No. of units	s Size sq.m 65	217.50 Total sq.m 34	£psm £1,020	Total Value £34,808	
		House		0 1	90	20 54.38	£1,110	£22,478	
	Gross Development	tvalue						£2,962,908	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)						-£531,626	
						Purchaser Costs		1.75% -540,930	
2.3	Build Costs							-540,550	
2.3.1	Private units			No. of unit	s Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		15 6	75 90	1,116 574	£1,096 £929	£1,222,725 £533,014	
2.3.2	Affordable units	Flats (GIA) House		21 No. of unit :	s Size sq.m 75 90	1689.38 Total sq.m 197 101	Cost per sq.m £1,096 £929	Total Costs £215,775 £94,061	
2.3.3	Extra-over BR2013	nouse		4		298.13 per unit	1929	£94,061	
2.4	Extra over construc	tion costs		25				£2,065,575	
2.4.1	Externals	aion costs			10%	on build cost		£206,558	
2.4.2	Site abnormals (reme	diation/demolition)				per net ha		£0	
2.4.2	Site opening up costs				£0	per unit		£0	
								£206,558	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: external	ls)	£227,213.25	
2.6	Contingency							£227,213	
2.6.1					5%	on build costs (incl: external	ls)	£113,606.63	
2.7	Developer contribut	tions						£113,607	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4					build cost		£51,639	
2.7.3	CIL S106 contribution					per sqm		£0	
2.7.42.7.5	S106 contribution Provision for energy r	equirements				per unit		£25,000 £55,000	
	37	•			<u>, , , , , , , , , , , , , , , , , , , </u>			,	
2.8	Sale cost							£131,639	
2.8.1	Private units only				3.00%	on OM GDV		£81,154	
								£81,154	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (includi	ng land)					£2,284,816	
3.1	Private units				20%	on OM GDV		£541,025	
3.2	Affordable units					on AH build cost (incl: exter	rnals)	£20,449	
								£561,474	
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£2,846,290	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£116,617	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£34,433	

EM	el Lower Value Are		50 Units					_	peterb
t Site Area	0.41	Brownfield	Lower Value Area	Residual Value -2,197,220	per net ha]	Technical Checks: Sqm/ha Dwgs/ha		8,852 122
of units	Private 43	Affordable 8		Social re Affordable rent	Intermediate 1.50		Units/pa GDV=Total costs		- -
	Development Va	llue							
	Private units	- 1(0.11.)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		30 13 43	65 90	1,934 1,148 3081.25	£1,700 £1,850	£3,287,375.0 £2,122,875	
!	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
•	oociai iciit	Flats (NIA) House		0	65 90	0	£0 £0	£0 £0	
				0	_	0.00			
3	Affordable rent	Flats (NIA)		No. of units 4	Size sq.m 65	Total sq.m 273	£psm £893	Total Value £243,653	•
		House		<u>2</u> 6	90	162 435.00	£971	£157,343	
3	Intermediate	Flata (NIIA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value)
		Flats (NIA) House			65 90	68 41 108.75	£1,020 £1,110	£69,615 £44,955	
						106.75		05.005.045	
	Gross Developn							£5,925,815	
	Development Co	ost							
	Site Acquisition								
.1	Site value (residua	al land value)				5		-£899,796	
						Purchaser Costs		1.75%	
								-915,542	
	Build Costs								
3.1	Private units	Flats (GIA)		No. of units 30	Size sq.m 75	Total sq.m 2,231	Cost per sq.m £1,096	Total Costs £2,445,450	
		House		13 43	90	1,148 3378.75	£929	£1,066,028	
3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	<u>. </u>
		Flats (GIA) House		5 2	75 90	394 203	£1,096 £929	£431,550 £188,123	
3.3	Extra-over BR201	3		8	£0	596.25 per unit		£0	
				50				£4,131,150	
ı	Extra over cons	truction costs		30				24,131,130	
l.1	Externals				10%	on build cost		£413,115	
1.2	Site abnormals (re	emediation/demolition)			£0	per net ha		£0	
1.2	Site opening up c	osts			£0	per unit		£0	
								£413,115	
	Professional Fed	es						2.10,110	
5.1					10%	on build costs (incl: externals)		£454,427	
6	Contingency							£454,427	
S.1	Contingency				5%	on build costs (incl: externals)		£227,213	
). I					3 /6			£227,213	
,	Developer contr	ibutions						221,210	
' .1	Lifetime homes				£0	per unit		03	
7.2	CSH Level 4				2.5%	build cost		£103,279	
7.3	CIL				£0	per sqm		£0	
7.4	S106 contribution				£1,000	per unit		£50,000	
.5	Provision for ener	gy requirements			£2,200	_per unit		£110,000	
								0002.070	
	Sale cost							£263,279	
.1	Private units only				3.00%	on OM GDV		£162,308	
								£162,308	
	TOTAL DEVELO	PMENT COSTS (incl	luding land)					£4,735,949	
	Private units				20%	on OM GDV		£1,082,050	
	Affordable units				6%	_on Ом GDV _on AH build cost (incl: externals	5)	£1,082,050 £40,898	
	Gradolo di illo						-,	£1,122,948	
	TOTAL BBO ISO	T COSTS IEVOLUSI	NG INTEDERT						
		T COSTS [EXCLUDII						£5,858,897	
	Finance Costs	- 101AL CUSIS [EX	(CLUDING INTERES)	1	455		5011	£66,918	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£66,918	

entral Brownfiel	d Lower Value Are	ea	25 Units								Y
ЕМ				Res	idual Value			Technical Ch	ecks:		eterbr
et Site Area	0.35	Brownfield	Lower Value Are	ea	528,318	per net ha]	Sqm/ha Dwgs/ha			6,469 72
of units	Private 21	Affordable		Social re Affo	rdable rent 3	Intermediate 0.75		Units/pa GDV=Total co	ests		15 -
)	Development Va	ilue		0.00		0.70	_				
	Private units			No.	of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House			0 21	65 	0 1,913	£1,700 £1,850		£0 £3,538,125	
	Social rent				21 No. of units	Size sq.m	1912.50	Enom		Total Value	
	Social rent	Flats (NIA) House			0	65 90	Total sq.m 0 0	£psm £0 £0		£0 £0	
		110000			0		0.00	20		~~	
	Affordable rent	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £893		Total Value £0	
		House			3	90	270 270.00	£971		£262,238	
	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020		Total Value £0	
		House			1 1	90	68 67.50	£1,110		£74,925	
	Gross Developn	nent value								£3,875,288	
	Development Co	ost									
	Site Acquisition										
1	Site value (residua									£183,769	
							Purchaser Costs			2.75%	_
										188,823	
	Build Costs										
1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq. £1,054	m	Total Costs	
		House			21 21	90	1,913 1912.50	£929		£1,776,713	
2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.	m	Total Costs	
		Flats (GIA) House			0	75 	0 338	£1,054 £929		£0 £313,538	
3	Extra-over BR201	3			4	£0	337.50 per unit			£0	
					25					£2,090,250	
	Extra over cons	truction costs			20					22,000,200	
1	Externals					10%	on build cost			£209,025.00	
2	Site abnormals (re	emediation/demoliti	ion)			£0	per net ha			£0	
2	Site opening up o	osts				£0	per unit			£0	
										£209,025	
	Professional Fe	es					_				
						10%	on build costs (incl: externa	als)		£229,928	
	Contingency									£229,928	
						5%	on build costs (incl: externa	als)		£114,964	
	Developer contr	ibutions								£114,964	
	Lifetime homes					£0	per unit			£0	$\overline{}$
2	CSH Level 4					2.5%	build cost			£52,256	
3	CIL					£0	per sqm			£0	
Į.	S106 contribution	1				£1,000	per unit			£25,000	
;	Provision for ener	gy requirements				£2,200	per unit			£55,000	
	Sale cost									£132,256	
I	Private units only					3.00%	on OM GDV			£106,144	
										£106,144	
	TOTAL DEVELO	PMENT COSTS (i	including land)							£3,071,389	
	Private units					20%	on OM GDV			£707,625	
	Affordable units					6%	on AH build cost (incl: exte	rnals)		£20,693	
										£728,318	·
	TOTAL PROJEC	T COSTS [EXCLU	JDING INTEREST]							£3,799,708	
		- TOTAL COSTS	EXCLUDING INTERES	ST]						£75,580	
	Finance Costs					APR	7an	PCM		075.500	
	Finance					7.00%	on net costs	0.565%		-£75,580	

Part	Felixstowe Road	Lower Value Are	ea	70 Units								20
No.	ITEM					Residual Value			Technical Checks		pete	erbrett
Martin	Net Site Area	1.11	Brownfield	Lower Value Are	a		per net ha]	Sqm/ha			
									Units/pa			1
Promotion Prom					0.00	8	2.10					
Process			alue									
March Marc	1.1	Private units				0	65	0	£1,700		£0	7
Procession of			nouse				90		£1,850	L.	<u> </u>	
Montable	1.2	Social rent	Flats (NIA)			No. of units		_	£psm £0	To		\neg
Part						0 0						
	1.3	Affordable rent	Flace (AllA)			No. of units			£psm	To		-
Part								756		£		\exists
Contact Contact process Contact	1.3	Intermediate					Size sq.m		£psm	To	otal Value	
Control Note Cont						0 2	65	0 189	£1,020		£0	
Processor Proc						2		189.00				
1		Gross Developn	nent value							£1	0,850,805	
Committee Comm	2.0	Development Co	ost									
Public act Pub	2.1	Site Acquisition										
	2.1.1	Site value (residua	al land value)							£	•	
Private units								Purchaser Costs				
											551,540	
Public (Cip) Publ	2.3	Build Costs										
Second S	2.3.1	Private units				0	75	0	£1,054		£0	
Fale (GM)			House				90		£929	£4,	974,795.00	
Foundame	2.3.2	Affordable units				No. of units				To		_
### Part								945		£8		\exists
	2.3.3	Extra-over BR201	13			11	£0				£0	
						70				£.	5 852 700	_
	2.4	Extra over cons	truction costs			70				L	7,032,100	
See Opening up coords	2.4.1	Externals					10%	on build cost		£5	85,270.00	
	2.4.2	Site abnormals (re	emediation/demolition))			£0	per net ha			£0	
Professional Peace	2.4.2	Site opening up o	costs				£0	per unit			£0	
Professional Peace										4	÷585 270	
2.6	2.5	Professional Fe	es								000,210	
26.1	2.5.1						10%	on build costs (incl: externals)		<u> </u>	:643,797	
2.6.1	2.6	Contingency								1	.643,797	
Private units only Private units only Private units Pr		Containgency					5%	on build costs (incl: externals)			°321 899	
2.7.1 Lifetime homes	2.0.1						070	John Bulla Goods (Incl. Externals)		_	,	
2.7.2 CSH Level 4	2.7	Developer contr	ributions									
CIL E0 per sqm E0	2.7.1	Lifetime homes						 _				
2.7.4 \$106 contribution	2.7.2							-		<u> </u>		
2.7.5 Provision for energy requirements								_ _				_ ¬
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £297,203 TOTAL DEVELOPMENT COSTS (including land) £8,622,726 TOTAL DEVELOPMENT COSTS (including land) £8,622,726 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £1,981,350 3.2 Affordable units £10,850,992 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £10,662,018 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,662,018 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,662,018 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,662,018 TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,850,805								-			·	」 ¬
2.8.1 Private units only 3.00% on OM GDV £297,203 TOTAL DEVELOPMENT COSTS (including land) £297,203 TOTAL DEVELOPMENT COSTS (including land) £8,622,726 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £1,981,350 3.2 Affordable units 6% on AH build cost (incl: externals) £57,942 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £10,662,018 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,662,018 4.0 Finance Costs 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,850,805 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy	2.7.5	Provision for ener	rgy requirements				£2,200	Thei mili			.134,000	
2.8.1 Private units only 3.00% on OM GDV £297,203 TOTAL DEVELOPMENT COSTS (including land) £297,203 TOTAL DEVELOPMENT COSTS (including land) £8,622,726 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £1,981,350 3.2 Affordable units 6% on AH build cost (incl: externals) £57,942 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £10,662,018 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,662,018 4.0 Finance Costs 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,850,805 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy										í	370,318	
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit 3.1 Private units 3.2 Affordable units TOTAL PROJECT COSTS [EXCLUDING INTEREST] 5.10,662,018 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.10,662,018 APR APR PCM 7.00% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.10,863,865 TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.10,863,865 TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.10,863,865 TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.10,850,805 Total Project Costs [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.10,850,805 Total Project Costs [INCLUDING INTEREST]	2.8	Sale cost								<u>.</u>		
TOTAL DEVELOPMENT COSTS (including land) £8,622,726	2.8.1	Private units only					3.00%	on OM GDV			•	
3.0 Pevloper's Profit 3.1 Private units 20% on OM GDV £1,981,350 3.2 Affordable units 6% on AH build cost (inct: externals) £57,942 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £10,662,018 4.0 Finance Costs Tinance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] APR PCM 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] F10,850,805 TOTAL PROJECT COSTS [INCLUDING INTEREST] F10,850,805 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy												
3.2 Affordable units 6% on AH build cost (incl: externals) £2,039,292 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 10,662,018	3.0			luding land)						£	3,622,726	
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] **TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] **APR	3.1	Private units					20%	on OM GDV		£	1,981,350	
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] E10,850,805 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy	3.2	Affordable units					6%	on AH build cost (incl: externals)			£57,942	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance TOTAL PROJECT Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy										£	2,039,292	
4.0 Finance Costs APR PCM 7.00% on net costs 0.565% -£188,787 TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy		TOTAL PROJEC	CT COSTS [EXCLUDI	NG INTEREST]						£1	0,662,018	
4.1 Finance APR 7.00% on net costs DTAL PROJECT COSTS [INCLUDING INTEREST] Total project Pretains a prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy	4.0		- TOTAL COSTS [E)	CLUDING INTERES	ST]					£	188,787	
TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,850,805 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy								Ion net costs			£188 707	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy	 T .	ı ınance					7.00%	Tourner coere	0.303%		.100,101	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy		TOTAL PROJEC	CT COSTS (INC) LIDIN	NG INTERESTI						£1	0,850.805	
mas on vianility at a strategic level. This appraisally not a formal sear know tell 'N Valitation'. Professional Standards January 2017/1 Valitation and should not be relied upon as such		en prepared by Pete	er Brett Associates for	the Council. The app								ning policy

ITEM	Mid Value Area	18							OOC
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,050,124	per net ha]	Technical Checks: Sqm/ha Dwgs/ha		3,402 38
Ir of units	Private 15	Affordable 3	I	Social re Affordable rent	Intermediate 0.54		Dwgs/ha Units/pa GDV=Total costs		12 4,610
.0	Development Val	lue							
.1	Private units	Flats (NIA) House		No. of units 0 15	Size sq.m 65 90	Total sq.m 0 1,377 1377.00	£psm £1,950 £2,200	Total Value £0 £3,029,400	
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	## Total Value ## £0 ## £0	
.3	Affordable rent	Flats (NIA) House		0 No. of units 0 2	Size sq.m 65 90	0.00 Total sq.m 0 194	£psm £1,024 £1,155	Total Value £0 £224,532	
.3	Intermediate	Flats (NIA) House		2 No. of units 0 1	Size sq.m 65 	194.40 Total sq.m 0 49	£psm £1,170 £1,254	Total Value £0 £60,944	
				1		48.60			
	Gross Developme	ent value						£3,314,876	
.0	Development Cos	st							
.1	Site Acquisition								
.1.1	Site value (residua	al land value)				Purchaser Costs		£500,000 4.75%	
								523,750	
2.3	Build Costs								
.3.1	Private units	Flats (GIA) House		No. of units 0 <u>15</u> 15	Size sq.m 75 90	Total sq.m 0 1,377 1377.00	Cost per sq.m £1,054 £929	Total Costs £0 £1,279,233.00	
.3.2	Affordable units	Flats (GIA) House		No. of units 0 3	Size sq.m 75 90	Total sq.m 0 243	Cost per sq.m £1,054 £929	Total Costs £0.00 £225,747.00	
.3.3	Extra-over BR2013	3		3	£0	243.00 per unit		£0	
.4	Extra over consti	ruction costs		18				£1,504,980	
.4.1	Externals				10%	on build cost		£150,498.00	
.4.2		emediation/demolition)			£0	per net ha		£0	
.4.2	Site opening up co				£0	per unit		£0	
.5	Professional Fee	es						£150,498	
.5.1					10%	on build costs (incl: externals)		£165,548	
						,		£165,548	
.6	Contingency								
.6.1					5%	on build costs (incl: externals)		£82,774	
.7	Developer contril	butions						£82,774	
.7.1	Lifetime homes				£0	per unit		£0	
.7.2	CSH Level 4				2.5%	build cost		£37,625	
.7.3	CIL				£0	per sqm		£0	
.7.4	S106 contribution				£1,000	per unit		£18,000	
.7.5	Provision for energ	gy requirements			£2,200	per unit		£39,600	
.8	Sale cost							£95,225	
.8.1	Private units only				3.00%	on OM GDV		£90,882	
			D					£90,882	
.0	TOTAL DEVELOR Developer's Profi	PMENT COSTS (including it	iand)					£2,613,656	
.1	Private units				20%	on OM GDV		£605,880	
.2	Affordable units				6%	on AH build cost (incl: externals)		£14,899	
								£620,779	
	TOTAL PROJECT	COSTS [EXCLUDING INT	TEREST]					£3,234,436	
0		- TOTAL COSTS [EXCLUD	ING INTEREST]					£80,441	
l .0 l.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£75,830	

Central/West Brown	field Lower Value Area 25 Units					
ITEM		Residual Value			Technical Checks:	peterbret
Net Site Area	0.43 Brownfield Lower Value Are	ea 424,541	per net ha		Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 21 4	Social re Affordable rent	Intermediate 0.75		Units/pa GDV=Total costs	
1.0	Development Value	0.00	0.75			
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA) House	0 21	65 	0 1,913	£1,700 £1,850	£0 £3,538,125
1.2	Social rent	21 No. of units	Size sq.m	1912.50 Total sq.m	£psm	Total Value
1.2	Flats (NIA) House	0 0	65 90	0 0 0	£0 £0	£0 £0
		0		0.00		
1.3	Affordable rent Flats (NIA) House	No. of units 0 3	Size sq.m 65 90	Total sq.m 0 270	£psm £893 £971	Total Value £0 £262,238
		3		270.00		
1.3	Intermediate Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m 0 68	£psm £1,020 £1,110	Total Value £0 £74,925
	nouse	1	_ 90 _	67.50	£1,110	£74,925
	Gross Development value					£3,875,288
2.0	Development Cost					
2.1	Site Acquisition					
2.1.1	Site value (residual land value)			Durchager Coate		£183,769
				Purchaser Costs		2.75% 188,823
2.3	Build Costs					100,023
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 21	75 90	0 1,913	£1,054 £929	£0 £1,776,712.50
0.0.0	Afficial ability and to	21	0:	1912.50	0	Total Ocasa
2.3.2	Affordable units Flats (GIA) House	No. of units 0 4	Size sq.m 75 90	Total sq.m 0 338	Cost per sq.m £1,054 £929	Total Costs £0.00 £313,537.50
2.3.3	Extra-over BR2013	4		337.50 per unit	2020	£0
2.4	Extra over construction costs	25				£2,090,250
2.4.1	Externals		10%	on build cost		£209,025.00
2.4.2	Site abnormals (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
						£209,025
2.5 2.5.1	Professional Fees		10%	on build costs (incl: externals)		£229,928
			1070	on balla cooke (illoli oxernale)		£229,928
2.6	Contingency					
2.6.1			5%	on build costs (incl: externals)		£114,964
2.7	Developer contributions					£114,964
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4			puild cost		£52,256
2.7.3	CIL SAGE contribution			per sqm		£0
2.7.4 2.7.5	S106 contribution Provision for energy requirements			per unit		£25,000 £55,000
2.7.0	1 Tovidon for energy requirements		22,200	or and		200,000
						£132,256
2.8 2.8.1	Sale cost Private units only		3.00%	on OM GDV		£106,144
			0.007,0			£106,144
	TOTAL DEVELOPMENT COSTS (including land)					£3,071,389
3.0	Developer's Profit					
3.1 3.2	Private units Affordable units			on OM GDV on AH build cost (incl: externals)		£707,625 £20,693
<u>. </u>	/ Wordable drines		070	TITAL Dalid Goot (III.G). GALCTINGS		£728,318
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£3,799,708
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	T]				£75,580
4.0	Finance Costs		APR		PCM	
	Finance		7.00%	on net costs	0.565%	-£75,580
4.1	Finance					

EM				Residual Value			Technical Checks	<u>-</u> s:	peter
Site Area	0.81	Greenfield	Lower Value Area	455,517	per net ha]	Sqm/ha Dwgs/ha	<u>-</u>	5,544 62
f units	Private 43	Affordable 8		Social re Affordable rent	Intermediate 1.50		Units/pa GDV=Total costs		25 -
units	Development Value	0		0.00	1.50				
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total	Value
	Titute u	Flats (NIA) House		0 43	65 90	0 3,825	£1,700 £1,850	£	76,250
	- - .			43		3825.00			
	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0 0	£psm £0 £0	£	Value
		House		0	90	0.00	£0	Į .	20
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £893	£	Value
		House		6	90	<u>540</u> 540.00	£971		4,475
	Intermediate	Cloto (NIIA)		No. of units	Size sq.m	Total sq.m	£psm		Value
		Flats (NIA) House			65 90	0 135 135.00	£1,020 £1,110		9,850
	Gross Development	value				100.00		£7.7!	50,575
	Development Cost	Tuluo						2.,	0,010
	Site Acquisition								
1	Site Acquisition Site value (residual lar	nd value)						£369	9.751
	(,				Purchaser Costs		·	75%
								387	,315
	Build Costs								
.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m		Costs
		Flats (GIA) House		0 43	75 	0 3,825	£1,054 £929		3,425.00
2	Affordable units			43 No. of units	Sizo on m	3825.00	Coat nor on m	Total	Conto
.2	Affordable units	Flats (GIA) House		0 8	Size sq.m 75 90	Total sq.m 0 675	Cost per sq.m £1,054 £929	£0	Costs 0.00 075.00
5.3	Extra-over BR2013	110000		8	£0	675.00 per unit	2020		20
	Extra over construct	ion costs		50				£4,18	30,500
.1	Externals				10%	on build cost		£418,	050.00
.2	Site abnormals (reme	diation/demolition)			£0	per net ha		<u>f</u>	20
.2	Site opening up costs				£0	per unit		f	20
								£41/	8,050
	Professional Fees								
.1					10%	on build costs (incl: externals)		£459	9,855
	Contingency							£459	9,855
.1	· ·				5%	on build costs (incl: externals)		£22!	9,928
								£22!	9,928
4	Developer contributi	ons				7			
.1 .2	Lifetime homes CSH Level 4				£0 2.5%	per unit build cost			4,513
	CIL CIL				£0	per sqm			20
.4	S106 contribution				£1,000	per unit			0,000
.5	Provision for energy re	equirements			£2,200	per unit		£110	0,000
	Sale cost							£264	4,513
.1	Private units only				3.00%	on OM GDV		£21:	2,288
								£21:	2,288
		ENT COSTS (including	ı land)					£6,15	52,447
	Developer's Profit								
	Private units				20%	on OM GDV			15,250
	Affordable units				6%	on AH build cost (incl: externals)		•	,387 56,637
	TOTAL DROJECT CO	OSTS IEVOLUDING IN	ITEDESTI						
		OSTS EXCLUDING IN							09,084
	Finance Costs	OTAL COSTS [EXCLUI	DING INTEREST		ADD		DOM:	£141	1,491
					APR 7.00%	on net costs	PCM 0.565%	-£14	1.491
	Finance								.,

Elton Park	Lower Value Area		105 Units						obo
ITEM	4.04	Drownfield	Lower Value Area	Residual Value	nor not bo	7	Technical Checks:	_	peterbret
Net Site Area	1.81	Brownfield	Lower Value Area	-217,373	per net ha		Sqm/ha Dwgs/ha Units/pa		5,214 58 39
Nr of units	Private 89	Affordable 16		Social re Affordable rent	Intermediate 3.15		GDV=Total costs		-
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 89	65 	0 8,033	£1,700 £1,850	£0 £14,860,125	
1.2	Social rent			89	Size sq.m	8032.50 Total sq.m	£psm	Total Value	
1.2	ocial rent	Flats (NIA) House		0 0	65 90	0	£0 £0	£0 £0	
				0		0.00			
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value	
		House		<u>13</u> 13	90	<u>1,134</u> 1134.00	£971	£1,101,398	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0	
		House		3 3	90	284 283.50	£1,110	£314,685	
	Gross Development	value						£16,276,208	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	and value)						-£393,973	
						Purchaser Costs		1.75%	
								-400,868	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
		House		89 89	90	8,033 8032.50	£929	£7,462,192.50	
2.3.2	Affordable units	- (210)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 16 16	75 90	0 1,418 1417.50	£1,054 £929	£0.00 £1,316,857.50	
2.3.3	Extra-over BR2013			10	£0	per unit		£0	
				105				£8,779,050	
2.4	Extra over construc	tion costs							
2.4.1	Externals				10%	on build cost		£877,905.00	
2.4.2	Site abnormals (reme				£0	per net ha		£0	
2.4.2	Site opening up costs	S			£11,946	per unit		£1,254,308	
0.5	Duefaceianal Face							£2,132,213	
2.5 2.5.1	Professional Fees				10%	on build costs (incl: externals)		£965,696	
2.5.1					10%	On build costs (Incl. externals)		£965,696	
2.6	Contingency							2000,000	
2.6.1					5%	on build costs (incl: externals)		£482,848	
2.7	Developer contribut	ions						£482,848	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£219,476	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£105,000	
2.7.5	Provision for energy r	requirements			£2,200	per unit		£231,000	
								£555,476	
2.8	Sale cost							2000,410	
2.8.1	Private units only				3.00%	on OM GDV		£445,804	
								£445,804	
3.0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includ	ling land)					£12,960,218	
3.1	Private units				20%	on OM GDV		£2,972,025.00	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£86,913	
								£3,058,938	
	TOTAL PROJECT C	OSTS [EXCLUDING	G INTEREST]					£16,019,156	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXC	LUDING INTEREST]					£257,052	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£257,052	
									-
	TOTAL PROJECT C	OSTS [INCLUDING	INTEREST]					£16,276,208	
						ation guidance. The purpose of the and should not be relied upon as si		uncil about the impact of planr	ning policy has on

Helena Road	Lower Value Area		566 Units						cho l
ITEM				Residual Value			Technical Checks	<u> </u>	peterbrett
Net Site Area	1.13	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha		32,667 503
Nr of units	Private 481	Affordable 85		Social re Affordable rent	Intermediate 16.98		Units/pa GDV=Total costs		93
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Valu	le
		Flats (NIA) House		481 0	65 	31,272 0	£1,700 £1,850	£53,161,55 £0	
1.2	Social rent			481 No. of units	Size sq.m	31271.50 Total sq.m	£psm	Total Valu	ie.
		Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0	
1.3	Affordable rent			0 No. of units	Size sq.m	0.00 Total sq.m	fnem	Total Valu	10
1.3	Altordable felic	Flats (NIA) House		68 0	65 	4,415 	£psm £893 £971	£3,940,20 £0	
1.3	Intermediate			68 No. of units	Sizo og m	4414.80	Snom	Total Valu	
1.3	intermediate	Flats (NIA) House		17 0	Size sq.m 65 90	Total sq.m 1,104 0	£psm £1,020 £1,110	£1,125,77	
				17		1103.70			
	Gross Development	value						£58,227,53	3
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)				Durchager Coate		-£40,109,9	17
						Purchaser Costs		1.75% -40,811,84	0
2.3	Build Costs							-40,011,04	,
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	te.
2.0.1	Tituto unito	Flats (GIA) House		481 0	75 90	36,083 0	£1,395 £929	£50,335,08 £0.00	
				481		36082.50			
2.3.2	Affordable units	Flats (GIA) House		No. of units 85 0	Size sq.m 75 90	Total sq.m 6,368 0	Cost per sq.m £1,395 £929	Total Cost £8,882,662. £0.00	
2.3.3	Extra-over BR2013	поиѕе		85	90 £0	6367.50 per unit	1929	£0.00	
2.4	Extra over construc	tion costs		566				£59,217,75	0
2.4.1	Externals				10%	on build cost		£5,921,775.	00
2.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£14,137	per unit		£8,001,37	8
								£13,923,15	i3
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£6,513,95	
2.6	Contingency							£6,513,95	3
2.6.1					5%	on build costs (incl: externals)		£3,256,97	6
2.7	Developer contribut	ions						£3,256,97	6
2.7.1	Lifetime homes	Olis			£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£1,480,44	4
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy r	equirements			£2,200	per unit		£1,245,20	<u>)</u>
								C2 204 64	4
2.8	Sale cost							£3,291,64	*
2.8.1	Private units only				3.00%	on OM GDV		£1,594,84	7
								£1,594,84	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (inclu	ıding land)					£46,986,48	1
3.1	Private units				20%	on OM GDV		£10,632,31	0
3.2	Affordable units				6%	on AH build cost (incl: externals)		£586,256	
								£11,218,56	6
	TOTAL PROJECT C							£58,205,04	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EX	CLUDING INTEREST]					£22,486	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£22,486	
- 1	TOTAL PROJECT C				W W =====	<u>-</u>		£58,227,53	
						ation guidance. The purpose of the ap and should not be relied upon as sucl		incil about the impact of pla	nning policy has on

Island Site	Lower Value Area		271 Units								~
ITEM					Dealder-137			Tankets 101		Det	erbret
Net Site Area	1.92	Brownfield	Lower Value	Area	Residual Value -4,236,299	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa		10,21 14	8
Nr of units	Private 230	Affordable 41		Social r	€ Affordable rent 33	Intermediate 8.13	ı	GDV=Total costs		-	
1.0	Development Value										
1.1	Private units	Flats (NIA) House			No. of units 161 69 230	Size sq.m 65 	Total sq.m 10,481 6,219 16700.38	£psm £1,700 £1,850	£1	7,817,573 1,505,983	3
1.2	Social rent	Flats (NIA) House			No. of units 0 0 0	Size sq.m 65	Total sq.m 0 0 0 0.00	£psm £0 £0	To	etal Value £0 £0	3
1.3	Affordable rent	Flats (NIA) House			No. of units 23 10 33	Size sq.m 65 	Total sq.m 1,480 878 2357.70	£psm £893 £971	£1	320,597 852,796	3
1.3	Intermediate	Flats (NIA) House			No. of units 6 2 8	Size sq.m 65 	Total sq.m 370 220 589.43	£psm £1,020 £1,110	£	otal Value 377,313 243,656	3
	Gross Developmen	t value							£3	2,117,917	
2.0	Development Cost										
	•										
2.1 2.1.1	Site Acquisition Site value (residual la	and value)					Purchaser Costs			3,145,460 1.75%	
										,288,005	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA) House			No. of units 161 69 230	Size sq.m 75 90	Total sq.m 12,093 6,219 18312.83	Cost per sq.m £1,096 £929	£1	otal Costs 3,254,339 777,869.05	3
2.3.2	Affordable units	Flats (GIA) House			No. of units 28 12	Size sq.m 75 90	Total sq.m 2,134 1,098	Cost per sq.m £1,096 £929	£2,	otal Costs 339,001.00 019,623.95	3
2.3.3	Extra-over BR2013				41	£0	3231.68]per unit			£0	
2.4	Extra over construc	ction costs			271				£2	2,390,833	
2.4.1	Externals					10%	on build cost		to.	239,083.30	\neg
2.4.2	Site abnormals (reme	ediation/demolition)				£0	per net ha		22,4	£0	ᆜ ᄀ
2.4.2	Site opening up costs	,				£13,133	per unit		£3	3,559,096	_ _
									£.	5,798,179	
2.5	Professional Fees								~	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
2.5.1						10%	on build costs (incl: externals)		£2	2,462,992	コ
2.6	Contingency								£2	2,462,992	
2.6.1	Contingency					5%	on build costs (incl: externals)		£1	,231,496	
									£1	,231,496	
2.7	Developer contribu	tions					-				_
2.7.1	Lifetime homes					£0	_per unit			£0	<u> </u>
2.7.2	CSH Level 4					2.5%	build cost		£	559,771	_ _
2.7.3	CIL					£0]per sqm			£0	
2.7.4	S106 contribution					£1,000	per unit			271,000	_
2.7.5	Provision for energy I	requirements				£2,200	per unit		£	596,200	
2.8	Sale cost								£1	,426,971	
2.8.1	Private units only					3.00%	on OM GDV		£	879,707	
									£	879,707	
			ding land)						£2	5,902,172	
	TOTAL DEVELOPM	IENT COSTS (Inclu									
	TOTAL DEVELOPM Developer's Profit	IENT COSTS (INCIU					on OM GDV		£	5,864,711	
3.0		IENT COSTS (INCIU				20%				7,004,711	
3.0 3.1	Developer's Profit	IENT COSTS (INCIU				20% 6%	on AH build cost (incl: externals)			221,669	_
3.0 3.1	Private units Affordable units						_		£6	221,669 6,086,380	
3.0 3.1	Developer's Profit Private units		G INTEREST]				_		£6	221,669	
3.0 3.1 3.2	Private units Affordable units TOTAL PROJECT O	COSTS [EXCLUDING		ST]			_		£3	221,669 6,086,380	
3.0 3.1	Private units Affordable units TOTAL PROJECT O	COSTS [EXCLUDING		ST]			_	PCM 0.565%	£3	221,669 5,086,380 1,988,552	

Silo TEM	Lower Value Area		48 Units						X
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -23,359,950	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,579 409	
of units	Private 41	Affordable 7		Social re Affordable rent 0.00 6	Intermediate 1.44		GDV=Total costs	-	}
	Development Value								
	Private units	Flats (NIA) House		No. of units 41 0 41	Size sq.m 65 90	Total sq.m 2,652 0 2652.00	£psm £1,700 £1,850	Total Value £4,508,400 £0	}
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
1	Affordable rent	Flats (NIA) House		0 No. of units 6 0	Size sq.m 65 90	0.00 Total sq.m 374	£psm £893 £971	Total Value £334,152 £0	7
3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	374.40 Total sq.m	£psm £1,020 £1,110	Total Value £95,472 £0	- -
				1	90	93.60	£1,110		
	Gross Development	value						£4,938,024	
0	Development Cost								
1	Site Acquisition								_
.1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,742,159 1.75%	_
								-2,790,146	
3	Build Costs								
.3.1	Private units	Flats (GIA) House		No. of units 41 0 41	Size sq.m 75 90	Total sq.m 3,060 0 3060.00	Cost per sq.m £1,395 £929	Total Costs £4,268,700 £0.00]
3.2	Affordable units	Flats (GIA) House		No. of units 7 0 7	Size sq.m 75 90	Total sq.m 540 0	Cost per sq.m £1,395 £929	Total Costs £753,300.00 £0.00]
3.3	Extra-over BR2013			7	£0	540.00 per unit		£0]
4	Extra over construct	tion costs		48				£5,022,000	
4.1	Externals				10%	on build cost		£502,200.00	
4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0]
4.2	Site opening up costs	3			£0	per unit		£0]
-	5 () 15							£502,200	
5	Professional Fees				400/	7		2	_
5.1					10%	on build costs (incl: externals)		£552,420	
6	Contingency							£552,420	
6.1					5%	on build costs (incl: externals)		£276,210.00	J
7	Developer contributi	ions						£276,210	
7.1	Lifetime homes				£0	per unit		£0]
7.2	CSH Level 4				2.5%	build cost		£125,550]
7.3	CIL				£0	per sqm		£0]
7.4	S106 contribution				£1,000	per unit		£48,000]
7.5	Provision for energy re	equirements			£2,200	per unit		£105,600]
								£279,150	
8 8.1	Sale cost Private units only				3.00%	on OM GDV		£135,252	7
					3.0070			£135,252	_
		ENT COSTS (includin	g land)					£3,977,086	
0	Developer's Profit								
1	Private units Affordable units				20%	on OM GDV on AH build cost (incl: external	s)	£901,680 £49,718	_
								£951,398	
	TOTAL PROJECT C	OSTS [EXCLUDING II	NTEREST]					£4,928,483	
0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCLU	JDING INTEREST]					£9,541	
. .0 .1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£9,541	

	Mid Value Area	101 Units						X
ITEM Net Site Area	1.55	Brownfield Mid Value Area	Residual Value	per net ha	 1	Technical Checks	5,870	_
	Private	Affordable	Social re Affordable rent	Intermediate	_	Dwgs/ha Units/pa GDV=Total costs	65 38	1
Nr of units	86	15	0.00 12	3.03		057-10(4) 000(0		1
.0	Development Valu	ue .						
l.1	Private units	Flats (NIA) House	No. of units 0 86 86	Size sq.m 65 90	Total sq.m 0 7,727 7726.50	£psm £1,950 £2,200	Total Value £0 £16,998,300]
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
1.3	Affordable rent	Flats (NIA)	No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Value]
1.3	Intermediate	House	12 12 No. of units	90 Size sq.m	1,091 1090.80 Total sq.m	£1,155 £psm	£1,259,874 Total Value	1
		Flats (NIA) House	0 3 3	65 90	0 273 272.70	£1,170 £1,254	£0 £341,966	j
	Gross Developme	ent value					£18,600,140	
2.0	Development Cos	t						
2.1	Site Acquisition							
2.1.1	Site value (residual	land value)			Purchaser Costs		£1,704,882 5.75%]
							1,802,913	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA) House	No. of units 0 86 86	Size sq.m 75	Total sq.m 0 7,727 7726.50	Cost per sq.m £1,054 £929	Total Costs £0 £7,177,918.50]
2.3.2	Affordable units	Flats (GIA) House	No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,364	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,266,691.50]
2.3.3	Extra-over BR2013		15	£0	1363.50 per unit		£0]
2.4	Extra over constru	uction costs	101				£8,444,610	
2.4.1	Externals			10%	on build cost		£844,461.00	1
2.4.2		nediation/demolition)		£0	per net ha		£0	1
2.4.2	Site opening up cos				per unit		£1,201,852]
2.5	Professional Fees						£2,046,313	
2.5.1				10%	on build costs (incl: externals)		£928,907]
2.6	Contingency						2020,001	
2.6.1				5%	on build costs (incl: externals)		£464,454]
2.7	Developer contrib	utions					£464,454	
2.7.1	Lifetime homes			£0	_per unit		£0]
2.7.2	CSH Level 4			2.5%	build cost		£211,115]
2.7.3	CIL			£0	per sqm		£0]
2.7.4	S106 contribution			£1,000	per unit		£101,000]
2.7.5	Provision for energy	/ requirements		£2,200	per unit		£222,200	1
2.8	Sale cost						£534,315	
2.8.1	Private units only			3.00%	on OM GDV		£509,949]
							£509,949	
20		MENT COSTS (including land)					£14,731,460	
3.0	Developer's Profit			0001	Jon OM CDV		C2 200 CC2	1
3.2	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£3,399,660 £83,602	1]
	·						£3,483,262	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£18,214,722	
4.0		TOTAL COSTS [EXCLUDING INTEREST]					£385,418	
4.0 4.1	Finance Costs Finance			APR 7.00%	on net costs	PCM 0.565%	-£385,418]

King George V Field	Mid Value Area	99 Units						Obc
ΓΕΜ let Site Area	1.96	Brownfield Mid Value Area	Residual Value 850,652	per net ha		Technical Checks: Sqm/ha		peterbre
		Affordable	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs		51 38 (0)
of units	84	15	0.00 12	2.97		GDV=Total Costs		(0)
	Development Value							
		Flats (NIA) House	No. of units 0 84 84	Size sq.m 65 90	Total sq.m 0 7,574 7573.50	£psm £1,950 £2,200	£0 £16,661,70	
2		Flats (NIA)	No. of units	Size sq.m	Total sq.m	£psm £0 £0	Total Value)
1	Affordable rent	House	No. of units	90 Size sq.m	0 0.00 Total sq.m	£psm	£0	•
		Flats (NIA) House	0 12 12	65 90	0 1,069 1069.20	£1,024 £1,155	£0 £1,234,926	
3	Intermediate	Flats (NIA) House	No. of units 0 3 3	Size sq.m 65 90	Total sq.m 0 267 267.30	£psm £1,170 £1,254	£0 £335,194	<u>}</u>
	Gross Development v	value					£18,231,820)
	Development Cost							
l	Site Acquisition							
l. 1	Site value (residual land	d value)			Purchaser Costs		£1,666,816 5.75%	
							1,762,658	
3	Build Costs							
3.1		Flats (GIA) House	No. of units 0 84 84	Size sq.m 75 90	Total sq.m 0 7,574 7573.50	Cost per sq.m £1,054 £929	£0 £7,035,781.5	
3.2		Flats (GIA) House	No. of units	Size sq.m 75	Total sq.m 0 1,337	Cost per sq.m £1,054 £929	£0.00 £1,241,608.5	
3.3	Extra-over BR2013	nouse	<u>15</u> 15	90 £0	1,337 1336.50 per unit	1929	£1,241,000.8	
1	Extra over construction	ion costs	99				£8,277,390	
1.1	Externals			10%	on build cost		£827,739.00	0
4.2	Site abnormals (remedi	iation/demolition)			per net ha		£027,739.00	
4.2	Site opening up costs				per unit		£1,175,701	
5	Professional Fees						£2,003,440	
5.1				10%	on build costs (incl: externals)		£910,513	
3	Contingency						£910,513	
5.1				5%	on build costs (incl: externals)		£455,256	
	Developer contribution	ons					£455,256	
7.1	Lifetime homes			£0	per unit		£0	
7.2	CSH Level 4			2.5%	build cost		£206,935	
7.3	CIL			£0	per sqm		03	
7.4	S106 contribution			£1,000	per unit		£99,000	
7.5	Provision for energy rec	quirements		£2,200	per unit		£217,800	
	Sale cost						£523,735	
.1	Private units only			3.00%	on OM GDV		£499,851	
							£499,851	
	TOTAL DEVELOPMENT Developer's Profit	NT COSTS (including land)					£14,432,84	}
	Private units			20%	on OM GDV		£3,332,340	
	Affordable units			6%	on AH build cost (incl: externals)		£81,946	
							£3,414,286	
	TOTAL PROJECT CO	OSTS [EXCLUDING INTEREST]					£17,847,13)
		TAL COSTS [EXCLUDING INTEREST]					£384,691	
	Finance Costs			APR		PCM		
	Finance			7.00%	on net costs	0.565%	-£384,691	

Net Site Area O.22 Private 21 1.0 Development Val 1.1 Private units 1.2 Social rent 1.3 Affordable rent Gross Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual The value (res	Flats (NIA) House	Residual Value -2,213,408 Social re Affordable rent 0.00 3 No. of units 15 6 21 No. of units 2 1 3 No. of units 1 0 1 No. of units 15 6 21 No. of units 1 1 1 O	Der net ha Intermediate 0.75	Total sq.m 967 574 1540.63 Total sq.m 0 0 0.00 Total sq.m 137 81 217.50 Total sq.m 34 20 54.38 Total sq.m 1,116 574 1689.38	### Technical Checks: Sqm/ha	Total Value £1,643,688 £1,061,438 Total Value £0 £0 £0 Total Value £121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 F2,962,908 Total Costs	8,374 116 15 -
Private Nr of units 1.0 Development Val 1.1 Private units 1.2 Social rent 1.3 Affordable rent 1.3 Intermediate Gross Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over constitute 2.4.1 Externals 2.4.2 Site abnormals (residual) 2.4.2 Site opening up co. 2.5 Professional Feese 2.5.1 2.6 Contingency	Affordable 4 ue Flats (NIA) House Flats (NIA) House	No. of units	Size sq.m 65 90	967 574 1540.63 Total sq.m 0 0.00 Total sq.m 137 81 217.50 Total sq.m 34 20 54.38	### Dwgs/ha Units/pa GDV=Total costs #### £1,700	£1,643,688 £1,061,438 Total Value £0 £0 £0 £121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 £1,75% -487,437	116 15
Nr of units 1.0 Development Val. 1.1 Private units 1.2 Social rent 1.3 Affordable rent 1.3 Intermediate Gross Development Co. 2.1 Site Acquisition 2.1.1 Site value (residua 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.2 Extra-over BR2013 2.4 Extra over constitute abnormals (reconstruction) 2.4.1 Externals 2.4.2 Site abnormals (reconstruction) 2.4.2 Site opening up co. 2.5 Professional Fee	Flats (NIA) House	No. of units 15 6 21 No. of units 0 0 No. of units 2 1 3 No. of units 1 0 1 No. of units 1 2 1 2 1 3 No. of units 1 2 1 1 1	Size sq.m 65 90 Size sq.m 75	967 574 1540.63 Total sq.m 0 0.00 Total sq.m 137 81 217.50 Total sq.m 34 20 54.38	£psm £1,700 £1,850 £psm £0 £0 £9971 £psm £1,020 £1,110 £1,110	£1,643,688 £1,061,438 Total Value £0 £0 £0 £121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 £1,75% -487,437	
1.1 Private units 1.2 Social rent 1.3 Affordable rent 1.3 Intermediate Gross Development Co. 2.1 Site Acquisition 2.1.1 Site value (residua 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.2 Extra-over BR2013 2.4 Extra over construction 2.4.1 Externals 2.4.2 Site abnormals (reconstruction) 2.4.2 Site opening up co. 2.5 Professional Fee	Flats (NIA) House Flats (NIA) House Flats (NIA) House Flats (NIA) House ent value St Flats (GIA) House Flats (GIA) House	No. of units O O No. of units 2 1 3 No. of units 1 O 1 1 1 1 1	Size sq.m 65 90 Size sq.m 65 90 Size sq.m 65 90 Size sq.m 65 90 Size sq.m 75	967 574 1540.63 Total sq.m 0 0.00 Total sq.m 137 81 217.50 Total sq.m 34 20 54.38	£1,700 £1,850 £psm £0 £9893 £971 £psm £1,020 £1,110 Cost per sq.m £1,096	£1,643,688 £1,061,438 Total Value £0 £0 £0 £121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 £1,75% -487,437	
1.2 Social rent 1.3 Affordable rent 1.3 Intermediate Gross Developm 2.0 Development Co. 2.1 Site Acquisition 2.1.1 Site value (residua 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.2 Extra-over BR2013 2.4 Extra over constitute abnormals (render section of the constitute o	Flats (NIA) House Flats (NIA) House Flats (NIA) House ent value st Flats (GIA) House Flats (GIA) House	No. of units O O No. of units 2 1 3 No. of units 1 O 1 1 1 1 1	Size sq.m 65 90 Size sq.m 65 90 Size sq.m 65 90 Size sq.m 65 90 Size sq.m 75	967 574 1540.63 Total sq.m 0 0.00 Total sq.m 137 81 217.50 Total sq.m 34 20 54.38	£1,700 £1,850 £psm £0 £9893 £971 £psm £1,020 £1,110 Cost per sq.m £1,096	£1,643,688 £1,061,438 Total Value £0 £0 £0 £121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 £1,75% -487,437	
1.3 Intermediate Cross Developm 2.0 Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.2 Extra-over BR2013 2.4 Extra over construction 2.4.1 Externals 2.4.2 Site abnormals (residual 2.4.2 Site opening up co. 2.5 Professional Fee 2.5.1 2.6 Contingency	Flats (NIA) House Flats (NIA) House ent value st Flats (GIA) House Flats (GIA) House	No. of units 0 0 No. of units 2 1 3 No. of units 1 0 1 No. of units 15 6 21	Size sq.m 65 90 Size sq.m 65 90 Size sq.m 75 90 Size sq.m 75 90 Size sq.m 75	Total sq.m 0 0 0.00 Total sq.m 137 81 217.50 Total sq.m 34 20 54.38 Purchaser Costs Total sq.m 1,116 574	£psm £893 £971 £psm £1,020 £1,110 Cost per sq.m £1,096	£0 £0 Total Value £121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 -£479,054 1.75% -487,437	
Gross Developm 2.0 Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.2 Extra-over BR2013 2.4 Extra over construction 2.4.1 Externals 2.4.2 Site abnormals (residual) 2.5 Professional Fee 2.5.1 2.6 Contingency	Flats (NIA) House ent value flats (GIA) House Flats (GIA) House Flats (GIA) House	No. of units 2 1 3 No. of units 1 0 1 No. of units 1 5 6 21	Size sq.m 65 90 Size sq.m 75 90 Size sq.m 75 90 Size sq.m 75	Total sq.m 137 81 217.50 Total sq.m 34 20 54.38 Purchaser Costs Total sq.m 1,116 574	£893 £971 £psm £1,020 £1,110	£121,826 £78,671 Total Value £34,808 £22,478 £2,962,908 -£479,054 1.75% -487,437	
2.0 Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over constitute abnormals (residual 2.4.1 Externals 2.4.2 Site abnormals (residual 2.4.2 Site opening up co. 2.5 Professional Fee 2.5.1 2.6 Contingency	Flats (NIA) House ent value flats (GIA) House Flats (GIA) House	No. of units 1 0 1 No. of units 15 6 21	Size sq.m 65 90 Size sq.m 75 90 Size sq.m 75	217.50 Total sq.m	£psm £1,020 £1,110	Total Value £34,808 £22,478 £2,962,908 -£479,054 1.75% -487,437	
2.0 Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over constitution 2.4.1 Externals 2.4.2 Site abnormals (residual 2.4.2 Site opening up co. 2.5 Professional Fee 2.5.1 2.6 Contingency	House ent value st Flats (GIA) House Flats (GIA) House	15 6 21	Size sq.m 75 90 Size sq.m 75 75	20 54.38 Purchaser Costs Total sq.m 1,116 574	£1,110 Cost per sq.m £1,096	£22,478 £2,962,908 -£479,054 1.75% -487,437	
2.0 Development Co. 2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over constitution 2.4.1 Externals 2.4.2 Site abnormals (residual 2.4.2 Site opening up co. 2.5 Professional Fee 2.5.1 2.6 Contingency	Flats (GIA) House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	Total sq.m 1,116 574	£1,096	-£479,054 1.75% -487,437	
2.1 Site Acquisition 2.1.1 Site value (residual 2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second seco	Flats (GIA) House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	Total sq.m 1,116 574	£1,096	1.75% -487,437	
2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second	Flats (GIA) House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	Total sq.m 1,116 574	£1,096	1.75% -487,437	
2.3 Build Costs 2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second	Flats (GIA) House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	Total sq.m 1,116 574	£1,096	1.75% -487,437	
2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second se	House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	Total sq.m 1,116 574	£1,096	-487,437	
2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second se	House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	1,116 574	£1,096		
2.3.1 Private units 2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second se	House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	1,116 574	£1,096	Total Costs	
2.3.2 Affordable units 2.3.3 Extra-over BR2013 2.4 Extra over construction of the second se	House Flats (GIA) House	15 6 21	75 90 ———————————————————————————————————	1,116 574	£1,096	Total Costs	
2.4.1 Extra over construction 2.4.2 Site abnormals (respectively) 2.4.2 Site opening up construction 2.4.2 Professional Fee 2.5.1 2.6 Contingency	House	No. of units 3 1 4	75		2020	£1,222,725 £533,014	
2.4 Extra over construction 2.4.1 Externals 2.4.2 Site abnormals (respectively) 2.4.2 Site opening up construction 2.4.2 Professional Fee 2.5.1 Contingency		4		Total sq.m	Cost per sq.m £1,096	Total Costs £215,775	
2.4.1 Externals 2.4.2 Site abnormals (red 2.4.2 Site opening up co 2.5 Professional Fee 2.5.1 Contingency			90 <u> </u>	101 298.13 er unit	£929	£94,061 £0	
2.4.1 Externals 2.4.2 Site abnormals (red 2.4.2 Site opening up co 2.5 Professional Fee 2.5.1 Contingency		25				£2,065,575	
2.4.2 Site abnormals (red 2.4.2 Site opening up co 2.5 Professional Fee 2.5.1 Contingency	uction costs						
2.4.2 Site opening up co 2.5 Professional Fee 2.5.1 Contingency				n build cost		£206,558	
2.5 Professional Fee 2.5.1 2.6 Contingency				er net ha er unit		£0 £0	
2.5.1 2.6 Contingency			20	or drink		20	
2.6 Contingency	S					£206,558	
-			10% or	n build costs (incl: externals)		£227,213.25	
-						£227,213	
2.6.1			5% or	n build costs (incl: externals)		£113,606.63	
2.7 Developer contri	outions					£113,607	
2.7.1 Lifetime homes			£0 pe	er unit		£0	
2.7.2 CSH Level 4			2.5% bu	uild cost		£51,639	
2.7.3 CIL			£0 pe	er sqm		£0	
2.7.4 S106 contribution			£1,000 pe	er unit		£25,000	
2.7.5 Provision for energ	y requirements		£0 pe	er unit		£0	
2.0						£76,639	
2.8 Sale cost2.8.1 Private units only			3.00% or	n OM GDV		£81,154	
			0.0070			£81,154	
TOTAL DEVELO	PMENT COSTS (including land)					£2,283,308	
3.0 Developer's Prof							
3.1 Private units				n OM GDV		£541,025	
3.2 Affordable units			6% or	n AH build cost (incl: externals	ls)	£20,449	
						£561,474	
						£2,844,782	
TOTAL INCOME - 4.0 Finance Costs	COSTS [EXCLUDING INTEREST]					£118,125	
4.1 Finance	TOTAL COSTS [EXCLUDING INTEREST]		APR 7.00% or	n net costs	PCM 0.565%	-£35,941	
TOTAL PROJECT							

Central Brownf	iel Lower Value Are	ea	50 Units					obc
ITEM				Residual Value			Technical Checks:	
Net Site Area	0.41	Brownfield	Lower Value Are	a -1,941,865	per net ha	_	Sqm/ha Dwgs/ha Units/pa	8,852 122 25
Nr of units	Private 43	Affordable 8		Social re Affordable rent 0.00 6	Intermediate 1.50		GDV=Total costs	-
1.0	Development Va	alue						
1.1	Private units	Flats (NIA) House		No. of units 30 13	Size sq.m 65 90	Total sq.m 1,934 1,148	£psm £1,700 £1,850	Total Value £3,287,375.00 £2,122,875
1.2	Social rent	Flats (NIA) House		No. of units	Size sq.m 65 90	3081.25 Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent			No. of units	Size sq.m 65	0.00 Total sq.m 273	£psm £893	Total Value £243,653
1.3	Intermediate	House		2 6 No. of units	90 Size sq.m	162 435.00 Total sq.m	£971 £psm	£157,343 Total Value
	intermediate	Flats (NIA) House		1 0 2	65 90	68 41 108.75	£1,020 £1,110	£69,615 £44,955
	Gross Developn	ment value						£5,925,815
2.0	Development Co	ost						
2.1	Site Acquisition	1						
2.1.1	Site value (residu	al land value)				Purchaser Costs		-£795,224 1.75%
								-809,140
2.3	Build Costs							
2.3.1	Private units	Flats (GIA) House		No. of units 30 13 43	Size sq.m 75	Total sq.m 2,231 1,148 3378.75	Cost per sq.m £1,096 £929	Total Costs £2,445,450 £1,066,028
2.3.2	Affordable units	s Flats (GIA) House		No. of units 5 2	Size sq.m 75 90	Total sq.m 394 203	Cost per sq.m £1,096 £929	Total Costs £431,550 £188,123
2.3.3	Extra-over BR20			8	£0	596.25 per unit		£0
2.4	Extra over cons	truction costs		50				£4,131,150
2.4.1	Externals				10%	on build cost		£413,115
2.4.2	Site abnormals (r	emediation/demolition	n)		£0	per net ha		£0
2.4.2	Site opening up o	costs			£0	per unit		£0
2.5	Professional Fe	es						£413,115
2.5.1	T TOTOGOTO HAT T O				10%	on build costs (incl: externals)		£454,427
					1070			£454,427
2.6	Contingency							
2.6.1					5%	on build costs (incl: externals)		£227,213
2.7	Developer contr	ributions						£227,213
2.7.1	Lifetime homes				£0	_per unit		£0
2.7.2	CSH Level 4				2.5%	build cost		£103,279
2.7.3	CIL				£0	per sqm		£0
2.7.4	S106 contribution	n			£1,000	per unit		£50,000
2.7.5	Provision for ener	rgy requirements			£0	per unit		£0
								£153,279
2.8	Sale cost				0.000/	7 ou onv		2422.202
2.8.1	Private units only				3.00%	on OM GDV		£162,308
	TOTAL DEVELO	OPMENT COSTS (in	cluding land)					£4,732,351
3.0	Developer's Pro		ciduling land)					24,132,331
3.1	Private units				20%	on OM GDV		£1,082,050
3.2	Affordable units				6%	on AH build cost (incl: externals)		£40,898
								£1,122,948
	TOTAL PROJEC	CT COSTS [EXCLUD	DING INTEREST]					£5,855,299
4.0		- TOTAL COSTS [E	EXCLUDING INTERES	ST]				£70,516
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£70,516
		T 00272 ****	NO NITES		1.00/6		0.000/0	
This appraisal ha	as been prepared by	Peter Brett Associate evel. This appraisal is	es for the Council. The	appraisal has been prepared ' (RICS Valuation – Profession	d in line with the Ronal Standards Ja	ICS valuation guidance. The purpo	se of the appraisal is to inf ot be relied upon as such.	£5,925,815 orm the Council about the impact of planning

Central Brownfield	l Lower Value Are	a	25 Units						aha
ITEM				Danish at Walnu			Tarkwing LObracks	_	peterbrett
Net Site Area	0.35	Brownfield	Lower Value Are	Residual Value 677,987	per net ha		Technical Checks: Sqm/ha Dwgs/ha Units/pa		6,469 72 15
Nr of units	Private 21	Affordable 4		Social re Affordable ren	t Intermediate 0.75	e	GDV=Total costs		-
1.0	Development Va	lue							
1.1	Private units	Flats (NIA) House		No. of units 0 21	Size sq.m 65 90	Total sq.m 0 1,913 1912.50	£psm £1,700 £1,850	Total Valu £0 £3,538,129	
1.2	Social rent	Flats (NIA) House		No. of unit : 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Valu £0 £0	<u>e</u>
1.3	Affordable rent	Flats (NIA) House		0 No. of unit : 0 3	s Size sq.m 65 90	0.00 Total sq.m 0 270	£psm £893 £971	Total Valu £0 £262,238	
1.3	Intermediate	Flats (NIA) House		3 No. of unit : 0 1	s Size sq.m 65 90	270.00 Total sq.m 0 68	£psm £1,020 £1,110	Total Valu £0 £74,925	<u>e</u>
	Gross Developm	nent value		1		67.50		£3,875,28	8
2.2								32,213,23	
2.0	Development Co	ost							
2.1	Site Acquisition	al land value)						C225 020	
2.1.1	Site value (residua	ai iand value)				Purchaser Costs		£235,830 2.75%	
								242,315	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of unite 0 21	s Size sq.m 75 90	Total sq.m 0 1,913 1912.50	Cost per sq.m £1,054 £929	Total Cost £0 £1,776,713	
2.3.2	Affordable units	Flats (GIA) House		No. of unite 0 4	s Size sq.m 75 90		Cost per sq.m £1,054 £929	Total Cost £0 £313,538	
2.3.3	Extra-over BR201	3		4	£0	337.50 per unit		£0	
2.4	Extra over const	truction costs		25				£2,090,25	0
2.4.1	Externals				10%	on build cost		£209,025.0	00
2.4.2	Site abnormals (re	emediation/demolitic	on)		£0	per net ha		£0	
2.4.2	Site opening up c	osts			£0	per unit		£0	
								£209,025	
2.5	Professional Fee	es							
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency							£229,928	
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contr	ibutions						£114,964	
2.7.1	Lifetime homes				£0	per unit		03	
2.7.2	CSH Level 4				2.5%	build cost		£52,256	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£25,000	
2.7.5	Provision for ener	gy requirements			£0	per unit		£0	
2.8	Sale cost							£77,256	
2.8.1	Private units only				3.00%	on OM GDV		£106,144	
								£106,144	
3.0	TOTAL DEVELO Developer's Prof	PMENT COSTS (ir fit	ncluding land)					£3,069,88	
3.1	Private units				20%	on OM GDV		£707,625	
3.2	Affordable units				6%	on AH build cost (incl: externals))	£20,693	
								£728,318	
	TOTAL PROJEC	T COSTS [EXCLU	DING INTEREST]					£3,798,200	0
4.0		- TOTAL COSTS [EXCLUDING INTERES	ST]				£77,088	
4.0	Finance Costs				APR	Tan est est	PCM		
4.1	Finance				7.00%	on net costs	0.565%	-£77,088	
This appraisal has b	een prepared by Pe	T COSTS [INCLUE eter Brett Associates appraisal is not a for	s for the Council. The ap	opraisal has been prepared Valuation – Professional St	d in line with the RIG andards January 2	CS valuation guidance. The purpos 2014) valuation and should not be re	se of the appraisal is to inforrelied upon as such.	£3,875,286 m the Council about the in	

Felixstowe Road	Lower Value Area	1	70 Units							do
ITEM				Residual \				Technical Checks:		peterbre
Net Site Area	1.11	Brownfield	Lower Value Area	595 <u>,</u>	812	per net ha]	Sqm/ha Dwgs/ha		5,673 63
Nr of units	Private 60	Affordable 11		Social re Affordable		Intermediate 2.10	ı	Units/pa GDV=Total costs		31
1.0	Development Val	ue								
1.1	Private units			No. of unit		Size sq.m	Total sq.m	£psm	Total Va	ilue
		Flats (NIA) House		0 60 60	0	65 90	0 5,355 5355.00	£1,700 £1,850	£9,906,7	750
1.2	Social rent			No. of		Size sq.m	Total sq.m	£psm	Total Va	alue
		Flats (NIA) House		0 0)	65 	0 0 0.00	£0 £0	£0 £0	
1.3	Affordable rent			No. of		Size sq.m	Total sq.m	£psm	Total Va	alue
		Flats (NIA) House		8	}	65 _ 90	0 756	£893 £971	£0 £734,2	65
1.3	Intermediate			8 No. o f		Size sq.m	756.00 Total sq.m	£psm	Total Va	alue
		Flats (NIA) House		0) !	65 90	0 189	£1,020 £1,110	£0 £209,7	
	Cross Davidson	ent value		2	!		189.00		C40.0E0	205
2.0	Gross Developme								£10,850,	805
2.0	Development Cos Site Acquisition	Σ								
2.1.1	Site value (residual	l land value)							£661,6	46
							Purchaser Costs		5.75%	6
									699,69	1
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)		No. of 0)	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Co	
		House		60		_ 90	<u>5,355</u> 5355.00	£929	£4,974,79	15.00
2.3.2	Affordable units	Flats (GIA)		No. of		Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Co	
0.00	F. 100 - 200 - DD0046	House		<u> </u>		90	945 945.00	£929	£877,905	5.00
2.3.3	Extra-over BR2013	;				£0	per unit		£0	
2.4	Extra over constr	ruction costs		70	0				£5,852,7	700
2.4.1	Externals					10%	on build cost		£585,270	0.00
2.4.2	Site abnormals (re	mediation/demolitic	on)			£0	per net ha		£0	
2.4.2	Site opening up co	sts				£0	per unit		£0	
									£585,2	70
2.5	Professional Fee	S				400/	Tara build acets (in all automala)		CC 42. 7	07
2.5.1						10%	on build costs (incl: externals)		£643,7	
2.6	Contingency								,	
2.6.1						5%	on build costs (incl: externals)		£321,8	
2.7	Developer contril	outions							£321,8	99
2.7.1	Lifetime homes					£0	per unit		£0	
2.7.2 2.7.3	CSH Level 4 CIL					2.5% £0	build cost per sqm		£146,3	18
2.7.4	S106 contribution]per unit		£70,00	00
2.7.5	Provision for energ	y requirements				£0	per unit		£0	
2.8	Sale cost								£216,3	18
2.8.1	Private units only					3.00%	on OM GDV		£297,2	03
									£297,2	
3.0	TOTAL DEVELOR Developer's Profi		ncluding land)						£8,616,8	376
3.1	Private units					20%	on OM GDV		£1,981,3	350
3.2	Affordable units					6%	on AH build cost (incl: external	5)	£57,94	
	TOTAL BBG ITS		DING INTEREST						£2,039,2	
	TOTAL INCOME -		DING INTEREST] EXCLUDING INTERES						£10,656,	
4.0	Finance Costs	. 51AL 00013		-		APR		PCM	۱۶4,0	
4.1	Finance						on net costs	0.565%	-£194,6	37
	TOTAL BROLES	COSTS INCLU	NING INTEDEST						C40.0E0	805
This appraisal has be has on viability at a st	TOTAL PROJECT een prepared by Peter trategic level. This app	r Brett Associates fo	or the Council. The app	raisal has been prepa luation – Professiona	red in line	with the RICS v	valuation guidance. The purpos	e of the appraisal is to inform lied upon as such.	£10,850, the Council about the ir	

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,125,261	per net ha		Technical Checks: Sqm/ha		3,402 38
Nr of units	Private 15	Affordable 3		Social rel Affordable rent 0.00 2	Intermediate 0.54		Dwgs/ha Units/pa GDV=Total costs		12
1.0	Development Valu	ue							
1.1	Private units	Flats (NIA) House		No. of units 0 <u>15</u> 15	Size sq.m 65 90	Total sq.m 0 1,377 1377.00	£psm £1,950 £2,200	Total Value £0 £3,029,400	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of units 0 2	Size sq.m 65 90	0.00 Total sq.m 0 194	£psm £1,024 £1,155	Total Value £0 £224,532	
1.3	Intermediate	Flats (NIA) House		2 No. of units 0 1	Size sq.m 65 90	194.40 Total sq.m 0 49	£psm £1,170 £1,254	Total Value £0 £60,944	
				1		48.60	21,201		
	Gross Developme	ent value						£3,314,876	
2.0	Development Cos	st							
2.1 2.1.1	Site Acquisition Site value (residual	l land value)				Purchaser Costs		£535,775 5.75%	
								566,583	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 15 15	Size sq.m 75	Total sq.m 0 1,377 1377.00	Cost per sq.m £1,054 £929	Total Costs £0 £1,279,233.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 3 3	Size sq.m 75 90	Total sq.m 0 243 243.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £225,747.00	
2.3.3	Extra-over BR2013	3		3	£0	per unit		£0	
				18				£1,504,980	
2.4	Extra over constr	uction costs							
2.4.1	Externals					on build cost		£150,498.00	
2.4.22.4.2	Site abnormals (rei	mediation/demolition) sts				per net ha per unit		£0	
								£150,498	
2.5	Professional Fees	S						<u> </u>	
2.5.1					10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1					5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	outions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£37,625	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution					per unit		£18,000	
2.7.5	Provision for energ	y requirements			£0	per unit		£0	
2.8	Sale cost							£55,625	
2.8.1	Private units only				3.00%	on OM GDV		£90,882	
								£90,882	
3.0		MENT COSTS (inclu	uding land)					£2,616,889	
3.0	Developer's Profi				2007	on OM GDV		£605,880	
3.13.2	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£14,899	
								£620,779	
	TOTAL PROJECT	COSTS [EXCLUDIN	IG INTEREST]					£3,237,668	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EX	CLUDING INTEREST]					£77,208	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£77,208	
	pared by Peter Brett As		cil. The appraisal has bee	en prepared in line with the RICs January 2014) valuation and s		e. The purpose of the appraisal is t	o inform the Council about the	£3,314,876 e impact of planning policy has	

Central/West Brown	field Lower Value Area 25 Units					
TEM		Residual Value			Technical Checks:	peterbre
Net Site Area	0.43 Brownfield Lower Value Are		per net ha		Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 21 4	Social re Affordable rent	Intermediate 0.75		Units/pa GDV=Total costs	
1.0	Development Value	0.00	0.73			
1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA) House	0 21	65 90	0 1,913	£1,700 £1,850	£0 £3,538,125
	Social rout	21	Sizo on m	1912.50	Cnom	Total Value
1.2	Social rent Flats (NIA) House	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0 £0
		0	_	0.00		<u> </u>
1.3	Affordable rent Flats (NIA)	No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value £0
	House	3 3	90	270 270.00	£971	£262,238
.3	Intermediate Flats (NIA)	No. of units 0	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0
	House	<u> </u>	90	68 67.50	£1,110	£74,925
	Gross Development value					£3,875,288
0	Development Cost					
2.1	Site Acquisition					
2.1.1	Site value (residual land value)					£235,830
				Purchaser Costs		2.75%
						242,315
2.3	Build Costs					
2.3.1	Private units Flats (GIA)	No. of units 0	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0
	House	21 21	90	1,913 1912.50	£929	£1,776,712.50
2.3.2	Affordable units Flats (GIA)	No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00
	House	4 4	90	338 337.50	£929	£313,537.50
2.3.3	Extra-over BR2013		£0 p	per unit		£0
		25				£2,090,250
2.4	Extra over construction costs					
2.4.1	Externals			on build cost		£209,025.00
2.4.2	Site abnormals (remediation/demolition) Site opening up costs			per net ha per unit		£0
·· ··-	one opening up coole		P	O7 G		20
5	Professional Fees					£209,025
2.5.1			10% o	on build costs (incl: externals)		£229,928
						£229,928
2.6	Contingency			on build coate (incl. externals)		C444.0C4
2.6.1			5% o	on build costs (incl: externals)		£114,964
2.7	Developer contributions					
2.7.1	Lifetime homes		•	per unit		£0
2.7.2 2.7.3	CSH Level 4 CIL			ouild cost per sqm		£52,256 £0
2.7.4	S106 contribution			per unit		£25,000
2.7.5	Provision for energy requirements		£0 p	per unit		£0
2.8	Sale cost					£77,256
8.1	Private units only		3.00% o	on OM GDV		£106,144
						£106,144
	TOTAL DEVELOPMENT COSTS (including land)					£3,069,881
.0 .1	Developer's Profit Private units		20% o	on OM GDV		£707,625
2	Affordable units			on AH build cost (incl: externals)		£20,693
						£728,318
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£3,798,200
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	эт]				£77,088
.0	Finance Costs		APR	on not costs	PCM	677.000
4.1	Finance		7.00% 0	on net costs	0.565%	-£77,088

EM				Residual Value		_	Technical Checks	<u> </u>	petert
Site Area	0.81	Greenfield	Lower Value Area	580,655	per net ha]	Sqm/ha Dwgs/ha		5,544 62
units	Private 43	Affordable 8		ocial re Affordable rent	Intermediate 1.50		Units/pa GDV=Total costs		25 -
	Development Value			0.00	1.00				
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	.
		Flats (NIA) House		0 43	65 	0 3,825	£1,700 £1,850	£0 £7,076,250	
	Social rent			43 No. of units	Size sq.m	3825.00 Total sq.m	£psm	Total Value	<u>,</u>
	oociai rent	Flats (NIA) House		0 0	65 90	0	£0 £0	£0 £0	
	Affandalda nant			0	_	0.00	0	Tatal Value	
	Affordable rent	Flats (NIA) House		No. of units 0 6	Size sq.m 65 90	Total sq.m 0 540	£psm £893 £971	Total Value £0 £524,475	<u>:</u>
		110400		6	_	540.00			
	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 0 135	£psm £1,020 £1,110	Total Value £0 £149,850	!
		House		2		135.00	21,110	£149,030	
	Gross Development	value						£7,750,575	
	Development Cost								
	Site Acquisition								
	Site value (residual lar	nd value)				D. vol. a. a. a. O. a. ta		£471,328	
						Purchaser Costs		4.75%	
	Duild Coata							493,717	
4	Build Costs Private units			No of unito	Sizo oa m	Total on m	Coot not on m	Total Coats	
1	Private units	Flats (GIA) House		No. of units 0 43	Size sq.m 75 90	Total sq.m 0 3,825	Cost per sq.m £1,054 £929	### Total Costs ### £0 ### £3,553,425.0	
		110000		43		3825.00	2023	20,000,420.0	<u> </u>
2	Affordable units	Flats (GIA)		No. of units 0	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
•	F 1	House		<u>8</u> 8	90	675 675.00	£929	£627,075.00)
3	Extra-over BR2013				£0	per unit		£0	
	Extra over construct	ion costs		50				£4,180,500	
I	Externals				10%	on build cost		£418,050.00)
2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	
2	Site opening up costs				£0	per unit		£0	
								£418,050	
	Professional Fees							2410,000	
I					10%	on build costs (incl: externals)		£459,855	
	Contingency							£459,855	
1	5				5%	on build costs (incl: externals)		£229,928	
						·		£229,928	
	Developer contributi	ons			00	7			
•	Lifetime homes CSH Level 4				£0 2.5%	per unit build cost		£104,513	
3	CIL CIL				£0	per sqm		£104,513	
4	S106 contribution				£1,000	per unit		£50,000	
5	Provision for energy re	equirements			£0	per unit		£0	
	Sale cost							£154,513	
1	Private units only				3.00%	on OM GDV		£212,288	
								£212,288	
		ENT COSTS (including	land)					£6,148,849	
	Developer's Profit					7			
	Private units				20%	on OM GDV		£1,415,250	
	Affordable units				6%	on AH build cost (incl: externals)		£41,387 £1,456,637	
	TOTAL PROJECT OF	OSTS IEVOLUDINO III	TEDERTI						
		OSTS [EXCLUDING IN						£7,605,486	
	Finance Costs	OTAL COSTS [EXCLUI	DING INTEREST		ADD		DOM	£145,089	
					APR	_	PCM		
	Finance				7.00%	on net costs	0.565%	-£145,089	

TEM let Site Area	1.81	Brownfield	Lower Value Are	Residual Valual -97,515			Technical Checks Sqm/ha	5,214
	Private	Affordable		Social re Affordable re	ent Intermediate		Dwgs/ha Units/pa GDV=Total costs	58 39 0
r of units	Private 89	Affordable 16		0.00 13	ent Intermediate 3.15		GDV=1 otal costs	U
0	Development Value							
1	Private units	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0
		House		<u>89</u> 89	90	8,033 8032.50	£1,850	£14,860,125
.2	Social rent	Flats (NIA)		No. of ur	nits Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0
		House		0	90	0.00	£0	£0
.3	Affordable rent	Flats (NIA)		No. of ur	nits Size sq.m 65	Total sq.m	£psm £893	Total Value £0
		House		13 13	90	1,134 1134.00	£971	£1,101,398
.3	Intermediate			No. of ur	-	Total sq.m	£psm	Total Value
		Flats (NIA) House		3	65 	0 284 283.50	£1,020 £1,110	£0 £314,685
	Gross Development	value				200.00		£16,276,208
.0	Development Cost	· · · · · · · · · · · · · · · · · · ·						213,210,200
1	Site Acquisition							
1.1	Site value (residual la	nd value)						-£176,738
	·	,				Purchaser Costs		1.75%
								-179,831
3	Build Costs							
.3.1	Private units	FI ((QIA)		No. of ur	•	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		0 89 89	75 	0 8,033 8032.50	£1,054 £929	£0 £7,462,192.50
.3.2	Affordable units			No. of ur	nits Size sq.m		Cost per sq.m	Total Costs
0.2	7.110. dable dilite	Flats (GIA) House		0 16	75 90	0 1,418	£1,054 £929	£0.00 £1,316,857.50
3.3	Extra-over BR2013			16	£0	1417.50 per unit		£0
				405				00 770 050
4	Extra over construct	tion costs		105				£8,779,050
4.1	Externals				10%	on build cost		£877,905.00
.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0
.4.2	Site opening up costs				£11,946	per unit		£1,254,308
								£2,132,213
5	Professional Fees							
5.1					10%	on build costs (incl: externa	als)	£965,696
.6	Contingency							£965,696
6.1					5%	on build costs (incl: externa	als)	£482,848
7	Developer contributi	ions						£482,848
7 .1	Lifetime homes				£0	per unit		£0
7.2	CSH Level 4				2.5%	build cost		£219,476
7.3	CIL				£0	per sqm		£0
7.4	S106 contribution				£1,000	per unit		£105,000
7.5	Provision for energy re	equirements			£0	per unit		£0
.8	Sale cost							£324,476
8.1	Private units only				3.00%	on OM GDV		£445,804
								£445,804
.0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includi	ing land)					£12,950,255
.1	Private units				20%	on OM GDV		£2,972,025.00
2	Affordable units				6%	on AH build cost (incl: exte	ernals)	£86,913
								£3,058,938
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£16,009,192
	TOTAL INCOME - TO	OTAL COSTS [EXCL	UDING INTEREST]					£267,015
0	Finance Costs				APR	Town most and	PCM	2007.045
.1	Finance				7.00%	on net costs	0.565%	-£267,015

Helena Road	Lower Value Area		566 Units						
ITEM				Residual Value			Technical Checks:	-	peterbrett
Net Site Area	1.13	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha		32,667 503
	Private	Affordable		Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		93
Nr of units	481	85		0.00 68	16.98				
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 481 0 481	Size sq.m 65	Total sq.m 31,272 0 31271.50	£psm £1,700 £1,850	£53,161,550 £0	
1.2	Social rent	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		0 No. of units 68	Size sq.m	0.00 Total sq.m 4,415	£psm £893	Total Value £3,940,209	
		House		0 68	90	<u>0</u> 4414.80	£971	£0	
1.3	Intermediate	Flats (NIA) House		No. of units 17 0 17	Size sq.m 65 	Total sq.m 1,104 0 1103.70	£psm £1,020 £1,110	£1,125,774 £0	
	Gross Development	value						£58,227,533	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)						-£38,888,880	
						Purchaser Costs		1.75%	
								-39,569,435	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 481 0	Size sq.m 75 90	Total sq.m 36,083	Cost per sq.m £1,395 £929	Total Costs £50,335,088 £0.00	
2.3.2	Affordable units			481 No. of units	Size sq.m	36082.50 Total sq.m	Cost per sq.m	Total Costs	
2.0.2	Allorable antis	Flats (GIA) House		85 0	75 90	6,368 	£1,395 £929	£8,882,662.50 £0.00	
2.3.3	Extra-over BR2013			85	£0	6367.50 per unit		£0	
				566				£59,217,750	
2.4	Extra over construct	ion costs		340				200,2 , 0	
2.4.1	Externals				10%	on build cost		£5,921,775.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£14,137	per unit		£8,001,378	
								£13,923,153	
2.5	Professional Fees				400/			00.540.050	
2.5.1					10%	on build costs (incl: externals)		£6,513,953 £6,513,953	
2.6	Contingency							20,310,333	
2.6.1					5%	on build costs (incl: externals)		£3,256,976	
2.7	Developer contribution	ons						£3,256,976	
2.7.1	Lifetime homes				£0	per unit		03	
2.7.2	CSH Level 4				2.5%	build cost		£1,480,444	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy re	equirements			£0	per unit		£0	
2.8	Sale cost							£2,046,444	
2.8.1	Private units only				3.00%	on OM GDV		£1,594,847	
	-							£1,594,847	
	TOTAL DEVELOPME	NT COSTS (inclu	ding land)					£46,983,686	
3.0	Developer's Profit					<u> </u>			
3.1	Private units				20%	on OM GDV		£10,632,310	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£586,256	
	TOTAL BROUEST OF	2070 (EVOLUBIN	O INTEREST					£11,218,566	
	TOTAL INCOME. TO							£58,202,252	
4.0	TOTAL INCOME - TO Finance Costs	TAL CUSIS [EXC	CLUDING INTEREST		400		DOM	£25,281	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£25,281	
	TOTAL PROJECT CO			isal has been prepared in line v				£58,227,533	

Island Site	Lower Value Area	271 Units						Oho
ITEM			Residual Value		_	Technical Checks:		peterbrett
Net Site Area	1.92	Brownfield Lower Value Area	-3,937,554	per net ha		Sqm/ha Dwgs/ha		10,218 141
Nr of units	Private 230		cial re Affordable rent	Intermediate 8.13	e	Units/pa GDV=Total costs		65 -
1.0	Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House	161 69	65 	10,481 6,219	£1,700 £1,850	£17,817,573 £11,505,983	3
4.2	Casial rant		230	Siza an m	16700.38	Cm am	Total Value	
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	### Total Value ### £0 #### £0	
		House	0		0.00	20	20	
1.3	Affordable rent	Flats (NIA)	No. of units 23	Size sq.m 65	Total sq.m 1,480	£psm £893	Total Value £1,320,597	
		House	10 33	90	878 2357.70	£971	£852,796	
1.3	Intermediate	Flots (NIIA)	No. of units	Size sq.m	Total sq.m 370	£psm £1,020	Total Value £377,313	:
		Flats (NIA) House	6 2 8	65 90	220 589.43	£1,020 £1,110	£377,313 £243,656	
	Gross Developmen	t value			000.10		£32,117,917	
2.0	-						232,117,317	
2.0	Development Cost							
2.1 2.1.1	Site Acquisition Site value (residual la	and value)					-£7,571,039	
2.1.1	Oile value (residual la	ind value)			Purchaser Costs		1.75%	
							-7,703,532	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	i
		Flats (GIA) House	161 69	75 90	12,093 6,219	£1,096 £929	£13,254,339 £5,777,869.0	5
2.2.2	Affardahla unita		230	Si	18312.83	Coat non on m	Tatal Coata	
2.3.2	Affordable units	Flats (GIA) House	No. of units 28 12	Size sq.m 75 90	Total sq.m 2,134 1,098	Cost per sq.m £1,096 £929	Total Costs £2,339,001.0 £1,019,623.9	0
2.3.3	Extra-over BR2013	House	41		3231.68 per unit	2323	£0	
					·			
2.4	Extra over construc	ction costs	271				£22,390,833	
2.4.1	Externals			10%	on build cost		£2,239,083.3	0
2.4.2	Site abnormals (reme	ediation/demolition)		£0	per net ha		03	
2.4.2	Site opening up cost	S		£13,133	per unit		£3,559,096	
							£5,798,179	
2.5	Professional Fees						23,730,173	
2.5.1				10%	on build costs (incl: externals)		£2,462,992	
2.6	Contingency						£2,462,992	
2.6.1	- Commigency			5%	on build costs (incl: externals)		£1,231,496	$\overline{}$
							£1,231,496	
2.7	Developer contribu	tions						
2.7.1	Lifetime homes CSH Level 4			£0	per unit build cost		£559,771	
2.7.22.7.3	CIL			£0	per sqm		£0	
2.7.4	S106 contribution			£1,000	per unit		£271,000	
2.7.5	Provision for energy	requirements		£0	per unit		03	
2.8	Sale cost						£830,771	
2.8.1	Private units only			3.00%	on OM GDV		£879,707	
							£879,707	
		IENT COSTS (including land)					£25,890,445	
3.0	Developer's Profit			25:			AT	
3.1 3.2	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£5,864,711 £221,669	
	o. dabio unito			<u> </u>			£6,086,380	
	TOTAL PROJECT O	COSTS [EXCLUDING INTEREST]					£31,976,825	
		OTAL COSTS [EXCLUDING INTEREST]					£141,092	
4.0	Finance Costs			APR		PCM		
4.1	Finance			7.00%	on net costs	0.565%	-£141,092]
	TOTAL PROJECT (COSTS (INICI LIDING INTEREST)					000 447 047	,
	as been prepared by Pe	ter Brett Associates for the Council. The appraisa					£32,117,917 he Council about the impa	
nas on viability at	t a strategic level. This a	ppraisal is not a formal 'Red Book' (RICS Valuat	ion – Protessional Standa	ards January 20°	14) valuation and should not be relied	upon as such.		

Silo TEM	Lower Value Area	48 U	nits						C
et Site Area	0.12	Greenfield Lo	ower Value Area	Residual Value -22,483,243	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,579 409	
of units	Private 41	Affordable 7		ocial re Affordable rent 0.00 6	Intermediate 1.44		Units/pa GDV=Total costs	-	}
	Development Value								
	Private units	Flats (NIA) House		No. of units 41 0 41	Size sq.m 65 	Total sq.m 2,652 0 2652.00	£psm £1,700 £1,850	Total Value £4,508,400 £0	}
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
;	Affordable rent	Flats (NIA) House		0 No. of units 6 0	Size sq.m 65 90	0.00 Total sq.m 374 0	£psm £893 £971	Total Value £334,152 £0	7
3	Intermediate	Flats (NIA) House		6 No. of units 1 0	Size sq.m 65 90	374.40 Total sq.m 94 0	£psm £1,020 £1,110	Total Value £95,472 £0	- -
	Gross Development			1	_	93.60		£4,938,024	_
		· value						24,000,024	
0	Development Cost								
1	Site Acquisition								
.1.1	Site value (residual la	and value)						-£2,639,245]
						Purchaser Costs		1.75%	_
								-2,685,431	
.3	Build Costs								
.3.1	Private units	Flats (GIA) House		No. of units 41 0 41	Size sq.m 75 90	Total sq.m 3,060 0 3060.00	Cost per sq.m £1,395 £929	Total Costs £4,268,700 £0.00]
3.2	Affordable units	Flats (GIA) House		No. of units 7 0	Size sq.m 75 90	Total sq.m 540 0	Cost per sq.m £1,395 £929	Total Costs £753,300.00 £0.00	7
3.3	Extra-over BR2013			7	£0	540.00 per unit		£0]
1	Extra over construc	tion costs		48				£5,022,000	
4.1	Externals				10%	on build cost		£502,200.00]
4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0]
4.2	Site opening up costs	S			£0	per unit		£0	J
								£502,200	
5	Professional Fees							£302,200	
5.1					10%	on build costs (incl: externals)		£552,420]
								£552,420	
6	Contingency					_			
6.1					5%	on build costs (incl: externals)		£276,210.00	<u></u>
7	Developer contribut	ions						£276,210	
7.1	Lifetime homes				£0	per unit		£0]
7.2	CSH Level 4				2.5%	build cost		£125,550]
7.3	CIL				£0	per sqm		£0]
7.4	S106 contribution				£1,000	per unit		£48,000]
7.5	Provision for energy re	requirements			£0	per unit		£0]
3	Sale cost							£173,550	
3.1	Private units only				3.00%	on OM GDV		£135,252]
								£135,252	
		ENT COSTS (including land)					£3,976,201	
	Developer's Profit					7		-	7
1	Private units				20%	on OM GDV		£901,680] ¬
,	Affordable units				6%	on AH build cost (incl: externals))	£49,718	
								£951,398	
								£4,927,598	
		OSTS EXCLUDING INTERE							
0		OSTS [EXCLUDING INTERE						£10,426	
	TOTAL INCOME - TO				APR 7.00%	on net costs	PCM 0.565%	£10,426]

Former Tooks Bakery	Mid Value Area	101 Units					
ITEM Net Site Area	1.55	Brownfield Mid Value Area	Residual Value	per net ha	 7	Technical Checks:	peterbret 5,870
	Private	Affordable	Social re Affordable rent	Intermediate	-	Dwgs/ha Units/pa GDV=Total costs	65 38
Nr of units	86	15	0.00 12	3.03		057-7014700010	
.0	Development Valu	ie .					
.1	Private units	Flats (NIA) House	No. of units 0 86 86	Size sq.m 65	Total sq.m 0 7,727 7726.50	£psm £1,950 £2,200	Total Value £0 £16,998,300
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent	Flats (NIA)	No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Value
1.3	Intermediate	House	12 12 No. of units	90 Size sq.m	1,091 1090.80 Total sq.m	£1,155 £psm	£1,259,874 Total Value
		Flats (NIA) House		65 90	0 273 272.70	£1,170 £1,254	£0 £341,966
	Gross Developme	ent value					£18,600,140
2.0	Development Cos	t					
2.1	Site Acquisition						
2.1.1	Site value (residual	land value)			Purchaser Costs		£1,905,938 5.75%
							2,015,529
2.3	Build Costs						
2.3.1	Private units	Flats (GIA) House	No. of units 0 86 86	Size sq.m 75 90	Total sq.m 0 7,727 7726.50	Cost per sq.m £1,054 £929	Total Costs £0 £7,177,918.50
2.3.2	Affordable units	Flats (GIA) House	No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,364	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,266,691.50
2.3.3	Extra-over BR2013		15	£0	1363.50 per unit		0£0
2.4	Extra over constru	uction costs	101				£8,444,610
2.4.1	Externals			10%	on build cost		£844,461.00
2.4.2	Site abnormals (rem	nediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up cos				per unit		£1,201,852
2.5	Professional Fees						£2,046,313
2.5.1				10%	on build costs (incl: externals)		£928,907
2.6	Contingency						1020,001
2.6.1				5%	on build costs (incl: externals)		£464,454
2.7	Developer contrib	utions					£464,454
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			2.5%	build cost		£211,115
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£101,000
2.7.5	Provision for energy	requirements		£0	per unit		£0
2.8	Sale cost						£312,115
2.8.1	Private units only			3.00%	on OM GDV		£509,949
							£509,949
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land)					£14,721,877
				20%			£3 300 660
3.1	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£3,399,660 £83,602
							£3,483,262
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£18,205,138
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£395,001
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£395,001

King George V Field	Mid Value Area		99 Units						abo.
ITEM								_	peterbrett
Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value 951,224	per net ha]	Technical Checks: Sqm/ha		4,547
						_	Dwgs/ha Units/pa		51 38
Nr of units	Private 84	Affordable 15		Social re Affordable rent 0.00 12	Intermediate 2.97		GDV=Total costs		-
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	i iivate units	Flats (NIA) House		0 84	65 90	0 7,574	£1,950 £2,200	£0 £16,661,700	
		Tiouse		84	30	7573.50	22,200	210,001,700	
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value	
		House		0	90	0 0.00	£0	£0	
1.3	Affordable rent			No. of units	Sizo sa m		Enem	Total Value	
1.3	Alfordable rent	Flats (NIA) House		0	Size sq.m 65 90	Total sq.m 0 1,069	£psm £1,024 £1,155	£0 £1,234,926	
		Tiouse		<u>12</u> 12	90	1069.20	£1,133	11,234,920	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m	Total sq.m 0	£psm £1,170	Total Value	
		House		3	65 90	267 267.30	£1,170 £1,254	£335,194	
						207.30			
	Gross Development	value						£18,231,820	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lan	nd value)						£1,863,882	
						Purchaser Costs		5.75%	
								1,971,055	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 84	75 90	0 7,574	£1,054 £929	£0 £7,035,781.50	
				84		7573.50		, ,	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs	
		House		<u>15</u> 15	90	1,337 1336.50	£929	£1,241,608.50)
2.3.3	Extra-over BR2013				03	per unit		£0	
				99				£8,277,390	
2.4	Extra over construct	tion costs						,,	
2.4.1	Externals				10%	on build cost		£827,739.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,876	per unit		£1,175,701	
2.5	Professional Fees							£2,003,440	
2.5.1					10%	on build costs (incl: externals)		£910,513	
						<u>,</u> , ,		£910,513	
2.6	Contingency							-,-	
2.6.1					5%	on build costs (incl: externals)		£455,256	
2.7	Davidanas aantributi	:						£455,256	
2.7	Developer contributi	ions				7 <u>-</u>		C0	
2.7.1	Lifetime homes					per unit		03	
2.7.2	CSH Level 4					build cost		£206,935	
2.7.3	CIL CALCULATION OF THE CALCULATI					_per sqm		03	
2.7.4	S106 contribution					_per unit		£99,000	
2.7.5	Provision for energy re	equirements			£0	per unit		03	
								C20F 02F	
2.8	Sale cost							£305,935	
2.8.1	Private units only				3.00%	on OM GDV		£499,851	
								£499,851	
	TOTAL DEVELOPME	ENT COSTS (includi	ng land)					£14,423,441	
3.0	Developer's Profit					_			
3.1	Private units					on OM GDV		£3,332,340	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£81,946	
								£3,414,286	
	TOTAL PROJECT CO	OSTS EXCLUDING	INTEREST]					£17,837,727	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£394,093	
					APR	Jon not costs	PCM 0.565%	0004.000	
4.1	Finance				7.00%	on net costs	0.565%	-£394,093	
	TOTAL PRO 1707	0070 (1110)	NTEDECT!					***	
This appraisal has been by	TOTAL PROJECT CO		NTEREST] ncil. The appraisal has been prepared in line w	vith the RICS valuation guidance	e. The purpose of	the appraisal is to inform the Council	about the impact of planni	£18,231,820	
			ndards January 2014) valuation and should no		The purpose of	approach to the other the could	input of plant	g ponog nao on viability at	5 3.0910 10101. 11113

	elc Lower Value Area		25 Units							
ITEM Net Site Area	0.22	Brownfield	Lower Value Are		ual Value 1,985,346	per net ha		Technical Checks: Sqm/ha	petert	
Net Site Area			Lower value Are			_		Dwgs/ha Units/pa		8,374 116 15
Nr of units	Private 21	Affordable 4		Social re Afford	able rent 3	Intermediate 0.75		GDV=Total costs		-
1.0	Development Value									
1.1	Private units	Flats (NIA) House		No. of	units 15 6 21	Size sq.m 65 90	Total sq.m 967 574 1540.63	£psm £1,700 £1,850	Total Value £1,643,688 £1,061,438	
1.2	Social rent	Flats (NIA) House		N 	o. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		N	0 o. of units 2	Size sq.m 65 90	0.00 Total sq.m 137 81	£psm £893 £971	Total Value £121,826 £78,671	
1.3	Intermediate	Flats (NIA)		N	3 o. of units	50 Size sq.m 65	217.50 Total sq.m 34	£psm £1,020	Total Value £34,808	
		House			1	90	<u>20</u> 54.38	£1,110	£22,478	
	Gross Development	t value							£2,962,908	
2.0	Development Cost									
2.1	Site Acquisition									
2.1.1	Site value (residual la	nd value)							-£429,694	
							Purchaser Costs		1.75% -437,213	
2.3	Build Costs								-437,213	
2.3.1	Private units			N	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House			15 6 21	75 90	1,116 574 1689.38	£1,096 £929	£1,222,725 £533,014	
2.3.2	Affordable units	EL . (OIA)		N	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House			3 1 4	75 90	197 101 298.13	£1,096 £929	£215,775 £94,061	
2.3.3	Extra-over BR2013				·	£0 p	er unit		£0	
2.4	Extra over construc	tion costs			25				£2,065,575	
2.4.1	Extra over construct Externals	ction costs				10%	n build cost		£206,558	
2.4.1	Site abnormals (reme	diation/demolition)					er net ha		£206,556	
2.4.2	Site opening up costs						er unit		£0	
									£206,558	
2.5	Professional Fees								2200,550	
2.5.1						10%	n build costs (incl: externals	s)	£227,213.25	
2.6	Contingency								£227,213	
2.6.1	G ,					5%	n build costs (incl: externals	s)	£113,606.63	
2.7	Developer contribut	liana							£113,607	
2.7 2.7.1	Developer contribut Lifetime homes	tions				£0	er unit		£0	
2.7.2	CSH Level 4						uild cost		£0	
2.7.3	CIL						er sqm		£0	
2.7.4	S106 contribution					£1,000 p	er unit		£25,000	
2.7.5	Provision for energy r	equirements				£0	er unit		£0	
2.8	Sale cost								£25,000	
2.8.1	Private units only					3.00%	n OM GDV		£81,154	
									£81,154	
2.0	TOTAL DEVELOPM	ENT COSTS (inclu	ding land)						£2,281,893	
3.0 3.1	Developer's Profit Private units					20%	n OM GDV		£541,025	
3.2	Affordable units						n AH build cost (incl: extern	nals)	£20,449	
							,		£561,474	
	TOTAL PROJECT C	OSTS [EXCLUDIN	G INTEREST]						£2,843,367	
		OTAL COSTS [EXC	CLUDING INTEREST]						£119,541	
4.0	Finance Costs					APR		PCM		
4.1	Finance					7.00%	n net costs	0.565%	-£37,356	
	TOTAL PROJECT C	OSTS IINCI LIDING	NTERESTI						£2,880,723	
This appraisal has	s been prepared by Pete	r Brett Associates fo		sal has been prepare	ed in line with	the RICS valuation	guidance. The purpose of t	the appraisal is to inform the Council	about the impact of planning policy has on	viability at a strategic lev

М				Desiderative !			Technical Ct.	ete
ite Area	0.41	Brownfield	Lower Value Area	Residual Value -1,702,113	per net ha		Technical Checks Sqm/ha Dwgs/ha	8,852 122
	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs	25
units	43	8		0.00 6	1.50			
	Development Va	llue						
	Private units	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 1,934	£psm £1,700	Total Value £3,287,375.00
		House		<u>13</u> 43	90	1,148 3081.25	£1,850	£2,122,875
	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0
		House		0	90	0.00	Đ3	£0
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 273	£psm £893	Total Value £243,653
		House			90	162 435.00	£971	£157,343
	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		$\frac{0}{2}$	65 90	68 108.75	£1,020 £1,110	£69,615 £44,955
	Gross Developn	nent value				100.70		£5,925,815
	Development Co							20,020,010
	Site Acquisition							
1	Site value (residua							-£697,042
						Purchaser Costs		1.75%
								-709,240
	Build Costs							
1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 2,231	Cost per sq.m £1,096	Total Costs £2,445,450
		House		13 43	90	1,148 3378.75	£929	£1,066,028
2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		5 8	75 	394 203 596.25	£1,096 £929	£431,550 £188,123
	Extra-over BR201	3		0	£0	per unit		£0
				50				£4,131,150
	Extra over const	truction costs						
	Externals					on build cost		£413,115
2		emediation/demolitio	on)		£0	per net ha		£0
2	Site opening up c	OSTS			£0	per unit		£0
	Professional Fee	es						£413,115
					10%	on build costs (incl: externals)		£454,427
								£454,427
	Contingency				50/			0007.040
					5%	on build costs (incl: externals)		£227,213
	Developer contr	ibutions						LLL1,L13
I	Lifetime homes				£0	per unit		£0
2	CSH Level 4					build cost		03
)	CIL S106 contribution					per sqm per unit		£0 £50,000
	Provision for ener					per unit		£0
						•		
	Sale cost							£50,000
	Private units only				3.00%	on OM GDV		£162,308
								£162,308
		PMENT COSTS (in	ncluding land)					£4,728,972
	Developer's Pro	fit			-	1 0110511		
	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£1,082,050 £40,898
	Anordable utilis				U 70	Ton An Found Cost (IIICI, externais)		£1,122,948
	TOTAL PROJEC	T COSTS [EXCLU	DING INTERESTI					£5,851,921
			EXCLUDING INTERES	ST]				£73,894
	Finance Costs				APR		PCM	
	Finance					on net costs	0.565%	-£73,894

entral Brownfiel	d Lower Value Are	a	25 Units							O
ЕМ				F	Residual Value			Technical Checks:		peterbr
et Site Area	0.35	Brownfield	Lower Value Area	a	804,530	per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 21	Affordable		Social r∈ A	Affordable rent	Intermediate 0.75		Units/pa GDV=Total costs		15 -
	Development Va	lue		0.00		0.70	•			
	Private units			•	lo. of units	Size sq.m	Total sq.m	£psm	Total Va	lue
		Flats (NIA) House		_	0 21	65 	0 1,913	£1,700 £1,850	£0 £3,538,1	25
	Social rent				21 No. of units	Si=0.00 m	1912.50	Cnom	Total Va	lua
	Social rent	Flats (NIA) House			0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0 £0	<u>ue</u>
		110000		_	0		0.00	20	20	
	Affordable rent	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Va £0	
		House		_	3	90	270 270.00	£971	£262,23	.8
	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Va	ue
		House		_	1 1	90	68 67.50	£1,110	£74,92	5
	Gross Developm	nent value							£3,875,2	88
	Development Co	ost								
	Site Acquisition									
	Site value (residua	al land value)							£279,84	16
							Purchaser Costs		4.75%	ı
									293,139)
	Build Costs									
1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Co	sts
		House		_	21 21	90	1,913 1912.50	£929	£1,776,7	13
2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Co	sts
		Flats (GIA) House		_	0	75 	0 338	£1,054 £929	£0 £313,53	38
3	Extra-over BR201	3			4	£0	337.50 per unit		£0	
					25				£2,090,2	50
	Extra over const	truction costs			20				22,000,2	
1	Externals					10%	on build cost		£209,025	.00
2	Site abnormals (re	emediation/demoliti	on)			£0	per net ha		£0	
2	Site opening up c	osts				£0	per unit		£0	
									£209,02	!5
1	Professional Fee	es				4.00/			0220.00	
						10%	on build costs (incl: externals)		£229,92	
	Contingency								~220,01	
						5%	on build costs (incl: externals)		£114,96	54
	Developer contr	ibutions							£114,96	4
	Lifetime homes					£0	per unit		£0	
	CSH Level 4					0.0%	build cost		£0	
•	CIL					£0	per sqm		£0	
	S106 contribution					£1,000	per unit		£25,00	5
5	Provision for ener	gy requirements				£0	per unit		03	
									£25,00	0
	Sale cost								£23,00	9
	Private units only					3.00%	on OM GDV		£106,14	4
									£106,14	
	TOTAL DEVELO Developer's Pro	PMENT COSTS (i	ncluding land)						£3,068,4	49
	Private units					20%	on OM GDV		£707,62	25
	Affordable units					6%	on AH build cost (incl: external	s)	£20,69	3
									£728,31	8
	TOTAL PROJEC	T COSTS [EXCLU	IDING INTEREST]						£3,796,7	68
	TOTAL INCOME Finance Costs	- TOTAL COSTS	EXCLUDING INTERES	ST]					£78,52	0
						APR 7.00%	on net costs	PCM 0.565%	-£78,52	0
	Finance									

Felixstowe Road	Lower Value Are	а	70 Units					Or Ch	20
ITEM				Residual Va		_	Technical Checks	-	rbrett
Net Site Area	1.11	Brownfield	Lower Value Area	715,67	73 per net ha		Sqm/ha Dwgs/ha	5,673 63	3
Nr of units	Private 60	Affordable 11		Social r∈ Affordable re	ent Intermediate 2.10	e	Units/pa GDV=Total costs	31	_
1.0	Development Va	lue							
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	7
		Flats (NIA) House		0 60 60	65 90	0 <u>5,355</u> 5355.00	£1,700 £1,850	£0 £9,906,750	_
1.2	Social rent			No. of u	-	Total sq.m	£psm	Total Value	-
		Flats (NIA) House		0 0 0	65 	0 0 0.00	£0 £0	£0 £0	_
1.3	Affordable rent			No. of u	nits Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 8	65 	0 756	£893 £971	£0 £734,265]
1.3	Intermediate			8 No. of ui	nits Size sq.m	756.00 Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 2	65 	0 189	£1,020 £1,110	£0 £209,790]
				2		189.00		2/2 272 227	
	Gross Developm							£10,850,805	
2.0	Development Co Site Acquisition	st							
2.1.1	Site Acquisition Site value (residua	ıl land value)						£794,752	٦
	`	,				Purchaser Costs		5.75%	_
								840,450	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA)		No. of u	nits Size sq.m	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0	٦
		House		<u>60</u>	90	5,355 5355.00	£929	£4,974,795.00	
2.3.2	Affordable units	Flats (GIA)		No. of u	nits Size sq.m	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	٦
		House		11 11	90	945 945.00	£929	£877,905.00	
2.3.3	Extra-over BR201	3			£0	per unit		£0	_
2.4	Extra over const	ruction costs		70				£5,852,700	
2.4.1	Externals	uction costs			10%	on build cost		£585,270.00	7
2.4.2		emediation/demolitic	on)		£0	per net ha		£0	_ _
2.4.2	Site opening up co	osts			£0	per unit		£0	
								£585,270	_
2.5	Professional Fee	S			_				
2.5.1					10%	on build costs (incl: externa	ls)	£643,797]
2.6	Contingency							£643,797	
2.6.1					5%	on build costs (incl: externa	ls)	£321,899	
2.7	Developer contri	butions						£321,899	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		03	
2.7.3	CIL				£0	per sqm		£0 £70,000	_ _
2.7.42.7.5	S106 contribution Provision for energ				£1,000 £0	per unit per unit		£70,000	_
	`	,							_
2.8	Sale cost							£70,000	
2.8.1	Private units only				3.00%	on OM GDV		£297,203	
								£297,203	
3.0	TOTAL DEVELOR Developer's Prof	PMENT COSTS (ir	ncluding land)					£8,611,318	
3.1	Private units				20%	on OM GDV		£1,981,350	
3.2	Affordable units				6%	on AH build cost (incl: exter	rnals)	£57,942	
								£2,039,292	
		T COSTS [EXCLU						£10,650,610	
4.0	TOTAL INCOME Finance Costs	· TOTAL COSTS	EXCLUDING INTERES	т]				£200,195	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£200,195	
								20000	
This appraisal has be	een prepared by Pete	T COSTS [INCLUE or Brett Associates for praisal is not a form	or the Council. The app	raisal has been prepareduation – Professional S	d in line with the RICS standards January 201	S valuation guidance. The purp 14) valuation and should not be	pose of the appraisal is to inform e relied upon as such.	£10,850,805 the Council about the impact of plan	_ וו

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,198,137	per net ha		Technical Checks Sqm/ha		peterbrett
Nr of units	Private 15	Affordable 3		Social rel Affordable rent 0.00 2	Intermediate 0.54		Dwgs/ha Units/pa GDV=Total costs		38 12 -
1.0	Development Val	ue							
1.1	Private units	Flats (NIA) House		No. of units 0 15	Size sq.m 65 90	Total sq.m 0 1,377 1377.00	£psm £1,950 £2,200	Total Value £0 £3,029,400	
1.2	Social rent	Flats (NIA) House		15 No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of units 0 2	Size sq.m 65 90	0.00 Total sq.m 0 194	£psm £1,024 £1,155	Total Value £0 £224,532	
1.3	Intermediate	Flats (NIA) House		2 No. of units 0 1	Size sq.m 65 90	194.40 Total sq.m 0 49	£psm £1,170 £1,254	Total Value £0 £60,944	
	Gross Developme			- i		48.60	21,204	£3,314,876	
	· ·							23,314,070	
2.0	Development Cos	st							
2.1 2.1.1	Site Acquisition Site value (residua	l land value)				Purchaser Costs		£570,474 5.75%	
								603,276	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,377 1377.00	Cost per sq.m £1,054 £929	### Total Costs ### £0 ### £1,279,233.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 3 3	Size sq.m 75 90	Total sq.m 0 243 243.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £225,747.00	
2.3.3	Extra-over BR2013	3		J	£0	per unit		£0	
2.4	Extra over constr	ruction costs		18				£1,504,980	
					10%	on build cont		C450 409 00	
2.4.1	Externals Site abnormals (re	mediation/demolition)				on build cost per net ha		£150,498.00 £0	
2.4.2	Site opening up co					per unit		£0	
-								£150,498	
2.5 2.5.1	Professional Fees	5			10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1	Contingency				5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	outions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£18,000	
2.7.5	Provision for energ	y requirements			03	per unit		£0	
								£18,000	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£90,882	
								£90,882	
	TOTAL DEVELOP	PMENT COSTS (inclu	ıding land)					£2,615,958	
3.0	Developer's Profi		<u></u>					, 0,000	
3.1	Private units				20%	on OM GDV		£605,880	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£14,899	
	TOTAL PROJECT	COSTS [EXCLUDIN	IG INTERESTI					£620,779 £3,236,737	
			CLUDING INTEREST]					£78,139	
4.0	Finance Costs	TOTAL COSTS [EX	OLODING INTEREST		455		5017	170,139	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£78,139	
	pared by Peter Brett As		cil. The appraisal has bee	en prepared in line with the RIC January 2014) valuation and s		e. The purpose of the appraisal is t pon as such.	o inform the Council about the	£3,314,876 e impact of planning policy ha	

Central/West Brown	field Lower Value Area 25 Units					
TEM		Residual Value			Technical Checks:	peterbre
Net Site Area	0.43 Brownfield Lower Value Are		per net ha		Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 21 4	Social re Affordable rent	Intermediate 0.75		Units/pa GDV=Total costs	
1.0	Development Value	0.00	0.73			
.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA) House	0 21	65 90	0 1,913	£1,700 £1,850	£0 £3,538,125
2	Social rent	21 No. of units	Size sq.m	1912.50 Total sq.m	£psm	Total Value
1.2	Flats (NIA) House	0	65 90	0 0	£0 £0	£0 £0
		0	_	0.00		
.3	Affordable rent Flats (NIA) House	No. of units 0 3	Size sq.m 65 90	Total sq.m 0 270	£psm £893 £971	Total Value £0 £262,238
		3	_	270.00		
.3	Intermediate Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m 0 68	£psm £1,020 £1,110	Total Value £0 £74,925
	поиse	1	90 _	67.50	£1,110	£74,925
	Gross Development value					£3,875,288
.0	Development Cost					
2.1	Site Acquisition					
2.1.1	Site value (residual land value)			Durchager Coate		£279,846
				Purchaser Costs		4.75% 293,139
2.3	Build Costs					233,133
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 21	75 90	0 1,913	£1,054 £929	£0 £1,776,712.50
200	Afficial de la constant	21	0:	1912.50	•	Tatal Casta
2.3.2	Affordable units Flats (GIA) House	No. of units 0 4	Size sq.m 75 90	Total sq.m 0 338	Cost per sq.m £1,054 £929	Total Costs £0.00 £313,537.50
2.3.3	Extra-over BR2013	4		337.50 per unit	2020	£0
2.4	Extra over construction costs	25				£2,090,250
2.4.1	Externals		10%	on build cost		£209,025.00
2.4.2	Site abnormals (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
						£209,025
2. 5 2.5.1	Professional Fees		10%	on build costs (incl: externals)		£229,928
			1070	on balla cooks (incl. oxformals)		£229,928
2.6	Contingency					
2.6.1			5%	on build costs (incl: externals)		£114,964
2.7	Developer contributions					£114,964
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4			ouild cost		£0
2.7.3	CIL S106 contribution			per sqm per unit		£0 £25,000
2.7.5	Provision for energy requirements			per unit		£0
2.8	Sale cost					£25,000
2.8.1	Private units only		3.00%	on OM GDV		£106,144
	•					£106,144
_	TOTAL DEVELOPMENT COSTS (including land)					£3,068,449
3.0	Developer's Profit		20%	on OM CDV		£707,625
3.1	Private units Affordable units			on OM GDV on AH build cost (incl: externals)		£20,693
				, , , , , , , , , , , , , , , , , , ,		£728,318
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£3,796,768
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	тј				£78,520
.0	Finance Costs Finance		APR 7.00%	on net costs	PCM 0.565%	-£78,520
l.1	rinarice		7.00%	on net costs	0.365%	-£76,32U

EM				Residual Value			Technical Checks	 i	petert
Site Area	0.81	Greenfield	Lower Value Area	692,936	per net ha	3	Sqm/ha Dwgs/ha		5,544 62
f units	Private 43	Affordable 8	S	Social re Affordable rent	Intermediate 1.50		Units/pa GDV=Total costs		25 -
	Development Value			0.00					
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Valu	le
		Flats (NIA) House		0 43	65 90	0 3,825	£1,700 £1,850	£0 £7,076,250	0
	Social rent			43 No. of units	Sizo oa m	3825.00	Snom	Total Valu	
	Social rent	Flats (NIA) House		0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0	<u>e</u>
		House		0		0.00	20		
	Affordable rent	Flats (NIA)		No. of units 0	Size sq.m 65	Total sq.m 0	£psm £893	Total Valu	
		House		<u>6</u>	90	540 540.00	£971	£524,475	
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Valu	<u>e</u>
		House		2	90	135 135.00	£1,110	£149,850	
	Gross Development	value						£7,750,575	5
	Development Cost							21,100,01	
	Site Acquisition								
1	Site value (residual la	nd value)						£562,468	,
•	0.10 1.00 (1.00 0.00 0.00	,				Purchaser Costs		5.75%	
								594,810	
	Build Costs								
.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	ts
		Flats (GIA) House		0 43	75 	0 3,825	£1,054 £929	£0 £3,553,425.	00
	Affandalda unita			43	O:	3825.00	G	Tatal Cant	1 -
.2	Affordable units	Flats (GIA) House		No. of units 0 8	Size sq.m 75 90	Total sq.m 0 675	Cost per sq.m £1,054 £929	### Total Cost ### £0.00 ### £627,075.0	
.3	Extra-over BR2013	House		8		675.00 per unit	1929	£027,073.0	
.0	EXITA OVOI BIX2010				20			20	
	Extra over construct	tion costs		50				£4,180,500)
.1	Externals				10%	on build cost		£418,050.0	00
2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	
.2	Site opening up costs				£0	per unit		£0	
	Professional Fees							£418,050	
.1					10%	on build costs (incl: externals)		£459,855	
	0							£459,855	
	Contingency				50/			2000 000	
.1					5%	on build costs (incl: externals)		£229,928	•
	Developer contributi	ions						£229,928	
.1	Lifetime homes				£0	per unit		03	
.2	CSH Level 4				0.0%	build cost		£0	
.3	CIL				£0	per sqm		£0	
.4	S106 contribution				£1,000	per unit		£50,000	
.5	Provision for energy re	equirements			£0	per unit		£0	
								£50,000	
	Sale cost							200,000	
.1	Private units only				3.00%	on OM GDV		£212,288	
								£212,288	
	TOTAL DEVELOPME Developer's Profit	ENT COSTS (including	land)					£6,145,430)
	Private units				20%	on OM GDV		£1,415,250	0
	Affordable units				6%	on AH build cost (incl: externals)		£41,387	
								£1,456,637	7
	TOTAL PROJECT C	OSTS [EXCLUDING IN	TEREST]					£7,602,067	7
		OTAL COSTS [EXCLU	DING INTEREST]					£148,508	
	Finance Costs				APR		PCM		
	Finance				7.00%	on net costs	0.565%	-£148,508	1

1.1	1.81 Private 89 Development Value Private units Social rent	Brownfield Affordable 16 Flats (NIA) House	Lower Value Area	Residual Value 16,365 Social re Affordable rent 0.00 13	per net ha		Technical Check Sqm/ha Dwgs/ha Units/pa	<u>s:</u>	5,214 58
Nr of units 1.0 1.1	Private 89 Development Value Private units	Affordable 16 Flats (NIA)	Lower Value Area	3 16,365 Social re Affordable rent			Sqm/ha Dwgs/ha		5,214 58
1.0 1.1 1.2	Development Value Private units	16 Flats (NIA)			Intermediate		Units/pa		
1.0 1.1 1.2	Development Value Private units	Flats (NIA)		0.00 13		_	GDV=Total costs		39
1.1	Private units	Flats (NIA) House			3.15				
1.2		Flats (NIA) House							
	Social rent			No. of units 0 89 89	Size sq.m 65 	Total sq.m 0 8,033 8032.50	£psm £1,700 £1,850	£0 £14,860,12	
1.3		Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	Je
	Affordable rent	Flats (NIA)		0 No. of units 0	Size sq.m	0.00 Total sq.m 0	£psm £893	Total Valu	ле
1.3	Intermediate	House		13 13 No. of units	90 Size sq.m	1,134 1134.00 Total sq.m	£971 £psm	£1,101,39	
		Flats (NIA) House		0 3 3	65 90	0 284 283.50	£1,020 £1,110	£0 £314,685	
	Gross Development	value						£16,276,26	08
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lan	nd value)				Purchaser Costs		£29,660 1.75%	
								30,179	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 89	Size sq.m 75 90	Total sq.m 0 8,033	Cost per sq.m £1,054 £929	Total Cos £0 £7,462,192	
2.3.2	Affordable units			89	Sizo oa m	8032.50	Cost per ca m	Total Cos	.to
		Flats (GIA) House		0 16 16	Size sq.m 75 90	Total sq.m 0 1,418 1417.50	Cost per sq.m £1,054 £929	£0.00 £1,316,857	
2.3.3	Extra-over BR2013				£0	per unit		03	
2.4	Extra over constructi	ion costs		105				£8,779,05	0
2.4.1	Externals				10%	on build cost		£877,905.	00
	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,946	per unit		£1,254,30	8
2.5	Professional Fees							£2,132,21	3
2.5.1					10%	on build costs (incl: externals)		£965,696	
2.6	Contingency							£965,696	;
2.6.1					5%	on build costs (incl: externals)		£482,848	3
2.7	Developer contribution	ons						£482,848	3
	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£105,000)
2.7.5	Provision for energy re	equirements			£0	per unit		£0	
2.8	Sale cost							£105,000)
	Private units only				3.00%	on OM GDV		£445,804	1
								£445,804	ļ
	TOTAL DEVELOPME Developer's Profit	NT COSTS (includin	g land)					£12,940,7	89
	Private units				20%	on OM GDV		£2,972,025	.00
	Affordable units				6%	on AH build cost (incl: externals)		£86,913	
								£3,058,93	i8
	TOTAL PROJECT CO	OSTS [EXCLUDING II	NTEREST]					£15,999,7	26
	TOTAL INCOME - TO	TAL COSTS [EXCLU	JDING INTEREST]					£276,481	
	Finance Costs				APR	_	PCM		
4.1	Finance				7.00%	on net costs	0.565%	-£276,48	1
	TOTAL PROJECT CO		_			ation guidance. The purpose of the a		£16,276,20	

ITEM Net Site Area									
Net Site Area				Residual Value			Technical Checks:	-	eterbrett
	1.13	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha	32	2,667 503
	Private	Affordable		Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		93
Nr of units	481	85		0.00 68	16.98				
1.0	Development Value						_		
1.1	Private units	Flats (NIA) House		No. of units 481 0 481	Size sq.m 65 	Total sq.m 31,272 0 31271.50	£psm £1,700 £1,850	Total Value £53,161,550 £0	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	\equiv
1.3	Affordable rent	Flats (NIA)		0 No. of units 68	Size sq.m	0.00 Total sq.m 4,415	£psm £893	Total Value £3,940,209	<u> </u>
1.3	Intermediate	House		0 68 No. of units	90 Size sq.m	0 4414.80 Total sq.m	£971	£0 Total Value	
1.3	intermediate	Flats (NIA) House		17 0 17	65 90	1,104 0 1103.70	£psm £1,020 £1,110	£1,125,774 £0	
	Gross Development	/alue						£58,227,533	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lan	d value)						-£37,437,856	
						Purchaser Costs		1.75%	
								-38,093,018	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 481 0	Size sq.m 75 90	Total sq.m 36,083 0	Cost per sq.m £1,395 £929	Total Costs £50,335,088 £0.00	
222	Affordable units			481 No. of units	Sizo ca m	36082.50	Cost por sa m	Total Costs	
2.3.2	Arrordable units	Flats (GIA) House		85 0	Size sq.m 75 90	Total sq.m 6,368 	Cost per sq.m £1,395 £929	£8,882,662.50 £0.00	
2.3.3	Extra-over BR2013			85	£0	6367.50 per unit		£0	
				566				£59,217,750	
2.4	Extra over constructi	on costs		555				200,211,1100	
2.4.1	Externals				10%	on build cost		£5,921,775.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£14,137	per unit		£8,001,378	
								£13,923,153	
2.5	Professional Fees				400/			00.540.050	
2.5.1					10%	on build costs (incl: externals)		£6,513,953 £6,513,953	
2.6	Contingency							20,010,000	
2.6.1					5%	on build costs (incl: externals)		£3,256,976	
2.7	Developer contribution	ons						£3,256,976	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy re	quirements			£0	per unit		£0	
								£566,000	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£1,594,847	\neg
								£1,594,847	<u></u>
	TOTAL DEVELOPME	NT COSTS (includ	ling land)					£46,979,659	
3.0	Developer's Profit	•							
3.1	Private units				20%	on OM GDV		£10,632,310	\equiv
3.2	Affordable units				6%	on AH build cost (incl: externals)		£586,256	
								£11,218,566	
	TOTAL PROJECT CO							£58,198,225	
4.0	TOTAL INCOME - TO Finance Costs	TAL COSTS [EXC	LUDING INTEREST]					£29,308	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£29,308	
4.1									
4.1									

Island Site	Lower Value Area		271 Units					
ITEM								peterbr
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Value a -3,657,733	per net ha		Technical Checks: Sqm/ha	10,218
							Dwgs/ha Units/pa	141 65
r of units	Private 230	Affordable 41		Social re Affordable rent 0.00 33	Intermediate 8.13		GDV=Total costs	-
.0	Development Value)						
.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		161 69	65 	10,481 6,219	£1,700 £1,850	£17,817,573 £11,505,983
	Capial rand			230 No. of units	C :	16700.38	Co. com	Total Value
1.2	Social rent	Flats (NIA) House		0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value
		nouse		0		0.00	£U	£U
1.3	Affordable rent	Flats (NIA)		No. of units 23	Size sq.m 65	Total sq.m 1,480	£psm £893	Total Value £1,320,597
		House		10 33	90	878 2357.70	£971	£852,796
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		6 2	65 90	370 220	£1,020 £1,110	£377,313 £243,656
				8		589.43		
	Gross Developmen	t value						£32,117,917
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual la	and value)						-£7,033,006
						Purchaser Costs		1.75%
								-7,156,084
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)		No. of units 161	Size sq.m 75	Total sq.m 12,093	Cost per sq.m £1,096	Total Costs £13,254,339
		House		69 230	90	6,219 18312.83	£929	£5,777,869.05
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		28 12	75 90	2,134 1,098	£1,096 £929	£2,339,001.00 £1,019,623.95
2.3.3	Extra-over BR2013			41	£0	3231.68 per unit		£0
2.4	Extra over construc	ction costs		271				£22,390,833
2.4.1	Externals				10%	on build cost		£2,239,083.30
2.4.2	Site abnormals (reme	ediation/demolition)				per net ha		£0
2.4.2	Site opening up costs	s			£13,133	per unit		£3,559,096
								05 700 470
2.5	Professional Fees							£5,798,179
2.5.1					10%	on build costs (incl: externals)		£2,462,992
								£2,462,992
2.6	Contingency							
2.6.1					5%	on build costs (incl: externals)		£1,231,496
2.7	Developer contribu	tions						£1,231,496
2.7.1	Lifetime homes				£0	per unit		£0
2.7.2	CSH Level 4				0.0%	build cost		£0
2.7.3	CIL				£0	per sqm		£0
2.7.4	S106 contribution				£1,000	per unit		£271,000
2.7.5	Provision for energy I	requirements			£0	per unit		£0
2.8	Sale cost							£271,000
2.8.1	Private units only				3.00%	on OM GDV		£879,707
								£879,707
3.0	TOTAL DEVELOPM Developer's Profit	IENT COSTS (inclu	ding land)					£25,878,122
	Private units				20%	on OM GDV		£5,864,711
3.1	Affordable units					on OM GDV on AH build cost (incl: external	ls)	£5,864,711 £221,669
						2 2 2 3 (iiioii onoillai	,	£6,086,380
	TOTAL PROJECT O	COSTS (FXC) LIDING	3 INTERESTI					£31,964,503
			LUDING INTEREST					£153,415
	Finance Costs	<u> 00010 [ENO</u>			APR		PCM	2.30,0
l.0					∆L L/			0.450.445
1.0 1.1	Finance				7.00%	on net costs	0.565%	-£153,415

Io EM	Lower Value Area	48	Units						O
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -21,442,429	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,57 40	09
of units	Private 41	Affordable 7		Social re Affordable rent 0.00 6	Intermediate 1.44		Units/pa GDV=Total costs		24
	Development Value								
	Private units	Flats (NIA) House		No. of units 41 0 41	Size sq.m 65 90	Total sq.m 2,652 0 2652.00	£psm £1,700 £1,850	Total Value £4,508,400 £0	\exists
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
ı	Affordable rent	Flats (NIA) House		0 No. of units 6 0	Size sq.m 65 90	0.00 Total sq.m 374 0	£psm £893 £971	Total Value £334,152 £0	\Box
3	Intermediate	Flats (NIA) House		6 No. of units 1 0	Size sq.m 65 90	374.40 Total sq.m 94 0	£psm £1,020 £1,110	Total Value £95,472 £0	_
	Gross Development			1		93.60		£4,938,024	
	-	Value						24,330,024	
	Development Cost								
1	Site Acquisition								
1.1	Site value (residual la	nd value)						-£2,517,066	
						Purchaser Costs		1.75%	
								-2,561,115	
.	Build Costs								
3.1	Private units	Flats (GIA) House		No. of units 41 0 41	Size sq.m 75 90	Total sq.m 3,060 0 3060.00	Cost per sq.m £1,395 £929	Total Costs £4,268,700 £0.00	\exists
5.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 540	Cost per sq.m £1,395	Total Costs £753,300.00	\neg
3	Extra-over BR2013	House		7	90 £0	0 540.00]per unit	£929	£0.00	
	_			48				£5,022,000	
	Extra over construct	tion costs							
1	Externals				10%	on build cost		£502,200.00	
2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	
2	Site opening up costs				£0	per unit		0 3	
								£502,200	
	Professional Fees								
1					10%	on build costs (incl: externals)		£552,420	
								£552,420	
	Contingency								
1					5%	on build costs (incl: externals)		£276,210.00	
	Developer contributi	ions						£276,210	
1	Lifetime homes				£0	per unit		£0	$\overline{}$
2	CSH Level 4				0.0%	build cost		£0	\dashv
3	CIL				£0	per sqm		£0	<u> </u>
4	S106 contribution				£1,000	per unit		£48,000	<u> </u>
5		oguiromonto			£0	_ ·		£0	<u> </u>
)	Provision for energy re	equirements			2.0	_per unit		Ε.υ	
								£48,000	
	Sale cost				2.000/	Ter OM ODV		0405.050	_
1	Private units only				3.00%	on OM GDV		£135,252 £135,252	
								·	
	Developer's Profit	ENT COSTS (including la	ind)					£3,974,967	
	Private units				20%	on OM GDV		£901,680	
	Affordable units				6%	_]on AH build cost (incl: external	s)	£49,718	
								£951,398	
	TOTAL PROJECT C	OSTS [EXCLUDING INTE	EREST]					£4,926,365	
_		OTAL COSTS [EXCLUDIN						£11,659	
	. J . AL IIIUUIVIL - I (ENEOIJ				PCM	211,000	
	Finance Costs				V L) L)		Dr :10/1		
					APR 7.00%	on net costs	0.565%	-£11,659	

Former Tooks Bakery	Mid Value Area	101 Units							
ITEM Net Site Area	1.55	Brownfield Mid Value A	rea	Residual Value 1,354,218	per net ha	 7	Technical Checks Sqm/ha		peterbre
	Private	Affordable		I re Affordable rent	Intermediate	-	Dwgs/ha Units/pa GDV=Total costs		65 38
Nr of units	86	15	0.00		3.03		GD1=10ta1000t0		
.0	Development Valu	ie							
l.1	Private units	Flats (NIA) House		No. of units 0 86 86	Size sq.m 65 90	Total sq.m 0 7,727 7726.50	£psm £1,950 £2,200		Total Value £0 £16,998,300
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0		Total Value £0 £0
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024		Total Value
1.3	Intermediate	House		12 12 No. of units	90 Size sq.m	1,091 1090.80 Total sq.m	£1,155 £psm		£1,259,874 Total Value
		Flats (NIA) House		3 3	65 90	0 <u>273</u> 272.70	£1,170 £1,254		£0 £341,966
	Gross Developme	nt value						4	£18,600,140
2.0	Development Cos	t							
2.1	Site Acquisition								
2.1.1	Site value (residual	land value)				Purchaser Costs			£2,096,963 5.75%
									2,217,539
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 86 86	Size sq.m 7590	Total sq.m 0 7,727 7726.50	Cost per sq.m £1,054 £929		Total Costs £0 27,177,918.50
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,364	Cost per sq.m £1,054 £929		Total Costs £0.00 :1,266,691.50
2.3.3	Extra-over BR2013			15	£0	1363.50 per unit			£0
2.4	Extra over constru	uction costs		101					£8,444,610
2.4.1	Externals				10%	on build cost			£844,461.00
2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		· · · · · · · ·	£0
2.4.2	Site opening up cos	·			£11,900	per unit			£1,201,852
2.5	Professional Fees								£2,046,313
2.5.1					10%	on build costs (incl: externals)			£928,907
2.6	Contingency								£928,907
2.6.1					5%	on build costs (incl: externals)			£464,454
2.7	Developer contrib	utions							£464,454
2.7.1	Lifetime homes				£0	per unit			£0
2.7.2	CSH Level 4				0.0%	build cost			£0
2.7.3	CIL				£0	per sqm			£0
2.7.4	S106 contribution				£1,000	per unit			£101,000
2.7.5	Provision for energy	requirements			£0	per unit			£0
2.8	Sale cost								£101,000
2.8.1	Private units only				3.00%	on OM GDV			£509,949
									£509,949
		MENT COSTS (including land)							£14,712,771
3.0	Developer's Profit					7			
3.1	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)			£3,399,660 £83,602
	sradbio dilita								£3,483,262
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]							£18,196,033
		TOTAL COSTS [EXCLUDING INTERE	ST]						£404,107
4.0	Finance Costs				APR	7	PCM		2424.42=
4.1	Finance				7.00%	on net costs	0.565%		-£404,107
		COSTS [INCLUDING INTEREST] sociates for the Council. The appraisal h	L	and the Property of the Section 1997	20	The second of th	to informe it a 2		£18,600,140

=N4								
EM et Site Area	1.96 Brownfiel	ld Mid Value Area	Residual Value 1,046,779	per net ha]	Technical Checks: Sqm/ha Dwgs/ha		9eterb 1
	Private Affordab		Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs		51 38
units	84	15	0.00 12	2.97	l	ODV-Total costs		
	Development Value							
	Private units Flats (NIA House	A)	No. of units 0 84 84	Size sq.m 65 	Total sq.m 0 7,574 7573.50	£psm £1,950 £2,200	£16,661,700	
	Social rent Flats (NIA House	A)	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
	Affordable rent Flats (NIA	A)	No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Value	
	Intermediate	A)	12 12 No. of units	90 Size sq.m	1,069 1069.20 Total sq.m	£1,155 £psm	£1,234,926 Total Value	
	Flats (NIA House	A)	3	65 90	0 267 267.30	£1,170 £1,254	£0 £335,194	
	Gross Development value						£18,231,820	
	Development Cost							
	Site Acquisition							
1	Site value (residual land value)				Purchaser Costs		£2,051,117 5.75%	
	Build Costs						2,169,056	
1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GI/ House	A)	0 84 84	75 90	0 7,574 7573.50	£1,054 £929	£0 £7,035,781.50	
2	Affordable units Flats (GIA House	A)	No. of units 0 15	Size sq.m 75 90	Total sq.m 0 1,337 1336.50	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,241,608.50	
3	Extra-over BR2013		15	£0	per unit		£0	
	Extra over construction costs		99				£8,277,390	
	Externals			10%	on build cost		£827,739.00	
2	Site abnormals (remediation/demo	nolition)			per net ha		£0	
!	Site opening up costs			£11,876	per unit		£1,175,701	
	Professional Fees						£2,003,440	
				10%	on build costs (incl: externals)		£910,513	
	Contingency						£910,513	
	Commigency			5%	on build costs (incl: externals)		£455,256	
	Developer contributions						£455,256	
	Lifetime homes			£0	per unit		03	
<u>!</u>	CSH Level 4				build cost		£0	
3	CIL			£0	per sqm		£0	
ļ	S106 contribution			£1,000	per unit		£99,000	
;	Provision for energy requirements	s		£0	per unit		£0	
	Sale cost						£99,000	
	Private units only			3.00%	on OM GDV		£499,851	
							£499,851	
	TOTAL DEVELOPMENT COSTS Developer's Profit	S (including land)					£14,414,507	
	Private units			20%	on OM GDV		£3,332,340	
	Affordable units				on AH build cost (incl: externals)		£81,946	
							£3,414,286	
	TOTAL PROJECT COSTS [EXC	CLUDING INTEREST]					£17,828,793	
	TOTAL INCOME - TOTAL COST	TS [EXCLUDING INTEREST]					£403,027	
	Finance Costs Finance			APR 7.00%	on net costs	PCM 0.565%	-£403,027	
	rinance							

	iek Lower Value Area		25 Units						obo	
ITEM Net Site Area	0.22	Brownfield	Lower Value Are		esidual Value -2,567,032	por not ba		Technical Checks:	- peterbrett	
Net Site Area	0.22	Brownileid	Lower value Area	_		per net ha		Sqm/ha Dwgs/ha Units/pa	8,374 116 15 0	
Nr of units	Private 19	Affordable 6		Social re Af	fordable rent 5	Intermediate 1.25		GDV=Total costs	0	
1.0	Development Value									
1.1	Private units	Flats (NIA) House		Ne	o. of units 13 6	Size sq.m 65 90	Total sq.m 853 506	£psm £1,700 £1,850	Total Value £1,450,313 £936,563	
		House			19	·	1359.38			
1.2	Social rent	Flats (NIA) House			No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent				0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
	Alloradolo folic	Flats (NIA) House			4 2	65 90	228 135	£893 £971	£203,044 £131,119	
1.3	Intermediate				5 No. of units	Size sq.m	362.50 Total sq.m	£psm	Total Value	
		Flats (NIA) House		_	1 0 1	65 90	57 34 90.63	£1,020 £1,110	£58,013 £37,463	
	Gross Developmen	t value							£2,816,513	
2.0	Development Cost									
2.1	Site Acquisition									
2.1.1	Site value (residual la	nd value)							-£555,590	
							Purchaser Costs		1.75%	
2.3	Build Costs								-565,313	
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		_	13 <u>6</u> 19	75 90	984 506 1490.63	£1,096 £929	£1,078,875 £470,306	
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House			4 2 6	75 90 _	328 169 496.88	£1,096 £929	£359,625 £156,769	
2.3.3	Extra-over BR2013				Ü	£0	per unit		£0	
2.4	Extra over construc	ation costs			25				£2,065,575	
2.4.1	Externals	ction costs				10%	on build cost		£206,558	
2.4.2	Site abnormals (reme	diation/demolition)					per net ha		£0	
2.4.2	Site opening up costs	3				£0	per unit		£0	
									£206,558	
2.5 2.5.1	Professional Fees					10%	on build costs (incl: external	c)	£227,213.25	
2.5.1						10%	on build costs (Incl. external	5)	£227,213	
2.6	Contingency									
2.6.1						5%	on build costs (incl: external	s)	£113,606.63 £113,607	
2.7	Developer contribu	tions								
2.7.1 2.7.2	Lifetime homes CSH Level 4						per unit puild cost		£0	
2.7.3	CIL CIL						per sqm		£0	
2.7.4	S106 contribution					£1,000	per unit		£25,000	
2.7.5	Provision for energy r	requirements				£2,200	per unit		£55,000	
									£80,000	
2.8	Sale cost									
2.8.1	Private units only					3.00%	on OM GDV		£71,606	
	TOTAL DEVELOPM	ENT COSTS (include	ling land)						£2,199,246	
3.0	Developer's Profit						011.0511			
3.1	Private units Affordable units						on OM GDV on AH build cost (incl: exteri	nals)	£477,375 £34,082	
									£511,457	
	TOTAL PROJECT C	OSTS [EXCLUDING	S INTEREST]						£2,710,703	
4.0	TOTAL INCOME - To	OTAL COSTS [EXC	LUDING INTEREST]						£105,809	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%	-£33,294	
	TOTAL PROJECT C			ol bas Issa	opored to the end	a the DIOC and and	guidenes. The second	the engrained in the information of the	£2,743,997 about the impact of planning policy has on viability at a stra	ato ele 1

ЕМ								_	peterb
et Site Area	0.41	Brownfield	Lower Value Area	Residual Value -2,358,025	per net ha]	Technical Checks: Sqm/ha Dwgs/ha		8,852 122
of units	Private 38	Affordable		Social re Affordable rent	Intermediate 2.50		Units/pa GDV=Total costs		- -
	Development Va	lue							
	Private units	Flats (NIA)		No. of units 26	Size sq.m 65	Total sq.m 1,706	£psm £1,700	Total Value £2,900,625.0	
		House		11 38	90	1,700 1,013 2718.75	£1,700 £1,850	£1,873,125	0
2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 0	65 90	0	£0 £0	£0 £0	
3	Affordable rent			0 No. of units	Sizo on m	0.00	Cnom	Total Value	
•	Allordable rent	Flats (NIA) House		7 3	Size sq.m 65 90	Total sq.m 455 270	£psm £893 £971	Total Value £406,088 £262,238	
				10		725.00			
3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value £116,025	
		House		13	90	68 181.25	£1,110	£74,925	
	Gross Developm	nent value						£5,633,025	
	Development Co	est							
I	Site Acquisition								
1.1	Site value (residua	al land value)						-£965,648	
						Purchaser Costs		1.75%	
								-982,547	
3	Build Costs								
3.1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 1,969	Cost per sq.m £1,096	Total Costs £2,157,750	
		House		<u>11</u> 38	90	1,013 2981.25	£929	£940,613	
3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 656	Cost per sq.m £1,096	Total Costs £719,250	
		House		4 13	90	338 993.75	£929	£313,538	
.3	Extra-over BR201	3			£0	per unit		£0	
				50				£4,131,150	
	Extra over const	ruction costs				_			
l.1	Externals	n			10%	on build cost		£413,115	
I.2 I.2	Site abnormals (re	emediation/demolition)			£0	per net ha per unit		£0	
	Cite opening up o				20			20	
	Professional Fee	9S						£413,115	
.1					10%	on build costs (incl: externals)		£454,427	
								£454,427	
4	Contingency				F0/			C227 242	
5.1					5%	on build costs (incl: externals)		£227,213	
,	Developer contr	ibutions						LLI,LIO	
'.1	Lifetime homes				£0	per unit		£0	
7.2	CSH Level 4 CIL				0.0%	build cost		£0	
'.3 '.4	S106 contribution				£1,000	per sqm per unit		£50,000	
.5	Provision for ener				£2,200	per unit		£110,000	
						_			_
	Sale cost							£160,000	
.1	Private units only				3.00%	on OM GDV		£143,213	
	,							£143,213	
		PMENT COSTS (incl	luding land)					£4,546,571	
	Developer's Pro	rit			0007	Ton OM OBY		225:55	
	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: external	s)	£954,750 £68,164	
	Craable drints					OSCI (IIIOI. OAGIIIAI	-,	£1,022,914	
	TOTAL PROJEC	T COSTS [EXCLUDII	NG INTERESTI					£5,569,485	
		- TOTAL COSTS [EX		T]		_		£63,540	
	Finance Costs				APR		PCM		
	Finance				7.00%	on net costs	0.565%	-£63,540	

Central Brownfield	d Lower Value Are	ea	25 Units						
ITEM									
Net Site Area	0.35	Brownfield	Lower Value Area	Residual Value 378,622	per net ha		Technical Checks: Sqm/ha Dwgs/ha		6,469 72
Nr of units	Private 19	Affordable 6		Social r∈ Affordable rent 0.00 5	Intermediate 1.25		Units/pa GDV=Total costs		15 -
1.0	Development Va	alue							
1.1	Private units	Flats (NIA) House		No. of units 0 19	Size sq.m 65 90	Total sq.m 0 1,688 1687.50	£psm £1,700 £1,850	Total Value £0 £3,121,875	
1.2	Social rent	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 90	Total sq.m 0 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of units 0 5 5	Size sq.m 65 90	Total sq.m 0 450 450.00	£psm £893 £971	Total Value £0 £437,063	
1.3	Intermediate	Flats (NIA) House		No. of units 0 1	Size sq.m 65 90	Total sq.m 0 113 112.50	£psm £1,020 £1,110	Total Value £0 £124,875	
	Gross Developn	nent value		·		1.2.00		£3,683,813	
2.0	Development Co	ost							
2.1	Site Acquisition								
2.1.1	Site value (residua							£131,699	
						Purchaser Costs		1.75%	
								134,004	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 19 19	Size sq.m 75 90	Total sq.m 0 1,688 1687.50	Cost per sq.m £1,054 £929	### Total Costs ### £0 ### £1,567,688	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 6	Size sq.m 75 90	Total sq.m 0 563	Cost per sq.m £1,054 £929	Total Costs £0 £522,563	
2.3.3	Extra-over BR201			6		562.50 per unit	1929	£322,363	
2.3.3	Extra-over BN201				2.0	per unit			
2.4	Extra over cons	truction costs		25				£2,090,250	
2.4.1	Externals				10%	on build cost		£209,025.00	
2.4.2	Site abnormals (re	emediation/demolition	on)		£0	per net ha		£0	
2.4.2	Site opening up c	osts			03	per unit		£0	
2.5	Professional Fed	00						£209,025	
	Fiolessional Fed	çs			400/			5220,020	
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency							1223,320	
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contr	ibutions						£114,964	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution	1			£1,000	per unit		£25,000	
2.7.5	Provision for ener	gy requirements			£2,200	per unit		£55,000	
2.8	Sale cost							280,000	
2.8.1	Private units only				3.00%	on OM GDV		£93,656	
								£93,656	
	TOTAL DEVELO	PMENT COSTS (ii	ncluding land)					£2,951,826	
3.0	Developer's Pro	fit							
3.1	Private units				20%	on OM GDV		£624,375	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£34,489	
								£658,864	
		T COSTS [EXCLU						£3,610,690	
4.0	TOTAL INCOME Finance Costs	- TOTAL COSTS	EXCLUDING INTERES	T]				£73,122	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£73,122	
		T COSTS [INCLUI						£3,683,813	
This appraisal has be has on viability at a	peen prepared by Pe strategic level. This	eter Brett Associate appraisal is not a fo	s for the Council. The ap rmal 'Red Book' (RICS \	praisal has been prepared in ⁄aluation – Professional Stan	line with the RIC dards January 20	CS valuation guidance. The purpose 014) valuation and should not be relie	of the appraisal is to inforred upon as such.	m the Council about the impa	act of planning policy

Felixstowe Road	Lower Value Area		70 Units							- Cr	20
ITEM					Residual Value		_	Technical Checks	_	0.00	rbrett
Net Site Area	1.11	Brownfield	Lower Value Area	a	341,686	per net ha]	Sqm/ha Dwgs/ha		5,673 63	3
Nr of units	Private 53	Affordable 18		Social re	Affordable rent	Intermediate 3.50		Units/pa GDV=Total costs		31	_
1.0	Development Valu	ue									
1.1	Private units	Flata (NHA)			No. of units	Size sq.m	Total sq.m	£psm		Total Value	7
		Flats (NIA) House			0 53 53	65 90	0 <u>4,725</u> 4725.00	£1,700 £1,850		£0 £8,741,250	_
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm		Total Value	_
		Flats (NIA) House		-	0 0 0	65 	0 0 0.00	£0 £0		£0 £0	_
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House		-	0 14	65 90	0 1,260	£893 £971		£0 £1,223,775]
1.3	Intermediate				14 No. of units	Size sq.m	1260.00 Total sq.m	£psm		Total Value	
		Flats (NIA) House			0 4	65 90	0 315	£1,020 £1,110		£0 £349,650]
					4		315.00			2422442=	
	Gross Developme									£10,314,675	
2.1	Development Cos Site Acquisition	t									
2.1.1	Site Acquisition Site value (residual	land value)								£379,441	٦
	V	,					Purchaser Costs			4.75%	_
										397,464	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054		Total Costs £0	7
		House		-	53 53	90	4,725 4725.00	£929	;	£4,389,525.00	
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054		Total Costs £0.00	7
		House		-	18 18	90	1,575 1575.00	£929	;	£1,463,175.00	_
2.3.3	Extra-over BR2013					£0	_per unit			£0	
2.4	Extra over constr	uotion acata			70					£5,852,700	
2.4.1	Externals	action costs				10%	on build cost			£585,270.00	7
2.4.2	Site abnormals (rer	nediation/demolitio	n)			£0	per net ha			£0	<u></u>
2.4.2	Site opening up co	sts				£0	per unit			£0	
										£585,270	_
2.5	Professional Fees	•									
2.5.1						10%	on build costs (incl: externals)			£643,797]
2.6	Contingency									£643,797	
2.6.1						5%	on build costs (incl: externals)			£321,899]
2.7	Developer contrib	outions								£321,899	
2.7.1	Lifetime homes					£0	per unit			£0]
2.7.2	CSH Level 4					0.0%	build cost			£0	
2.7.3	CIL CARD AND AND AND AND AND AND AND AND AND AN					£0	per sqm			£0]
2.7.42.7.5	S106 contribution Provision for energy	v requirements				£1,000 £2,200	per unit per unit			£70,000 £154,000	J T
	<u> </u>	, ,				,					_
2.8	Sale cost									£224,000	
2.8.1	Private units only					3.00%	on OM GDV			£262,238	
										£262,238	
3.0	TOTAL DEVELOP Developer's Profit		cluding land)							£8,287,367	
3.1	Private units					20%	on OM GDV			£1,748,250	
3.2	Affordable units					6%	on AH build cost (incl: externals)		£96,570	
										£1,844,820	
	TOTAL PROJECT	COSTS [EXCLUI	DING INTEREST]							£10,132,187	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTERES	ST]						£182,488	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%		-£182,488	
This appraisal has be	TOTAL PROJECT een prepared by Peter rategic level. This app	Brett Associates fo	or the Council. The app	oraisal has l aluation – F	been prepared in lin Professional Standa	ne with the RICS rds January 2014	valuation guidance. The purpose 4) valuation and should not be reli	of the appraisal is to inform led upon as such.		£10,314,675 bout the impact of plann	ning policy

rtificial Hockey Pitch	Mid Value Area		18 Units						
et Site Area	0.48	Brownfield	Mid Value Area	Residual Value 950,244	per net ha		Technical Checks: Sqm/ha Dwgs/ha		3,402 38
of units	Private 14	Affordable 5		Social re Affordable rent	Intermediate 0.90		Units/pa GDV=Total costs		12
	Development Val								
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 14 14	65 	0 1,215 1215.00	£1,950 £2,200	£0 £2,673,000	
	Social rent			No. of unit	s Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 0	65 	0 0	£0 £0	£0 £0	
3	Affordable rent			0 No. of unit	s Size sq.m	0.00 Total sq.m	£psm	Total Value	
	Altor dable Tent	Flats (NIA) House		0 4	65 90	0 324	£1,024 £1,155	£0 £374,220	
	luto uno edicto			4	Siza an m	324.00	Consum	Total Value	_
	Intermediate	Flats (NIA) House		No. of unit 0 1	s Size sq.m 65 90	Total sq.m 0 81	£psm £1,170 £1,254	### Total Value ### £0 ### £101,574	
				1		81.00	,		
	Gross Developme	ent value						£3,148,794	
	Development Cos	st							
	Site Acquisition								
.1	Site value (residua	ıl land value)				Durch com Conta		£452,444	
						Purchaser Costs		4.75%	
	Duild Coata							473,935	
	Build Costs				2.	T atal an	0.274	*	
3.1	Private units	Flats (GIA) House		No. of unit 0 14	s Size sq.m 75 90	Total sq.m 0 1,215	Cost per sq.m £1,054 £929	£0 £1,128,735.00	
		nouse		14		1,215	1929	£1,128,735.00	
.2	Affordable units	Flats (GIA)		No. of unit 0	s Size sq.m	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
		House		<u>5</u> 5	90	405 405.00	£929	£376,245.00	
.3	Extra-over BR2013	3			£0	per unit		£0	
				18				£1,504,980	
	Extra over constr	ruction costs				_			
.1	Externals				10%	on build cost		£150,498.00	
l.2 l.2		mediation/demolition)			£0	per net ha		£0	
.2	Site opening up co	0515			2.0	per unit		20	
	Professional Fees	s						£150,498	
5.1					10%	on build costs (incl: externals)		£165,548	
								£165,548	
•	Contingency					_			
·.1					5%	on build costs (incl: externals)		£82,774	
	Developer contrib	butions						£82,774	
.1	Lifetime homes				£0	per unit		£0	
7.2	CSH Level 4				0.0%	build cost		£0	
.3	CIL				£0	per sqm		£0	
.4	S106 contribution				£1,000	per unit		£18,000	
.5	Provision for energ	gy requirements			£2,200	per unit		£39,600	
								£57,600	
	Sale cost							237,000	
.1	Private units only				3.00%	on OM GDV		£80,190	
								£80,190	
	TOTAL DEVELOP Developer's Profi	PMENT COSTS (incluit	ding land)					£2,515,525	
	Private units				20%	on OM GDV		£534,600	
	Affordable units				6%	 on AH build cost (incl: externals)		£24,832	
								£559,432	
	TOTAL PROJECT	COSTS [EXCLUDIN	G INTEREST]					£3,074,957	
	TOTAL INCOME -	TOTAL COSTS [EXC	CLUDING INTEREST]					£73,837	
)	Finance Costs				APR		PCM		
					7.00%	on net costs	0.565%	-£73,837	
ı	Finance								

Central/West Brownfield	Lower Value Area		25 Units						h
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	0.43 Brow	wnfield	Lower Value Area		per net ha	1	Sqm/ha Dwgs/ha		5,198 58
	Private Affo	ordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		15
Nr of units	19	6		0.00 5	1.25	I			
1.0	Development Value								
1.1		s (NIA)		No. of units 0	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
	Hous	ise		<u>19</u> 19	90	1,688 1687.50	£1,850	£3,121,875	
1.2	Social rent	- (AHA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats Hous	s (NIA) ise		0 0	65 	0 0.00	£0 £0	£0	
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		s (NIA) ise		0 5	65 90	0 450	£893 £971	£0 £437,063	
				5		450.00			
1.3		s (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value	
	Hous	ISE		1	90	113 112.50	£1,110	£124,875	
	Gross Development val	lue						£3,683,813	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual land v	value)						£131,699	
						Purchaser Costs		1.75%	
								134,004	
2.3	Build Costs								
2.3.1	Private units	s (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs	
	Hous			19 19	90	1,688 1687.50	£929	£1,567,687.50	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats Hous	s (GIA) ise		0 6	75 90	0 563	£1,054 £929	£0.00 £522,562.50	
2.3.3	Extra-over BR2013			6	£0	562.50 per unit		£0	
				25				C2 000 250	
2.4	Extra over construction	n costs		25				£2,090,250	
2.4.1	Externals				10%	on build cost		£209,025.00	
2.4.2	Site abnormals (remediate	ation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£0	per unit		£0	
								£209,025	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency							£229,928	
2.6.1					5%	on build costs (incl: externals)		£114,964	
								£114,964	
2.7	Developer contributions	IS			00	1		00	
2.7.1 2.7.2	Lifetime homes CSH Level 4					per unit build cost		£0	<u> </u>
2.7.3	CIL					per sqm		£0	<u></u>
2.7.4	S106 contribution					per unit		£25,000	
2.7.5	Provision for energy requ	uirements			£2,200	per unit		£55,000	
2.8	Sale cost							£80,000	
2.8.1	Private units only				3.00%	on OM GDV		£93,656	$\overline{}$
					0.0070	Jen em ez .		£93,656	
	TOTAL DEVELOPMENT	T COSTS (inclu	ding land)					£2,951,826	
3.0	Developer's Profit	·							
3.1	Private units					on OM GDV		£624,375	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£34,489	
								£658,864	
	TOTAL PROJECT COS							£3,610,690	
4.0	TOTAL INCOME - TOTA Finance Costs	AL COSTS [EX	LUDING INTEREST					£73,122	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£73,122	
	TOTAL PROJECT COS							£3,683,813	
						on guidance. The purpose of the app d should not be relied upon as such.		icil about the impact of plannin	g policy has on

Vest Greenfield	Lower Value Area	50 Units					
let Site Area	0.81 Greenfie	field Lower Value Area	Residual Value 326,173	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	5,544 62
r of units	Private Afforda 38	dable 13	Social re Affordable rent 0.00 10	Intermediate 2.50		Units/pa GDV=Total costs	25 -
0	Development Value						
1	Private units Flats (N House		No. of units 0 38 38	Size sq.m 65 	Total sq.m 0 3,375 3375.00	£psm £1,700 £1,850	Total Value £0 £6,243,750
.2	Social rent Flats (N House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
.3	Affordable rent Flats (N House		0 No. of units 0 10	Size sq.m 65 90	0.00 Total sq.m 0 900	£psm £893 £971	Total Value £0 £874,125
1.3	Intermediate Flats (N House		10 No. of units 0 3 3	Size sq.m 65 	900.00 Total sq.m 0 225 225.00	£psm £1,020 £1,110	Total Value £0 £249,750
	Gross Development value						£7,367,625
2.0	Development Cost						
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				Purchaser Costs		£264,760 4.75%
							277,336
2.3 2.3.1	Private units Flats (G		No. of units 0 38	Size sq.m 75 	Total sq.m 0 3,375	Cost per sq.m £1,054 £929	Total Costs £0 £3,135,375.00
2.3.2	Affordable units Flats (G House		38 No. of units 0 13	Size sq.m 75 90	3375.00 Total sq.m 0 1,125	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,045,125.00
2.3.3	Extra-over BR2013		13	£0	1125.00 per unit		£0
2.4	Extra over construction costs	s	50				£4,180,500
2.4.1	Externals			10%	on build cost		£418,050.00
2.4.2	Site abnormals (remediation/den	molition)			per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
2.5	Professional Fees						£418,050
2.5.1				10%	on build costs (incl: externals)		£459,855
2.6	Contingency						£459,855
2.6.1				5%	on build costs (incl: externals)		£229,928
2.7	Developer contributions						£229,928
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4			0.0%	build cost		£0
2.7.3	CIL			£0	per sqm		03
2.7.4	S106 contribution			£1,000	per unit		£50,000
2.7.5	Provision for energy requirement	ıts		£2,200	per unit		£110,000
2.8	Sale cost						£160,000
2.8.1	Private units only			3.00%	on OM GDV		£187,313
							£187,313
3.0	TOTAL DEVELOPMENT COST Developer's Profit	ΓS (including land)					£5,912,981
3.1	Private units			20%	on OM GDV		£1,248,750
3.2	Affordable units				on AH build cost (incl: externals)		£68,978
		TO STEPPEN					£1,317,728
	TOTAL PROJECT COSTS [EX						£7,230,710 £136,915
4.0	Finance Costs)15 [EXCLUDING III		APR		PCM	£100,010
4.1	Finance				on net costs	0.565%	-£136,915
							£7,367,625

TEM Net Site Area	1.81	Brownfield	Lower Value Are	Residual Valu a -343,538			Technical Checks Sqm/ha	5,214
	Private	Affordable		Social re Affordable re	nt Intermediate		Dwgs/ha Units/pa GDV=Total costs	58 39
r of units	79	Affordable 26		0.00 21	nt intermediate 5.25		GDV=1 otal costs	
0	Development Value							
1	Private units	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0
		House		<u>79</u> 79	90	7,088 7087.50	£1,850	£13,111,875
.2	Social rent			No. of un	•	Total sq.m	£psm	Total Value
		Flats (NIA) House		0	65 	0.00	£0 £0	£0 £0
.3	Affordable rent			No. of un	its Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 21	65 	0 1,890	£893 £971	£0 £1,835,663
•	Lataria de Pata			21	··- 0	1890.00	0	Total Wales
.3	Intermediate	Flats (NIA) House		No. of un 0 5	its Size sq.m 65 90	Total sq.m 0 473	£psm £1,020 £1,110	Total Value £0 £524,475
		House		5		472.50	21,110	2024,410
	Gross Development	value						£15,472,013
.0	Development Cost							
.1	Site Acquisition							
.1.1	Site value (residual la	nd value)						-£622,638
						Purchaser Costs		1.75%
								-633,534
.3	Build Costs							
.3.1	Private units	Flats (GIA)		No. of un 0	75	0	Cost per sq.m £1,054	Total Costs £0
		House		<u>79</u> 79	90	7,088 7087.50	£929	£6,584,287.50
.3.2	Affordable units	Flats (GIA)		No. of un		Total sq.m	Cost per sq.m	Total Costs £0.00
		House		26 26	75 90	2,363 2362.50	£1,054 £929	£2,194,762.50
.3.3	Extra-over BR2013			25	£0	per unit		£0
				105				£8,779,050
.4	Extra over construct	tion costs						
.4.1	Externals				10%	on build cost		£877,905.00
.4.2	Site abnormals (reme				£0	per net ha		£0
.4.2	Site opening up costs				£11,946	per unit		£1,254,308
5	Professional Fees							£2,132,213
.5.1	Froressional Fees				10%	on build costs (incl: externa	ule)	£965,696
.5.1					1076	OTT build Costs (ITICI. externa		£965,696
.6	Contingency							2000,000
.6.1					5%	on build costs (incl: externa	ıls)	£482,848
.7	Developer contributi	ions						£482,848
7.1	Lifetime homes				£0	per unit		£0
.7.2	CSH Level 4				0.0%	build cost		£0
.7.3	CIL				£0	per sqm		£0
7.4	S106 contribution				£1,000	per unit		£105,000
.7.5	Provision for energy re	equirements			£2,200	per unit		£231,000
								2000
.8	Sale cost							£336,000
.8.1	Private units only				3.00%	on OM GDV		£393,356
								£393,356
.0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includ	ing land)					£12,455,629
.1	Private units				20%	on OM GDV		£2,622,375.00
.2	Affordable units				6%	on AH build cost (incl: exter	rnals)	£144,854
								£2,767,229
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£15,222,858
	TOTAL INCOME - TO	OTAL COSTS [EXC	LUDING INTEREST]					£249,155
.0	Finance Costs				APR	_	PCM	
	Tinanaa				7.00%	on net costs	0.565%	-£249,155
.1	Finance							

Helena Road	Lower Value Area		566 Units						
TEM	4.40	5 611		Residual Value			Technical Checks:		eterbret
let Site Area	1.13	Brownfield	Lower Value Area	-35,915,677	per net ha		Sqm/ha Dwgs/ha Units/pa	32	2,667 503 93
r of units	Private 425	Affordable 142		Social re Affordable rent 0.00 113	Intermediate 28.30		GDV=Total costs		0
.0	Development Value								
.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		425 0 425	65 90	27,593 0 27592.50	£1,700 £1,850	£46,907,250 £0	
.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0	
2	Affordable rent			0 No. of units	Size sq.m	0.00	Snom	Total Value	
.3	Arrordable rent	Flats (NIA) House		113 0	65 90	Total sq.m 7,358 0	£psm £893 £971	£6,567,015 £0	
				113	_	7358.00			<u>-</u>
.3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65	Total sq.m 1,840	£psm £1,020 £1,110	Total Value £1,876,290 £0	
		House		28	90	1839.50	£1,110	2.0	
	Gross Development	value						£55,350,555	
0	Development Cost								
.1	Site Acquisition								
.1.1	Site value (residual la	nd value)						-£40,448,307	
						Purchaser Costs		1.75%	
-								-41,156,153	
.3	Build Costs			No. of surits	0'	Tatal an in	0.21	Tatal Ocata	
.3.1	Private units	Flats (GIA) House		No. of units 425 0	Size sq.m 75 90	Total sq.m 31,838	Cost per sq.m £1,395 £929	Total Costs £44,413,313 £0.00	
		Tiouse		425		31837.50	1929	£0.00	
.3.2	Affordable units	Flats (GIA)		No. of units 142	Size sq.m 75	Total sq.m 10,613	Cost per sq.m £1,395	Total Costs £14,804,437.50	
0.0	F 122 2 22 BB0040	House		0 142	90	0 10612.50	£929	£0.00	
.3.3	Extra-over BR2013				£0	per unit		03	
.4	Extra over construc	tion costs		566				£59,217,750	
.4.1	Externals				10%	on build cost		£5,921,775.00	
.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	
.4.2	Site opening up costs				£14,137	 per unit		£8,001,378	
								£13,923,153	
.5	Professional Fees							213,323,133	
.5.1					10%	on build costs (incl: externals)		£6,513,953	
.6	Contingency							£6,513,953	
.6.1	,				5%	on build costs (incl: externals)		£3,256,976	
								£3,256,976	
. 7 .7.1	Developer contribut	ions			£0	per unit		03	
7.2	CSH Level 4				0.0%	build cost		£0	
7.3	CIL				£0	per sqm		03	
7.4	S106 contribution				£1,000	per unit		£566,000	
7.5	Provision for energy r	equirements			£2,200	per unit		£1,245,200	
.8	Sale cost							£1,811,200	
.8.1	Private units only				3.00%	on OM GDV		£1,407,218	
								£1,407,218	
0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includin	ng land)					£44,974,096	
1	Private units				20%	on OM GDV		£9,381,450	
2	Affordable units				6%	on AH build cost (incl: externals)		£977,093	
								£10,358,543	
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£55,332,639	
0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£17,916	
.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£17,916	
							_		

Island Site	Lower Value Area		271 Units								4
ITEM											eterbrett
Net Site Area	1.92	Brownfield	Lower Value Area	_	Residual Value -4,425,110	per net ha		Technical Checks Sqm/ha	<u>:</u>		0,218
				_			_	Dwgs/ha Units/pa			141 65
Nr of units	Private 203	Affordable 68		Social re	Affordable rent 54	Intermediate 13.55	e	GDV=Total costs			-
1.0	Development Value										
1.1	Private units				No. of units	Size sq.m	Total sq.m	£psm		Total Value	
'''	Tivate units	Flats (NIA) House			142 61	65 90	9,248 5,488	£1,700 £1,850		£15,721,388 £10,152,338	
		riouse		•	203		14735.63	21,030		210,102,000	
1.2	Social rent	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 0	£psm £0		Total Value £0	
		House			0	90	0.00	£0		£0	
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm		Total Value	
1.5	Allordable felit	Flats (NIA) House			38 16	65 90	2,466 1,463	£893 £971		£2,200,994 £1,421,327	
		riouse		•	54		3929.50	2371		21,421,021	
1.3	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 617	£psm £1,020		Total Value £628,856	
		House			4 14	90	366 982.38	£1,110		£406,094	
	One of Development						002.00			000 500 000	
	Gross Development	value								£30,530,996	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	nd value)								-£8,508,500	
							Purchaser Costs			1.75%	
										-8,657,399	
2.3	Build Costs										
2.3.1	Private units				No. of units	Size sq.m		Cost per sq.m		Total Costs	
		Flats (GIA) House			142 61	75 90	10,671 5,488	£1,096 £929		£11,695,005 £5,098,119.75	
					203		16158.38				
2.3.2	Affordable units	Flats (GIA)			No. of units 47	Size sq.m 75	3,557	Cost per sq.m £1,096		Total Costs £3,898,335.00	
		House			20 68	90	1,829 5386.13	£929		£1,699,373.25	
2.3.3	Extra-over BR2013					£0	per unit			£0	
					271					£22,390,833	
2.4	Extra over construc	tion costs									
2.4.1	Externals					10%	on build cost			£2,239,083.30	
2.4.2	Site abnormals (reme	diation/demolition)				£0	per net ha			£0	
2.4.2	Site opening up costs	;				£13,133	per unit			£3,559,096	
										CE 700 470	
2.5	Professional Fees									£5,798,179	
2.5.1						10%	on build costs (incl: externals)			£2,462,992	
										£2,462,992	
2.6	Contingency										
2.6.1						5%	on build costs (incl: externals)			£1,231,496	
2.7	Developer contribut	ions								£1,231,496	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4					0.0%	build cost			£0	$\overline{}$
2.7.3	CIL					£0	per sqm			£0	\equiv
2.7.4	S106 contribution					£1,000	per unit			£271,000	$\overline{}$
2.7.5	Provision for energy re	equirements				£2,200	per unit			£596,200	
	· · · · · · · · · · · · · · · · · · ·	o 4 a o o				~=,=00				2000,200	
										£867,200	
2.8	Sale cost										
2.8.1	Private units only					3.00%	on OM GDV			£776,212	
										£776,212	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (incl	uding land)							£24,869,512	
3.1	Private units					20%	on OM GDV			£5,174,745	
3.2	Affordable units					6%	on AH build cost (incl: externals)			£369,449	$\overline{}$
	. 									£5,544,194	
	TOTAL PROJECT C	OSTS IFYOU LIDIA	NG INTERESTI							£30,413,706	
			CLUDING INTEREST]							£30,413,706 £117,289	
4.0	Finance Costs	VIME 00010 [EX	CLODING INTEREST			4.55		DOM:		۱۱۱,۷0۶	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%		-£117,289	
	TOTAL PROJECT C									£30,530,996	
This appraisal ha	s been prepared by Peto a strategic level. This ap	er Brett Associates opraisal is not a for	for the Council. The app mal 'Red Book' (RICS Va	oraisal has aluation – l	been prepared in lir Professional Standa	ne with the RICS ards January 20	S valuation guidance. The purpose of 114 yaluation and should not be relied	the appraisal is to inforn upon as such.	n the Counc	il about the impact of	planning policy

Silo	Lower Value Area	4	8 Units						O
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value			Technical Checks: Sqm/ha Dwgs/ha	26,579 409	breti
r of units	Private 36	Affordable		Social re Affordable rent	Intermediate 2.40		Units/pa GDV=Total costs	24	
0	Development Value								
.1	Private units	Flats (NIA) House		No. of units 36 0 36	Size sq.m 65 90	Total sq.m 2,340 0 2340.00	£psm £1,700 £1,850	Total Value £3,978,000 £0	
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
.3	Affordable rent	Flats (NIA) House		0 No. of units 10 0	s Size sq.m 65 90	0.00 Total sq.m 624 0	£psm £893 £971	Total Value £556,920 £0	
ı. 3	Intermediate	Flats (NIA) House		10 No. of units 2 0		624.00 Total sq.m 156 0	£psm £1,020 £1,110	Total Value £159,120 £0	
				2		156.00			
	Gross Development	value						£4,694,040	
2.0	Development Cost Site Acquisition								
2.1.1	Site value (residual la	and value)				Purchaser Costs		-£2,770,434 1.75%	
								-2,818,917	
2.3	Build Costs						_		
2.3.1	Private units	Flats (GIA) House		No. of units 36 0 36	Size sq.m 75 90	Total sq.m 2,700 0 2700.00	Cost per sq.m £1,395 £929	Total Costs £3,766,500 £0.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 12 0	Size sq.m 75 90	900	Cost per sq.m £1,395 £929	Total Costs £1,255,500.00 £0.00	
2.3.3	Extra-over BR2013			12	£0	900.00 per unit		£0	
2.4	Extra over construc	tion costs		48				£5,022,000	
2.4.1	Externals				10%	on build cost		£502,200.00	
2.4.2 2.4.2	Site abnormals (reme				£0	per net ha		£0	
2.7.2	one opening up costs	•			2.0	per unit			
2.5	Professional Fees							£502,200	
2.5.1					10%	on build costs (incl: externals)		£552,420	
2.6	Contingency							£552,420	
2.6.1					5%	on build costs (incl: externals)		£276,210.00	
2.7	Developer contribut	ions						£276,210	
2.7.1	Lifetime homes				£0	per unit		03	
2.7.2	CSH Level 4				0.0%	build cost		D3	
2.7.3	CIL S400 contails stick				£0	per sqm		£0 £48,000	
2.7.4 2.7.5	S106 contribution Provision for energy recognitions are set of the set of th	requirements			£1,000 £2,200	per unit per unit		£105,600	
2.8	Sale cost							£153,600	
2.8.1	Private units only				3.00%	on OM GDV		£119,340	
								£119,340	
3.0	Developer's Profit	ENT COSTS (including	land)					£3,806,853	
3.1	Private units				20%	on OM GDV		£795,600	
3.2	Affordable units				6%	on AH build cost (incl: externa	als)	£82,863 £878,463	
	TOTAL PROJECT C	OSTS [EXCLUDING IN	TERESTI					£878,463 £4,685,316	
		OTAL COSTS [EXCLUI						£8,724	
4.0	Finance Costs				APR		PCM	20,121	
4.1	Finance				7.00%	on net costs	0.565%	-£8,724	
	s been prepared by Pete		e Council. The appra			uation guidance. The purpose of n and should not be relied upon a		£4,694,040 uncil about the impact of planning policy h	has on

Triple Property	Former Tooks Bakery	Mid Value Area	101 Units						obc
Property	TEM Net Site Area	1.55	Brownfield Mid Valu	e Area		per net ha	 1		
Part							-	Dwgs/ha Units/pa	65 38
Process of Process o	Ir of units							GDV=10tal costs	
Part	.0		ie						
Page	.1	Private units			0 76	65	0 6,818	£1,950	£0
Michael Street Mich	1.2	Social rent			0 0	65	0 0	£0	£0
	1.3	Affordable rent			No. of units	65	Total sq.m 0	£1,024	£0
Control Cont	.3	Intermediate	Flats (NIA)		20 No. of units 0	Size sq.m	1818.00 Total sq.m 0	£psm £1,170	Total Value £0
Development Close			House			90		£1,254	£569,943
		Gross Developme	ent value						£17,668,233
Second S	2.0	Development Cos	t						
	2.1	Site Acquisition							
Priority Carls Prio	2.1.1	Site value (residual	land value)				Purchaser Costs		
Private units									1,496,544
Place (Gift) C C C C C C C C C	2.3	Build Costs							
Material	2.3.1	Private units			0 76	75	0 6,818	£1,054	£0
19 19 19 19 19	2.3.2	Affordable units			0	75	0 2,273	£1,054	£0.00
	2.3.3	Extra-over BR2013			25	£0			£0
Site observate interaction of costs Fig. per ref ha Fig.	2.4	Extra over constru	uction costs		101				£8,444,610
Sile covering up costs	2.4.1	Externals				10%	on build cost		£844,461.00
Food	2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		£0
Professional Fees Prof	2.4.2	Site opening up cos	ots			£11,900	per unit		
1.0	2.5	Professional Fees							£2,046,313
Contingency	2.5.1					10%	on build costs (incl: externals)		£928,907
	2.6	Contingency							£928,907
Personal P						5%	on build costs (incl: externals)		£464,454
Company Comp			outions				7		
CIL S							- -		
1.7.4 S106 contribution							_ _		
Provision for energy requirements E222,00 per unit E222,200									
8 Sale cost 8.1 Private units only TOTAL DEVELOPMENT COSTS (including land) TOTAL PROJECT COSTS (including land) TOTAL PROJECT COSTS (including land) TOTAL INCOME - TOTAL COSTS (including land) TOTAL INCOME - TOTAL COSTS (including land) TOTAL PROJECT	2.7.5		/ requirements						
8 Sale cost 8.1 Private units only TOTAL DEVELOPMENT COSTS (including land) TOTAL PROJECT COSTS (including land) TOTAL PROJECT COSTS (including land) TOTAL INCOME - TOTAL COSTS (including land) TOTAL INCOME - TOTAL COSTS (including land) TOTAL PROJECT							_		
1.8.1	2.8	Sale cost							£323,200
TOTAL DEVELOPMENT COSTS (including land) Developer's Profit 1	2.8.1					3.00%	on OM GDV		£449,955
Private units Affordable units Affordable units BE2,999,700 Affordable units BE3,139,336 E13,9336 TOTAL PROJECT COSTS [EXCLUDING INTEREST] APR Finance Costs Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] APR Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] APR Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Total Separaisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a									£449,955
20% on OM GDV £2,999,700 £139,336 20 Affordable units £3,139,036 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,293,019 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £375,214 APR Finance Costs APR 7.00% on net costs 7.		TOTAL DEVELOP	MENT COSTS (including land)						£14,153,983
Affordable units 6% on AH build cost (incl: externals) £139,336 £3,139,036 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 517,293,019 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 517,293,019 APR 517,293,019 APR 517,668,231 Total PROJECT COSTS [INCLUDING INTEREST] 517,668,233 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a	3.0	Developer's Profit					_		
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] APR APR FINANCE TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a	3.1								
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] APR Finance Costs APR Finance PCM 7.00% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Total PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a	3.2	Affordable units				6%	on AH build cost (incl: externals)		
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 1.0 Finance Costs 1.1 Finance Financ		TOTAL PROJECT	COSTS IEVOL LIDING INTEREST						
Finance September 1.1 Finance September 1.2				RESTI					
Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a	4.0		TOTAL GOOTS [EXCLUDING IN II	-NEOI]		ADD		DOM	£313,Z14
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a	4.1	Finance					on net costs		-£375,214
	This appraisal has been pre	pared by Peter Brett As	sociates for the Council. The apprais	al has been prepa	ared in line with the RIC	S valuation guida	nce. The purpose of the appraisal is	s to inform the Council about	

M		Residual Value			Technical Checks:	pet	
te Area	1.96 Brownfield Mid Valu	705,900	per net ha		Sqm/ha Dwgs/ha Units/pa		51
nits	Private Affordable 74 25	Social re Affordable rent 0.00 20	Intermediate 4.95		Units/pa GDV=Total costs	3	88
	Development Value	0.00 20	4.95				
	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA) House	0 74	65 	0 6,683	£1,950 £2,200	£0 £14,701,500	3
		74		6682.50			
	Social rent Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m	£psm £0 £0	Total Value	\exists
	nouse	0	90 _	0.00	20	Σ.0	
	Affordable rent Flats (NIA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,024	Total Value £0	
	House		90 _	1,782 1782.00	£1,155	£2,058,210	
	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value	_
	Flats (NIA) House		65 90	0 <u>446</u> 445.50	£1,170 £1,254	£0 £558,657	_
	Gross Development value			. 10.00		£17,318,367	
						217,010,007	
	Development Cost						
	Site Acquisition Site value (residual land value)					£1,383,181	\neg
				Purchaser Costs		5.75%	
						1,462,714	
	Build Costs						
	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA) House	0 74	75 90	0 6,683	£1,054 £929	£0 £6,208,042.50	
2	Affordable units	74 No. of units	Size sq.m	6682.50 Total sq.m	Cost por sa m	Total Costs	
•	Flats (GIA) House	0 25	75 90	0 2,228	Cost per sq.m £1,054 £929	£0.00 £2,069,347.50	\exists
}	Extra-over BR2013	25		2227.50 Der unit	2020	£0	
	Extra over construction costs	99				£8,277,390	
	Externals		10%	on build cost		£827,739.00	
	Site abnormals (remediation/demolition)		£0	per net ha		£0	
2	Site opening up costs		£11,876 p	per unit		£1,175,701	
						£2,003,440	
	Professional Fees					. ,,	
			10%	on build costs (incl: externals)		£910,513	
	Contingency					£910,513	
			5%	on build costs (incl: externals)		£455,256	$\overline{}$
				,		£455,256	
	Developer contributions						_
	Lifetime homes CSH Level 4			per unit		£0	<u>」</u> ー
	CIL CIL			per sqm		£0	
	S106 contribution			per unit		£99,000	_ _
	Provision for energy requirements		£2,200 p	per unit		£217,800	
	Sale cost					£316,800	
	Private units only		3.00%	on OM GDV		£441,045	$\overline{}$
	·					£441,045	
	TOTAL DEVELOPMENT COSTS (including land)					£13,867,158	
	Developer's Profit						
	Private units			on OM GDV		£2,940,300	
	Affordable units		6%	on AH build cost (incl: externals)		£136,577	
	TOTAL DDO IECT COSTS IEVOLUDING INTEREST						
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]					£16,944,035	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTE Finance Costs	31j	ADD		DOM	£374,332	
	Finance		APR 7.00%	on net costs	PCM 0.565%	-£374,332	

	field Lower Value Area		25 Units						OOO	
Net Site Area	0.22	Brownfield	Lower Value Are		Residual Value -2,795,094	nor not ha		Technical Checks:	peterbrett	
Net Site Area	0.22	Brownilleid	Lower value Are	_		per net ha		Sqm/ha Dwgs/ha Units/pa	8,374 116 15 0	
Nr of units	Private 19	Affordable 6		Social re	Affordable rent 5	Intermediate 1.25		GDV=Total costs	0	
1.0	Development Value									
1.1	Private units	Flats (NIA) House		ı	No. of units 13 6	Size sq.m 65 90	Total sq.m 853 506	£psm £1,700 £1,850	Total Value £1,450,313 £936,563	
		House		_	19	_	1359.38			
1.2	Social rent	Flats (NIA) House		_	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0 £0	
1.3	Affordable rent				0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
		Flats (NIA) House		_	4 2 5	65 90 _	228 135 362.50	£893 £971	£203,044 £131,119	
1.3	Intermediate	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 57	£psm £1,020	Total Value £58,013	
		House		_	0 1	90	34 90.63	£1,110	£37,463	
	Gross Developmen	t value							£2,816,513	
2.0	Development Cost									
2.1	Site Acquisition									
2.1.1	Site value (residual la	nd value)							-£604,950	
							Purchaser Costs		1.75% -615,536	
2.3	Build Costs								-013,330	
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		_	13 6	75 90	984 506	£1,096 £929	£1,078,875 £470,306	
2.3.2	Affordable units				19 No. of units	Size sq.m	1490.63 Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		_	4 2	75 90	328 169	£1,096 £929	£359,625 £156,769	
2.3.3	Extra-over BR2013				6	£0 p	496.88 per unit		£0	
•					25				£2,065,575	
2.4	Extra over construc	tion costs				400/	on build east		C206 FER	
2.4.1 2.4.2	Externals Site abnormals (reme	diation/demolition)					on build cost per net ha		£206,558	
2.4.2	Site opening up costs						per unit		£0	
									£206,558	
2.5	Professional Fees									
2.5.1						10%	on build costs (incl: external	ls)	£227,213.25	
2.6	Contingency								£227,213	
2.6.1						5%	on build costs (incl: external	ls)	£113,606.63	
2.7	Developer contribu	tions							£113,607	
2.7.1	Lifetime homes					£0	per unit		£0	
2.7.2	CSH Level 4						ouild cost		£51,639	
2.7.3 2.7.4	CIL S106 contribution						per sqm		£0 £25,000	
2.7.5	Provision for energy r	equirements					oer unit oer unit		£55,000	
		•								
2.8	Sale cost								£131,639	
2.8.1	Private units only					3.00%	on OM GDV		£71,606	
									£71,606	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (includ	ding land)						£2,200,662	
3.1	Private units					20%	on OM GDV		£477,375	
3.2	Affordable units					6%	on AH build cost (incl: exter	nals)	£34,082	
									£511,457	
	TOTAL PROJECT C								£2,712,119	
4.0	TOTAL INCOME - To Finance Costs	OTAL COSTS [EXC	LUDING INTEREST]						£104,394	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%	-£31,878	
				_						
This appraisal h	TOTAL PROJECT C			sal has been r	prepared in line with	h the RICS valuation	guidance. The nurnose of	the appraisal is to inform the Council	£2,743,997 about the impact of planning policy has on viability at a strate	togic lov

Central Brownfi	el Lower Value Are	a 50) Units						abo.
ITEM									peterbrett
Net Site Area	0.41	Brownfield	Lower Value Area	Residual Value -2,597,777	per net ha]	Technical Checks: Sqm/ha Dwgs/ha		8,852 122
Nr of units	Private 38	Affordable 13		Social re Affordable rent 0.00 10	Intermediate 2.50		Units/pa GDV=Total costs		<u>25</u> -
1.0	Development Va	lue							
1.1	Private units	Flats (NIA) House		No. of units 26 11 38	Size sq.m 65 90	Total sq.m 1,706 1,013 2718.75	£psm £1,700 £1,850	Total Value £2,900,625.00 £1,873,125	
1.2	Social rent	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 90	Total sq.m 0 0 0 0.00	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of units 7 3 10	Size sq.m 65 90	Total sq.m 455 270	£psm £893 £971	Total Value £406,088 £262,238	
1.3	Intermediate	Flats (NIA) House		No. of units 2 1 3	Size sq.m 65 	725.00 Total sq.m 114 68 181.25	£psm £1,020 £1,110	Total Value £116,025 £74,925	
	Gross Developm	ent value						£5,633,025	
2.0	Development Co							,	
2.0	•	ost							
2.1 2.1.1	Site Acquisition Site value (residua	al land value)						-£1,063,830	
2.1.1	Site value (residua	a lailu value)				Purchaser Costs		1.75%	
						T distiluser Seed		-1,082,447	
2.3	Build Costs							1,000,111	
2.3.1	Private units	Flats (GIA) House		No. of units 26 11 38	Size sq.m 75	Total sq.m 1,969 1,013 2981.25	Cost per sq.m £1,096 £929	Total Costs £2,157,750 £940,613	
2.3.2	Affordable units	Flats (GIA) House		No. of units 9 4	Size sq.m 75 90	Total sq.m 656 338	Cost per sq.m £1,096 £929	Total Costs £719,250 £313,538	
2.3.3	Extra-over BR201			13	£0	993.75 per unit	2020	£0	
2.4	Eytra over const	ruotion oosts		50				£4,131,150	
2.4	Extra over const	ruction costs				¬			
2.4.1	Externals				10%	on build cost		£413,115	
2.4.2		emediation/demolition)			£0	per net ha		03	
2.4.2	Site opening up co	osts			£0	per unit		03	
2.5	Professional Fee	ne.						£413,115	
	Professional Fee	;5			400/			C454 427	
2.5.1					10%	on build costs (incl: externals)		£454,427	
2.6	Contingency							£434,421	
2.6.1					5%	on build costs (incl: externals)		£227,213	
2.7	Developer contri	hutions						£227,213	
2.7.1	Lifetime homes	butions			£0	per unit		03	\neg
2.7.2	CSH Level 4				2.5%	build cost		£103,279	
2.7.3	CIL				£0	per sqm		£0	<u> </u>
2.7.4	S106 contribution				£1,000	per unit		£50,000	
2.7.5	Provision for energ	gy requirements			£2,200	per unit		£110,000	
								£263,279	
2.8	Sale cost Private units only				3.00%	on OM GDV		£143,213	
2.8.1	Private units only				3.00%			£143,213	
	TOTAL DEVELO	PMENT COSTS (inclu	ding land)					£4,549,949	
3.0	Developer's Prof		unig ianu)					24,043,343	
3.1	Private units				20%	on OM GDV		£954,750	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£68,164	
								£1,022,914	
	TOTAL PROJEC	T COSTS [EXCLUDING	G INTEREST]					£5,572,863	
4.0		- TOTAL COSTS [EXC	LUDING INTERES	тј				£60,162	
4.0	Finance Costs				APR	Ton not costs	PCM	000.400	
4.1	Finance				7.00%	on net costs	0.565%	-£60,162	
This appraisal to		T COSTS [INCLUDING		approisal bee been array	in line with the D	UCS valuation avidance. The same	so of the approint in the Co	£5,633,025	nact of planning
policy has on viat	oility at a strategic lev	reler breit Associates f vel. This appraisal is not	a formal 'Red Book	appraisai rias been prepared ' (RICS Valuation – Professio	onal Standards Ja	RICS valuation guidance. The purpo anuary 2014) valuation and should n	ડક ા લાં appraisal is to inf ot be relied upon as such.	onn the Council about the im	pact of planning

Central Brownfield	Lower Value Are	a	25 Units						abo
ITEM				Davidsol Value			Tarkwing LObracks		peterbrett
Net Site Area	0.35	Brownfield	Lower Value Are	Residual Value a 235,021	per net ha		Technical Checks: Sqm/ha Dwgs/ha Units/pa		6,469 72 15
Nr of units	Private 19	Affordable 6		Social re Affordable rent	Intermediate 1.25	e	GDV=Total costs		-
1.0	Development Va	lue							
1.1	Private units	Flats (NIA) House		No. of units 0 19	Size sq.m 65 90	Total sq.m 0 1,688 1687.50	£psm £1,700 £1,850	Total Valu £0 £3,121,87	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Valu £0 £0	<u>e</u>
1.3	Affordable rent	Flats (NIA) House		0 No. of units 0 5	Size sq.m 65 90	0.00 Total sq.m 0 450	£psm £893 £971	Total Valu £0 £437,063	
1.3	Intermediate	Flats (NIA) House		5 No. of units 0 1	Size sq.m 65 90	450.00 Total sq.m 0 113	£psm £1,020 £1,110	Total Valu £0 £124,875	
	Gross Developm	nent value		1		112.50		£3,683,81	3
								20,000,01	
2.0	Development Co	ost							
2.1	Site Acquisition								
2.1.1	Site value (residua	al land value)				Durch agair Coata		£81,749	
						Purchaser Costs		1.75%	
~~								83,180	
2.3	Build Costs						_		
2.3.1	Private units	Flats (GIA) House		No. of units 0 <u>19</u> 19	S Size sq.m 75 90	Total sq.m 0 1,688 1687.50	Cost per sq.m £1,054 £929	£0 £1,567,68	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 6	Size sq.m 75 90	Total sq.m 0 563	Cost per sq.m £1,054 £929	Total Cost £0 £522,563	
2.3.3	Extra-over BR201			6		562.50 per unit	1929	£0	
	Exila evel Brize i			25	20				
2.4	Extra over const	truction costs		25				£2,090,25	<u> </u>
2.4.1	Externals				10%	on build cost		£209,025.0	00
2.4.2	Site abnormals (re	emediation/demolitio	n)		£0	per net ha		£0	
2.4.2	Site opening up co	osts			£0	per unit		£0	
0.5	Des for a law of For							£209,025	
2.5	Professional Fee	# \$			4.00/			C220 020	
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency								
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contri	ibutions						£114,964	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£52,256	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£25,000	
2.7.5	Provision for energ	gy requirements			£2,200	per unit		£55,000	
								£132,256	
2.8	Sale cost				3.00%	on OM GDV		£93,656	
2.8.1	Private units only				3.00%			£93,656	
	TOTAL DEVELO	PMENT COSTS (in	cluding land)					£2,953,25	9
3.0	Developer's Prof								
3.1	Private units				20%	on OM GDV		£624,375	
3.2	Affordable units				6%	on AH build cost (incl: externals))	£34,489	
								£658,864	
		T COSTS [EXCLUI						£3,612,12	
4.0	TOTAL INCOME Finance Costs	- TOTAL COSTS [I	EXCLUDING INTERES	ST]				£71,690	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£71,690	
This appraisal has b	een prepared by Pe	T COSTS [INCLUDeter Brett Associates appraisal is not a for	for the Council. The ap	opraisal has been prepared Valuation – Professional Sta	in line with the RIO	CS valuation guidance. The purpose 2014) valuation and should not be re	se of the appraisal is to inforr	£3,683,81	

Felixstowe Road	Lower Value Are	a	70 Units							obc
ITEM					esidual Value		_	Technical Checks		peterbret
Net Site Area	1.11	Brownfield	Lower Value Area	a	224,976	per net ha]	Sqm/ha Dwgs/ha		5,673 63
Nr of units	Private 53	Affordable 18		Social re Af	ffordable rent 14	Intermediate 3.50		Units/pa GDV=Total costs		31
1.0	Development Va	lue								
1.1	Private units	Flata (NHA)		No	o. of units	Size sq.m	Total sq.m	£psm	Total Val	ue
		Flats (NIA) House		_	0 53 53	65 90	0 <u>4,725</u> 4725.00	£1,700 £1,850	£0 £8,741,2	50
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Val	ue
		Flats (NIA) House			0 0 0	65 90	0 0 0.00	£0 £0	£0 £0	
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm	Total Val	ue
		Flats (NIA) House			0 14	65 90	0 1,260	£893 £971	£0 £1,223,7	75
1.3	Intermediate				14 No. of units	Size sq.m	1260.00 Total sq.m	£psm	Total Val	ue
		Flats (NIA) House		_	0 4	65 90	0 315	£1,020 £1,110	£0 £349,65	
					4		315.00		2/2.2//	
	Gross Developm								£10,314,6	75
2.0	Development Co Site Acquisition	St								
2.1.1	Site value (residua	al land value)							£249,83	4
	,	,					Purchaser Costs		2.75%	<u> </u>
									256,705	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Cos	its
		House		_	53 53	90	4,725 4725.00	£929	£4,389,525	5.00
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Cos	sts
		House			18 18	90	1,575 1575.00	£929	£1,463,175	5.00
2.3.3	Extra-over BR201	3				£0	_per unit		£0	
2.4	Extra over const	ruction costs			70				£5,852,7	00
2.4.1	Externals					10%	on build cost		£585,270	.00
2.4.2		emediation/demolitio	on)			£0	per net ha		£0	
2.4.2	Site opening up co	osts				£0	per unit		£0	
									£585,27	0
2.5	Professional Fee	:S					_			
2.5.1						10%	on build costs (incl: externals	s) 	£643,79	
2.6	Contingency								2043,19	
2.6.1						5%	on build costs (incl: externals	8)	£321,89	9
2.7	Developer contri	butions							£321,89	9
2.7.1	Lifetime homes					£0	per unit		£0	
2.7.2	CSH Level 4					2.5%	build cost		£146,31	8
2.7.32.7.4	CIL S106 contribution					£1,000	_per sqm _per unit		£0 £70,000	
2.7.5	Provision for energ					£2,200	per unit		£154,00	
2.8	Sale cost								£370,31	8
2.8.1	Private units only					3.00%	on OM GDV		£262,23	8
									£262,23	8
3.0	TOTAL DEVELO Developer's Prof	PMENT COSTS (in	ncluding land)						£8,292,9	25
3.1	Private units					20%	on OM GDV		£1,748,2	50
3.2	Affordable units					6%	on AH build cost (incl: extern	nals)	£96,570)
									£1,844,8	
		T COSTS [EXCLUI							£10,137,7	
4.0	Finance Costs	- IOIAL COSTS [EXCLUDING INTERES	51]		APR		PCM	£176,93	U
4.1	Finance					7.00%	on net costs	0.565%	-£176,93	0
						_				
This appraisal has be has on viability at a st	en prepared by Pete	T COSTS [INCLUD er Brett Associates fo praisal is not a form	or the Council. The app	oraisal has be aluation – Pro	en prepared in lir	ne with the RICS ards January 2014	valuation guidance. The purpo 4) valuation and should not be	ose of the appraisal is to inform relied upon as such.	£10,314,6 the Council about the im	

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 876,673	per net ha		Technical Checks Sqm/ha	<u> </u>	peterbrett 3,402
Nr of units	Private 14	Affordable 5		Social re Affordable rent	Intermediate 0.90		Dwgs/ha Units/pa GDV=Total costs		38 12 -
1.0	Development Valu								
1.1	Private units	Flats (NIA) House		No. of units 0 14	Size sq.m 65 90	Total sq.m 0 1,215	£psm £1,950 £2,200	Total Value £0 £2,673,000	
1.2	Social rent	Flats (NIA) House		14 No. of units 0 0	Size sq.m 65 90	1215.00 Total sq.m 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	0.00 Total sq.m 0	£psm £1,024	Total Value	
1.3	Intermediate	House Flats (NIA)			90 Size sq.m 65	324 324.00 Total sq.m 0	£1,155 £psm £1,170	£374,220 Total Value £0	
	Gross Developme	House		1	90	81 81.00	£1,254	£101,574 £3,148,794	
2.0	Development Cos								
	Site Acquisition	SL .							
2.1 2.1.1	Site value (residual	l land value)				Purchaser Costs		£417,414 4.75%	
								437,241	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 14 14	Size sq.m 75 90	Total sq.m 0 1,215 1215.00	Cost per sq.m £1,054 £929	Total Costs £0 £1,128,735.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 5 5	Size sq.m 75 90	Total sq.m 0 405 405.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £376,245.00	
2.3.3	Extra-over BR2013	3		18	£0	per unit		£1,504,980	
2.4	Extra over constr	uction costs						2.,00.,200	
2.4.1	Externals				10%	on build cost		£150,498.00	
2.4.2	Site abnormals (re	mediation/demolition)			£0	per net ha		03	
2.4.2	Site opening up co	sts			£0	per unit		£0	
2.5	Professional Fees	s						£150,498	
2.5.1					10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1					5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	outions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£37,625	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£18,000	
2.7.5	Provision for energ	y requirements			£2,200	per unit		£39,600	
								£95,225	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£80,190	
								£80,190	
2.0		MENT COSTS (inclu	uding land)					£2,516,455	
3.0	Developer's Profi	τ				on ODV			
3.1 3.2	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£534,600 £24,832	
								£559,432	
	TOTAL PROJECT	COSTS [EXCLUDIN	IG INTEREST]					£3,075,888	
40		TOTAL COSTS [EX	CLUDING INTEREST]					£72,906	
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£72,906	
	TOTAL PROJECT	COSTS [INCLUDIN	G INTEREST]					£3,148,794	
				en prepared in line with the RIC 3 January 2014) valuation and s		e. The purpose of the appraisal is to pon as such.	o inform the Council about the	e impact of planning policy ha	s on viability at a

Central/West Brownfield	Lower Value Area		25 Units						h
ITEM				Residual Value			Technical Checks:		peterbrett
Net Site Area	0.43 Brown	nfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha		5,198 58
	Private Afford	dable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		15
Nr of units	19	6		0.00 5	1.25				
1.0	Development Value								
1.1	Private units Flats (No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
	House	е		<u>19</u> 19	90	1,688 1687.50	£1,850	£3,121,875	
1.2	Social rent	(A.II.A.)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (House			0 0	65 90	0.00	£0 £0	£0	
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (0 5	65 90	0 450	£893 £971	£0 £437,063	
				5	_	450.00			
1.3	Intermediate Flats (No. of units	Size sq.m 65	Total sq.m	£psm £1,020	Total Value	
	House	е		1	90	113 112.50	£1,110	£124,875	
	Gross Development valu	ıe						£3,683,813	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual land va	alue)						£81,749	
						Purchaser Costs		1.75%	
								83,180	
2.3	Build Costs								
2.3.1	Private units Flats ((GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
	House			19 19	90	1,688 1687.50	£929	£1,567,687.50	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (House			0 6	75 90	0 563	£1,054 £929	£0.00 £522,562.50	
2.3.3	Extra-over BR2013			6	£0	562.50 per unit		£0	
				25				C2 000 250	
2.4	Extra over construction of	costs		25				£2,090,250	
2.4.1	Externals				10%	on build cost		£209,025.00	
2.4.2	Site abnormals (remediation	on/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£0	per unit		£0	
								£209,025	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency							£229,928	
2.6.1					5%	on build costs (incl: externals)		£114,964	
								£114,964	
2.7	Developer contributions				00	la av mais		50	
2.7.1 2.7.2	Lifetime homes CSH Level 4					per unit build cost		£52,256	
2.7.3	CIL					per sqm		£0	
2.7.4	S106 contribution					per unit		£25,000	
2.7.5	Provision for energy require	rements			£2,200	per unit		£55,000	
2.8	Sale cost							£132,256	
2.8.1	Private units only				3.00%	on OM GDV		£93,656	$\overline{}$
	,					•		£93,656	
	TOTAL DEVELOPMENT	COSTS (inclu	ding land)					£2,953,259	
3.0	Developer's Profit								
3.1	Private units					on OM GDV		£624,375	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£34,489	
	TOTAL PROJECT COST	O IEVO! ! := ···	O INTEREST					£658,864	
	TOTAL INCOME TOTAL							£3,612,123	
4.0	TOTAL INCOME - TOTAL Finance Costs	L COSIS [EXC	LUDING INTEREST		455		DO!!	£71,690	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£71,690	
T 1.1.	TOTAL PROJECT COST	-	-	Lank	dia Pigg			£3,683,813	
						n guidance. The purpose of the app d should not be relied upon as such.		cıl about the impact of plannir	ng policy has on

EM				Residual Value	. •		Technical Checks		petert
Site Area	0.81	Greenfield	Lower Value Area	211,312	per net ha		Sqm/ha Dwgs/ha		5,544 62
units	Private 38	Affordable 13		Social re Affordable rent	Intermediate 2.50		Units/pa GDV=Total costs		- -
	Development Value								
	Private units	FI ((AUA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 38 38	65 90	0 3,375 3375.00	£1,700 £1,850	£0 £6,243,750	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0	65 	0 0	£0 £0	£0 £0	
	Affordable rent			0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
	Alloradolo Telle	Flats (NIA) House		0 10	65 90	0 900	£893 £971	£0 £874,125	
	Intermediate			10 No. of units	Size sq.m	900.00 Total sq.m	Enem	Total Value	
	intermediate	Flats (NIA) House		0 3	65 90	0 225	£psm £1,020 £1,110	£0 £249,750	
				3		225.00			
	Gross Development	value						£7,367,625	
	Development Cost								
1	Site Acquisition Site value (residual lar	ad value)						£171,526	
1	Site value (residual lai	iu value)				Purchaser Costs		2.75%	
								176,243	
	Build Costs								
1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 38 38	75 90	0 3,375 3375.00	£1,054 £929	£0 £3,135,375.00	
.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 13	75 90	0 1,125	£1,054 £929	£0.00 £1,045,125.00	
3	Extra-over BR2013			13	£0	1125.00 per unit		£0	
				50				£4,180,500	
	Extra over construct	tion costs							
.1	Externals				10%	on build cost		£418,050.00	
.2	Site abnormals (reme	•			£0	per net ha		£0	
.2	Site opening up costs				£0	per unit		£0	
	Professional Fees							£418,050	
1					10%	on build costs (incl: externals)		£459,855	
								£459,855	
.1	Contingency				F0/			5220.020	
1					5%	on build costs (incl: externals)		£229,928	
	Developer contributi	ions							
1	Lifetime homes				£0	per unit		03	
3	CSH Level 4 CIL				2.5% £0	build cost per sqm		£104,513	
4	S106 contribution				£1,000	per unit		£50,000	
5	Provision for energy re	equirements			£2,200	per unit		£110,000	
	Sale cost							£264,513	
1	Private units only				3.00%	on OM GDV		£187,313	
								£187,313	
		ENT COSTS (including	g land)					£5,916,400	
	Developer's Profit Private units				20%	on OM GDV		£1,248,750	
	Affordable units				6%	on AH build cost (incl: externals)		£68,978	
						<u> </u>		£1,317,728	
	TOTAL PROJECT CO	OSTS [EXCLUDING IN	NTEREST]					£7,234,128	
		OTAL COSTS [EXCLU	DING INTEREST]					£133,497	
	Finance Costs				APR 7.00%	Ton not costs	PCM 0.565%	-£133,497	
	Finance				7.00%	on net costs	0.565%	-£133,497	

TEM Net Site Area	1.81	Brownfield	Lower Value Are	Residual Value a -457,417	per net ha		Technical Checks: Sqm/ha	5,214	
	Private	Affordable		Social re Affordable ren	t Intermediate		Dwgs/ha Units/pa GDV=Total costs	58 39	
r of units	79	Affordable 26		0.00 21	5.25		GDV=10tal costs	-	_
0	Development Value								
1	Private units	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
		House		<u>79</u> 79	90	7,088 7087.50	£1,850	£13,111,875]
.2	Social rent	Flats (NIA)		No. of unit	•	Total sq.m	£psm	Total Value £0	٦
		House		0	65 90	0.00	£0 £0	£0	_
.3	Affordable rent			No. of unit		Total sq.m	£psm	Total Value	_
		Flats (NIA) House		0 21	65 	0 1,890	£893 £971	£0 £1,835,663	_
.3	Intermediate			21 No. of unit	s Size sq.m	1890.00 Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 5	65 	0 473	£1,020 £1,110	£0 £524,475]
				5	·	472.50			
	Gross Development	value						£15,472,013	
.0	Development Cost								
.1	Site Acquisition								_
.1.1	Site value (residual la	nd value)						-£829,036]
						Purchaser Costs		1.75%	
	2.110							-843,544	
.3	Build Costs			No. of weigh	0'	Tatal an m	0	Tatal Ocata	
.3.1	Private units	Flats (GIA) House		No. of unit 0 79	Size sq.m 75 90	Total sq.m 0 7,088	Cost per sq.m £1,054 £929	Total Costs £0 £6,584,287.50	7
		поиѕе		79		7087.50	1929	10,304,207.30	_
.3.2	Affordable units	Flats (GIA)		No. of unit	s Size sq.m	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	٦
		House		<u>26</u> 26	90	2,363 2362.50	£929	£2,194,762.50]
3.3	Extra-over BR2013				£0	per unit		£0	J
	Fodos accompletos	than a sate		105				£8,779,050	
.4	Extra over construct	tion costs			400/	7		0077.005.00	7
.4.1	Externals Site abnormals (reme	ediation/demolition)			10% £0	on build cost per net ha		£877,905.00 £0	_ _
.4.2	Site opening up costs	ŕ			£11,946	per unit		£1,254,308	٦ -
5	Professional Fees							£2,132,213	
5.1					10%	on build costs (incl: externals)		£965,696]
	Cantingana							£965,696	
.6.1	Contingency				5%	on build costs (incl: externals)		£482,848	7
.0.1					576	Joh bullu costs (Incl. externals)		£482,848	
7	Developer contribut	ions							
.7.1	Lifetime homes				£0	per unit		£0]
.7.2	CSH Level 4 CIL				2.5% £0	build cost		£219,476	_ _
.7.4	S106 contribution				£1,000	per sqm per unit		£105,000	J J
.7.5	Provision for energy r	equirements			£2,200	per unit		£231,000	_ _
									_
.8	Sale cost							£555,476	
.8.1	Private units only				3.00%	on OM GDV		£393,356	٦
					3.5575			£393,356	_
	TOTAL DEVELOPM	ENT COSTS (includ	ling land)					£12,465,095	
.0	Developer's Profit								_
.1	Private units				20%	on OM GDV	a.	£2,622,375.00	_ _
.2	Affordable units				6%	on AH build cost (incl: externals	;)	£144,854 £2,767,229	
	TOTAL PROJECT C	OSTS IEVOLUDINO	S INTEDERTI					£2,767,229 £15,232,324	
	TOTAL INCOME - TO							£15,232,324 £239,688	
0	Finance Costs	CIAL GOOTS [EXC	FORMO MITERESI]		APR		PCM	£238,000	
	Finance				7.00%	on net costs	0.565%	-£239,688	
.1	Finance								

elena Road	Lower Value Area		566 Units					
EM				Residual Value			Technical Checks:	
t Site Area	1.13	Brownfield	Lower Value Area	-37,204,714	per net ha		Sqm/ha Dwgs/ha	32,667 503
of units	Private 425	Affordable 142		Social re Affordable rent 0.00 113	Intermediate 28.30	I	Units/pa GDV=Total costs	93
	Development Value							
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		425 0 425	65 90	27,593	£1,700 £1,850	£46,907,250 £0
	Social rent			No. of units	Size sq.m	27592.50 Total sq.m	£psm	Total Value
		Flats (NIA) House		0 0	65 	0	£0 £0	£0 £0
				0	.	0.00	•	
	Affordable rent	Flats (NIA) House		No. of units 113 0	Size sq.m 65 90	Total sq.m 7,358 0	£psm £893 £971	Total Value £6,567,015 £0
		. 10 000		113		7358.00	20.	
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 1,840	£psm £1,020	Total Value £1,876,290
		House		0 28	90	0 1839.50	£1,110	03
	Gross Development	value						£55,350,555
	Development Cost							
	Site Acquisition							
1	Site value (residual la	nd value)						-£41,900,023
						Purchaser Costs		1.75%
	2 11 12							-42,633,274
4	Build Costs			Marie 19	0:	Tatal as	00-1	TatalOsses
.1	Private units	Flats (GIA) House		No. of units 425 0	Size sq.m 75 90	Total sq.m 31,838 0	Cost per sq.m £1,395 £929	Total Costs £44,413,313 £0.00
		House		425		31837.50	2525	20.00
.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 10,613	Cost per sq.m £1,395	Total Costs £14,804,437.50
.3	Extra-over BR2013	House		0 142	90 	0 10612.50 per unit	£929	£0.00
.5	LXIIA-OVEI DINZOTS				20	jper uniit		20
	Extra over construc	tion costs		566				£59,217,750
.1	Externals				10%	on build cost		£5,921,775.00
.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0
2	Site opening up costs				£14,137	per unit		£8,001,378
								£13,923,153
	Professional Fees							
.1					10%	on build costs (incl: externals)		£6,513,953
j	Contingency							£6,513,953
.1					5%	on build costs (incl: externals)		£3,256,976
	Developer contribut	ions						£3,256,976
1	Lifetime homes				£0	per unit		£0
2	CSH Level 4				2.5%	build cost		£1,480,444
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£566,000
5	Provision for energy r	equirements			£2,200	per unit		£1,245,200
								£3,291,644
	Sale cost					_		
1	Private units only				3.00%	on OM GDV		£1,407,218
	TOTAL DEVELOPM	FNT COSTS (incl.)	ding land)					£1,407,218 £44,977,419
	Developer's Profit	00313 (INCIU	ung lanuj					444,311,413
	Private units					on OM GDV		£9,381,450
	Affordable units				6%	on AH build cost (incl: external	s)	£977,093
	TAT!!:	0070 1515	O INTER-22-					£10,358,543
	TOTAL INCOME. TO							£55,335,962
	Finance Costs	JIAL GUSIS [EXC	CLUDING INTEREST]		ADD		PCM	£14,593
	Finance				APR 7.00%	on net costs	0.565%	-£14,593

Lower Value Area							
			Residual Value			Technical Checks	peterbre
1.92	Brownfield	Lower Value Area		per net ha		Sqm/ha	10,218 141
Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs	65 -
			0.00 54	13.55			
Private units	Flats (NIA) House		142	65	9,248	£1,700	Total Value £15,721,388 £10,152,338
	110000		203	<u> </u>	14735.63	21,000	210,102,000
Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value £0
	House		0	90 _	0.00	£0	03
Affordable rent	Flats (NIA)		No. of units 38	Size sq.m 65	Total sq.m 2,466	£psm £893	Total Value £2,200,994
	House		<u>16</u> 54	90 _	1,463 3929.50	£971	£1,421,327
Intermediate	Flats (NIA)		No. of units	Size sq.m	Total sq.m 617	£psm £1 020	Total Value £628,856
	House		4 14	90	366 982.38	£1,110	£406,094
Gross Developmen	t value						£30,530,996
Development Cost							
Site Acquisition							
Site value (residual la	nd value)						-£9,049,554
					Purchaser Costs		1.75%
							-9,207,921
Build Costs							
Private units	Flats (GIA)		No. of units 142	Size sq.m 75	Total sq.m 10,671	Cost per sq.m £1,096	Total Costs £11,695,005
	House		61 203	90	5,488 16158.38	£929	£5,098,119.75
Affordable units	- 1(0.11)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House		20	75 90 _	1,829	£1,096 £929	£3,898,335.00 £1,699,373.25
Extra-over BR2013			00	£0			£0
			271				£22,390,833
Extra over construc	ction costs						
Externals				10%	on build cost		£2,239,083.30
Site abnormals (reme	ediation/demolition)			£0	per net ha		03
Site opening up cost	3			£13,133	per unit		£3,559,096
D (: 15							£5,798,179
Professional Fees				100/	on build costs (incl: oxtornals)		£2,462,992
				10%	on build costs (incl: externals)		£2,462,992
Contingency							22,102,902
				5%	on build costs (incl: externals)		£1,231,496
Developer contribu	tions						£1,231,496
Lifetime homes				£0	per unit		£0
CSH Level 4				2.5%	build cost		£559,771
CIL				£0	per sqm		£0
S106 contribution				£1,000	per unit		£271,000
Provision for energy	requirements			£2,200	per unit		£596,200
Sale cost							£1,426,971
Private units only				3.00%	on OM GDV		£776,212
							£776,212
	ENT COSTS (includ	ling land)					£24,878,761
·				200/	on OM GDV		£5,174,745
Affordable units							£5,174,745 £369,449
							£5,544,194
TOTAL PROJECT (COSTS [EXCLUDING	S INTEREST]					£30,422,955
							£108,041
Finance Costs				APR		PCM	
Finance				7.00%	on net costs	0.565%	-£108,041
	Private 203 Development Value Private units Social rent Affordable rent Intermediate Gross Development Cost Site Acquisition Site value (residual last site value (residual last site value) Extra-over BR2013 Extra-over BR2013 Extra-over BR2013 Extra-over BR2013 Contingency Developer contribute Site abnormals (reme Site opening up cost site value) Contingency Developer contribute Site opening up cost site opening u	Private 203	Private 203 88 Development Value Private units Flats (NIA) House Social rent Flats (NIA) House Affordable rent Flats (NIA) House Intermediate Flats (NIA) House Development Cost Site Acquisition Site value (residual land value) Build Costs Private units Flats (GIA) House Extra-over BR2013 Extra-over BR2013 Extra over construction costs Externals Site abnormals (remediation/demolition) Site opening up costs Professional Fees Contingency Developer contributions Lifetime homes CSH Level 4 CIL S106 contribution Provision for energy requirements Sale cost Private units only TOTAL DEVELOPMENT COSTS (including land) Developer's Profit Private units	Private units	192 Somerisk Lower Value Area Lower Value Area Art Ordable rent Intermediate Art Ordable rent Art Ordable rent	Private Affordable Private Affordable Private Affordable Private Priva	Private Manufactor Manufa

Silo TEM	Lower Value Area		48 Units						C
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -24,643,595	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,579 409	9
of units	Private 36	Affordable 12		Social re Affordable rent 0.00 10	Intermediate 2.40		GDV=Total costs		
)	Development Value								
1	Private units	Flats (NIA) House		No. of units 36 0 36	Size sq.m 65 90	Total sq.m 2,340 0 2340.00	£psm £1,700 £1,850	Total Value £3,978,000 £0	\exists
2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	\exists
.3	Affordable rent	Flats (NIA) House		0 No. of units 10 0	Size sq.m 65 90	0.00 Total sq.m 624 0	£psm £893 £971	Total Value £556,920 £0	\exists
.3	Intermediate	Flats (NIA) House		10 No. of units 2 0	Size sq.m 65 90	624.00 Total sq.m 156 0	£psm £1,020 £1,110	Total Value £159,120 £0	_
	Gross Development	value		2		156.00		£4,694,040	_
								21,001,010	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,892,842 1.75%	
								-2,943,467	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 36 0 36	Size sq.m 75 90	Total sq.m 2,700 0 2700.00	Cost per sq.m £1,395 £929	Total Costs £3,766,500 £0.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 12 0	Size sq.m 75 90	Total sq.m 900 0	Cost per sq.m £1,395 £929	Total Costs £1,255,500.00 £0.00	\exists
2.3.3	Extra-over BR2013			12	£0	900.00 per unit		£0	
.4	Extra over construc	tion costs		48				£5,022,000	
.4.1	Externals				10%	on build cost		£502,200.00	
2.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	_
2.4.2	Site opening up costs				£0	per unit		£0	
								£502,200	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£552,420	
.6	Contingency							£552,420	
6.1	Contingency				5%	on build costs (incl: externals)		£276,210.00	
.7	Developer contribut	ions						£276,210	
.7.1	Lifetime homes				£0	per unit		£0	
.7.2	CSH Level 4				2.5%	build cost		£125,550	
.7.3	CIL				£0	per sqm		£0	
.7.4	S106 contribution				£1,000	per unit		£48,000	
2.7.5	Provision for energy r	equirements			£2,200	per unit		£105,600	
								£279,150	
8	Sale cost				2,000/	Jon OM CDV			\neg
.8.1	Private units only				3.00%	on OM GDV		£119,340 £119,340	
	TOTAL DEVELOPM	ENT COSTS (includi	ing land)					£3,807,853	
.0	Developer's Profit							, ,	
.1 .2	Private units Affordable units				20%	on OM GDV on AH build cost (incl: external	le)	£795,600 £82,863	
.2	Allordable utilis				076	Joh An build cost (Incl. external	is)	£878,463	
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£4,686,316	
	TOTAL INCOME - TO	OTAL COSTS [EXCL	UDING INTEREST]					£7,724	
1.0	Finance Costs				APR		PCM		
					7.00%	on not costs	0.565%	-£7,724	ĺ
.1	Finance				7.00%	on net costs	0.30070	21,127	

Former Tooks Bakery	Mid Value Area	101 Units								X
ITEM Net Site Area	1.55	Brownfield Mid Value A	ırea	Residual Value 790,553	per net ha	 7	Technical Checks	_	peter 5,870	bret
	Private	Affordable		al re Affordable rent	Intermediate	-	Dwgs/ha Units/pa GDV=Total costs		65 38	
Nr of units	76	25	0.0		5.05		057-10/410000			
1.0	Development Valu	le .								
I.1	Private units	Flats (NIA) House		No. of units 0 76 76	Size sq.m 65 90	Total sq.m 0 <u>6,818</u> 6817.50	£psm £1,950 £2,200		Total Value £0 £14,998,500	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0		Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024		Total Value	
1.3	Intermediate	House		20 20 No. of units	90 Size sq.m	1,818 1818.00 Total sq.m	£1,155		£2,099,790 Total Value	
		Flats (NIA) House		0 5 5	65 90	0 <u>455</u> 454.50	£1,170 £1,254		£0 £569,943	
	Gross Developme	ent value							£17,668,233	
2.0	Development Cos	t								
2.1	Site Acquisition									
2.1.1	Site value (residual	land value)				Purchaser Costs			£1,224,146 5.75%	
									1,294,535	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA) House		No. of units 0 76 76	Size sq.m 75 90	Total sq.m 0 6,818 6817.50	Cost per sq.m £1,054 £929		Total Costs £0 £6,333,457.50	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 25	Size sq.m 75 90	Total sq.m 0 2,273	Cost per sq.m £1,054 £929		Total Costs £0.00 £2,111,152.50	
2.3.3	Extra-over BR2013			25	£0	2272.50 per unit			£0	
2.4	Extra over constru	uction costs		101					£8,444,610	
2.4.1	Externals				10%	on build cost			£844,461.00	
2.4.2		nediation/demolition)			£0	per net ha			£0	
2.4.2	Site opening up cos				£11,900	per unit			£1,201,852	
2.5	Professional Fees	3							£2,046,313	
2.5.1					10%	on build costs (incl: externals)			£928,907	
2.6	Contingency								£928,907	
2.6.1					5%	on build costs (incl: externals)			£464,454	
2.7	Developer contrib	outions							£464,454	
2.7.1	Lifetime homes				£0	per unit			£0	
2.7.2	CSH Level 4				2.5%	build cost			£211,115	
2.7.3	CIL				£0	per sqm			£0	
2.7.4	S106 contribution				£1,000	per unit			£101,000	
2.7.5	Provision for energy	y requirements			£2,200	per unit			£222,200	
2.8	Sale cost								£534,315	
2.8.1	Private units only				3.00%	on OM GDV			£449,955	
									£449,955	
		MENT COSTS (including land)							£14,163,088	
3.0	Developer's Profit					7				
3.2	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)			£2,999,700 £139,336	
									£3,139,036	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]							£17,302,124	
40		TOTAL COSTS [EXCLUDING INTER	ST]						£366,109	
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%		-£366,109	
	epared by Peter Brett As	costs [INCLUDING INTEREST] ssociates for the Council. The appraisal look' (RICS Valuation – Professional Sta					to inform the Council about	the impact of	£17,668,233 planning policy has on viabil	lity at a

ig George V Field	Mid Value Area	99 Units						
M : Site Area	1.96 Brownfiel	ld Mid Value Area	Residual Value 610,346	per net ha	 1	Technical Checks:	_	4,547
O.1.0 7 11 0 u					•	Sqm/ha Dwgs/ha Units/pa		51 38
units	Private Affordab	25	Social re Affordable rent 0.00 20	Intermediate 4.95	l	GDV=Total costs		-
	Development Value							
	Private units Flats (NIA	A)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,950	Total Value £0	
	House		<u>74</u> 74	90	6,683 6682.50	£2,200	£14,701,500	
	Social rent Flats (NIA	A)	No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0	
	House		0	90	0.00	£0	£0	
	Affordable rent Flats (NIA	Α)	No. of units	Size sq.m 65	Total sq.m	£psm £1,024	Total Value £0	
	House			90	1,782 1782.00	£1,155	£2,058,210	
	Intermediate	A.)	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA House	A)	5 5	65 90	0 446 445.50	£1,170 £1,254	£0 £558,657	
	Gross Development value						£17,318,367	
	Development Cost						, ,	
	Site Acquisition							
	Site value (residual land value)						£1,195,946	
					Purchaser Costs		5.75%	
							1,264,713	
	Build Costs							
	Private units Flats (GIA	A)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
	House		<u>74</u> 74	90	6,683 6682.50	£929	£6,208,042.50	
	Affordable units Flats (GIA	A)	No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
	House		<u>25</u> 25	90 £0	2,228 2227.50	£929	£2,069,347.50 £0	
	Extra-over BR2013			LU £U	per unit		£U	
	Extra over construction costs		99				£8,277,390	
	Externals			10%	on build cost		£827,739.00	
	Site abnormals (remediation/demo	polition)		£0	per net ha		£0	
	Site opening up costs			£11,876	per unit		£1,175,701	
							£2,003,440	
	Professional Fees				.			
				10%	on build costs (incl: externals)		£910,513	
	Contingency						2310,313	
				5%	on build costs (incl: externals)		£455,256	
	Developer contributions						£455,256	
	Lifetime homes			£0	per unit		£0	
	CSH Level 4			2.5%	build cost		£206,935	
	CIL				∫per sqm 		£0	
	S106 contribution Provision for energy requirements	e e]per unit]per unit		£99,000 £217,800	
	1 Tovision for energy requirements	•		22,200	Iber mir		2217,000	
	Sala sout						£523,735	
	Sale cost Private units only			3.00%	on OM GDV		£441,045	
				0.0070	, o		£441,045	
	TOTAL DEVELOPMENT COST	S (including land)					£13,876,092	
	Developer's Profit				1			
	Private units Affordable units				on OM GDV		£2,940,300 £136,577	
	Affordable utilis			6%	on AH build cost (incl: externals)		£3,076,877	
	TOTAL PROJECT COSTS [EXC	CLUDING INTERESTI					£16,952,969	
	TOTAL INCOME - TOTAL COS						£365,398	
	Finance Costs			APR		PCM		
	Finance				on net costs	0.565%	-£365,398	

	elc Lower Value Area		25 Units							\circ
ITEM	0.22	December and	Lawer Value Are		Residual Value	nov not be		Technical Checks:	petert	
Net Site Area	0.22	Brownfield	Lower Value Area	a L	-2,552,190	per net ha		Sqm/ha Dwgs/ha Units/pa		8,374 116 15
Nr of units	Private 19	Affordable 6		Social re 0.00	Affordable rent 5	Intermediate 1.25		GDV=Total costs		-
1.0	Development Value									
1.1	Private units	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m 853	£psm £1,700	Total Value £1,450,313	
		House		-	6 19	90 _	506 1359.38	£1,850	£936,563	
1.2	Social rent	Flats (NIA) House			No. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
		110000		-	0		0.00			
1.3	Affordable rent	Flats (NIA) House			No. of units 4 2	Size sq.m 65 90	Total sq.m 228 135	£psm £893 £971	Total Value £203,044 £131,119	
1.3	Intermediate				5 No. of units	Size sq.m	362.50 Total sq.m	£psm	Total Value	
		Flats (NIA) House		-	1 0	65 90	57 34	£1,020 £1,110	£58,013 £37,463	
	Gross Developmen	t value					90.63		£2,816,513	
2.0	Development Cost	- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							32,0.0,0.0	
2.1	Site Acquisition									
2.1.1	Site value (residual la	nd value)							-£552,377	
							Purchaser Costs		1.75%	
2.2	Duild Coate								-562,044	
2.3 2.3.1	Build Costs Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		-	13 6	75 90	984 506	£1,096 £929	£1,078,875 £470,306	
2.3.2	Affordable units				19 No. of units	Size sq.m	1490.63 Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		-	4 2 6	75 90 _	328 169 496.88	£1,096 £929	£359,625 £156,769	
2.3.3	Extra-over BR2013				Ū	£0	per unit		£0	
2.4	Extra over construc	etion costs			25				£2,065,575	
2.4.1	Externals					10%	on build cost		£206,558	
2.4.2	Site abnormals (reme	diation/demolition)					per net ha		£0	
2.4.2	Site opening up costs	:				£0	per unit		£0	
0.5	Duefe ediesel Fee								£206,558	
2.5 2.5.1	Professional Fees					10%	on build costs (incl: externals	s)	£227,213.25	
							(£227,213	
2.6	Contingency					50/	an huild acata (in all autamada	2)	2442 606 62	
2.6.1						5%	on build costs (incl: externals	s)	£113,606.63 £113,607	
2.7	Developer contribut	tions				£0	an wait			
2.7.1 2.7.2	Lifetime homes CSH Level 4						per unit puild cost		£51,639	
2.7.3	CIL					£0	per sqm		£0	
2.7.4	S106 contribution					£1,000	per unit		£25,000	
2.7.5	Provision for energy r	requirements				£0	per unit		Û£0	
									£76,639	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV		£71,606	
									£71,606	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (includ	ding land)						£2,199,154	
3.1	Private units					20%	on OM GDV		£477,375	
3.2	Affordable units						on AH build cost (incl: exterr	nals)	£34,082	
									£511,457	
	TOTAL PROJECT C								£2,710,611	
4.0	Finance Costs	UTAL COSTS [EXC	LUDING INTEREST]			APR		PCM	£105,902	
4.1	Finance						on net costs	0.565%	-£33,386	
	TOTAL PROJECT C	OSTS IINO UDINO	INTEDEST						£2,743,997	
This appraisal ha		r Brett Associates for	r the Council. The apprais	al has been	prepared in line witl	n the RICS valuation	guidance. The purpose of t	the appraisal is to inform the Council	about the impact of planning policy has on	viability at a strategic lev

Л				Residual Va	alue		Technical Checks	pete
te Area	0.41	Brownfield	Lower Value Area				Sqm/ha Dwgs/ha	8,852 122
	Private	Affordable	_	Social re Affordable r		te	Units/pa GDV=Total costs	25
ınits	38	13		0.00 10	2.50			
	Development Va	lue			21		<u>.</u>	-
	Private units	Flats (NIA) House		No. of units 26 11	Size sq.m 65 90	Total sq.m 1,706 1,013	£psm £1,700 £1,850	Total Value £2,900,625.00 £1,873,125
		110000		38		2718.75		21,010,120
	Social rent	Flats (NIA)		No. of u	- 65	Total sq.m	£psm £0	Total Value £0
		House		0	90	0.00	. 03	£0
	Affordable rent	Flats (NIA)		No. of u	nits Size sq.m	Total sq.m 455	£psm £893	Total Value £406,088
		House		3	90	270 725.00	£971	£262,238
	Intermediate	EL (AUA)		No. of u	•	Total sq.m	£psm	Total Value
		Flats (NIA) House		2 1 3	65 	114 68 181.25	£1,020 £1,110	£116,025 £74,925
	Gross Developm	nent value				101.20		£5,633,025
								20,000,020
	Development Co Site Acquisition	ost						
	Site Acquisition Site value (residua	al land value)						-£959,258
	74.40 (1001446					Purchaser Costs		1.75%
								-976,045
	Build Costs							
1	Private units	Flata (Ott)		No. of u	-		Cost per sq.m	Total Costs
		Flats (GIA) House		26 11 38	75 	1,969 1,013 2981.25	£1,096 £929	£2,157,750 £940,613
2	Affordable units			No. of u	nits Size sq.m		Cost per sq.m	Total Costs
		Flats (GIA) House		9	75 	656 338	£1,096 £929	£719,250 £313,538
	Extra-over BR201	3		13	£0	993.75 per unit		£0
				50				£4,131,150
	Extra over const	ruction costs		50				£4,131,13U
	Externals				10%	on build cost		£413,115
2	Site abnormals (re	emediation/demolition	n)		£0	per net ha		£0
2	Site opening up c	osts			£0	per unit		£0
								£413,115
	Professional Fee	98			100			2454405
					10%	on build costs (incl: extern	nals)	£454,427 £454,427
	Contingency							1434,421
					5%	on build costs (incl: extern	nals)	£227,213
	Developer contr	ibutions						£227,213
	Lifetime homes				£0	per unit		£0
	CSH Level 4				2.5%	build cost		£103,279
1	CIL				£0	per sqm		£0
	S106 contribution				£1,000	per unit		£50,000
	Provision for ener	gy requirements			£0	per unit		03
								£153,279
	Sale cost							2133,219
	Private units only				3.00%	on OM GDV		£143,213
								£143,213
	TOTAL DEVELO Developer's Pro	PMENT COSTS (inc	ciuding land)					£4,546,351
	Private units				20%	on OM GDV		£954,750
	Affordable units				6%	on AH build cost (incl: ext	ernals)	£68,164
								£1,022,914
		T COSTS [EXCLUD						£5,569,265
	TOTAL INCOME Finance Costs	- TOTAL COSTS [E	XCLUDING INTERES	ST]				£63,760
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£63,760
					_			

entral Brownfiel	d Lower Value Are	ea	25 Units							Y
ΓEM				Resid	lual Value			Technical Checks		eterbre
et Site Area	0.35	Brownfield	Lower Value Are	ea	386,162	per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 19	Affordable 6		Social re Affor	dable rent 5	Intermediate 1.25		Units/pa GDV=Total costs		15 -
)	Development Va			0.00	3	1.25	·			
	Private units	iiue		No. o	f units	Size sq.m	Total sq.m	£psm	Total Value	
-		Flats (NIA) House			0 19	65 	0 1,688	£1,700 £1,850	£0 £3,121,875	
_					19		1687.50	_		
2	Social rent	Flats (NIA) House		N	o. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value £0 £0	
		House			0	90	0.00	£0	£0	
3	Affordable rent	Flats (NIA)		N	o. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	
		House			5 5	90	450 450.00	£971	£437,063	
.3	Intermediate	Flats (NIA)		N	o. of units	Size sq.m	Total sq.m	£psm £1,020	Total Value £0	
		House			1	65 90	0 113 112.50	£1,020 £1,110	£124,875	
	Gross Developn	nent value							£3,683,813	
	Development Co								20,000,000	
	Site Acquisition									
1.1	Site value (residua								£134,322	
	·	·					Purchaser Costs		1.75%	
									136,672	
3	Build Costs									
3.1	Private units	Floto (CIA)		N	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House			0 19 19	75 90	0 1,688 1687.50	£1,054 £929	£0 £1,567,688	
3.2	Affordable units			N	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House			0 6	75 90	0 563	£1,054 £929	£0 £522,563	
3.3	Extra-over BR201	3			6	£0	562.50 per unit		£0	
					25				£2,090,250	
4	Extra over cons	truction costs			23				£2,090,230	
4.1	Externals					10%	on build cost		£209,025.00	
4.2	Site abnormals (re	emediation/demolit	ion)			£0	per net ha		03	
4.2	Site opening up c	osts				£0	per unit		£0	
_									£209,025	
5	Professional Fed	es				100/	7		2000	
5.1						10%	on build costs (incl: externals	s) 	£229,928 £229,928	
6	Contingency								1,229,920	
6.1						5%	on build costs (incl: externals	s)	£114,964	
7	Developer contr	ibutions							£114,964	
7.1	Lifetime homes					£0	per unit		£0	
. .2	CSH Level 4					2.5%	build cost		£52,256	
7.3	CIL					£0	per sqm		£0	
7.4	S106 contribution	1				£1,000	per unit		£25,000	
7.5	Provision for ener	gy requirements				£0	per unit		£0	
									£77,256	
3	Sale cost								£11,230	
3.1	Private units only					3.00%	on OM GDV		£93,656	
									£93,656	
	Developer's Pro	PMENT COSTS ()	including land)						£2,951,751	
	Private units					20%	on OM GDV		£624,375	
2	Affordable units					6%	on AH build cost (incl: extern	nals)	£34,489	
									£658,864	
			UDING INTEREST]						£3,610,615	
	TOTAL INCOME Finance Costs	- TOTAL COSTS	[EXCLUDING INTERES	ST]					£73,197	
	Finance					APR 7.00%	on net costs	PCM 0.565%	-£73,197	

Felixstowe Road	Lower Value Area		70 Units							
ITEM				Residua				Technical Checks:		peterbrett
Net Site Area	1.11 E	Brownfield	Lower Value Area	34	3,040	per net ha]	Sqm/ha Dwgs/ha		5,673 63
Nr of units	Private A	Affordable 18		Social r∈ Affordab	le rent 14	Intermediate 3.50		Units/pa GDV=Total costs		-
1.0	Development Value	e								
1.1	Private units	=L_(_ (AHA)		No. of ur		Size sq.m	Total sq.m	£psm	Total Value	
	} }	Flats (NIA) House			0 <u>53</u> 53	65 90	0 4,725 4725.00	£1,700 £1,850	£0 £8,741,250	
1.2	Social rent				of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House			0 0	65 90	0 0 0.00	£0 £0	£0 £0	
1.3	Affordable rent				of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House			0 14	65 	0 1,260	£893 £971	£0 £1,223,775	
1.3	Intermediate				14 of units	Size sq.m	1260.00 Total sq.m	£psm	Total Value	
	F	Flats (NIA) House			0 4	65 90	0 315	£1,020 £1,110	£0 £349,650	
					4		315.00		2/22//27	
	Gross Developmen								£10,314,675	
2.0	Development Cost Site Acquisition									
2.1.1	Site Acquisition Site value (residual la	and value)							£386,496	
	,	,					Purchaser Costs		4.75%	
									404,855	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)		No. o	of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs	
		House			53 53	90	4,725 4725.00	£929	£4,389,525.00	
2.3.2	Affordable units	Flats (GIA)		No. o	of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
	ŀ	House			18 18	90	1,575 1575.00	£929	£1,463,175.00	
2.3.3	Extra-over BR2013					£0	per unit		£0	
2.4	Extra over constru	ction costs			70				£5,852,700	
2.4.1	Externals					10%	on build cost		£585,270.00	
2.4.2	Site abnormals (reme	ediation/demolitior	n)			£0	per net ha		£0	
2.4.2	Site opening up cost	ts				£0	per unit		£0	
									£585,270	
2.5	Professional Fees						_			
2.5.1						10%	on build costs (incl: externals)		£643,797	
2.6	Contingency								2043,737	
2.6.1						5%	on build costs (incl: externals)		£321,899	
2.7	Developer contribu	utions							£321,899	
2.7.1	Lifetime homes					£0	per unit		£0	
2.7.2	CSH Level 4						build cost		£146,318	
2.7.32.7.4	CIL S106 contribution					£1,000	∫per sqm ∫per unit		£0 £70,000	
2.7.5	Provision for energy	requirements					per unit		£0	
2.8	Sale cost								£216,318	
2.8.1	Private units only					3.00%	on OM GDV		£262,238	
									£262,238	
3.0	TOTAL DEVELOPM Developer's Profit		cluding land)						£8,287,076	
3.1	Private units					20%	on OM GDV		£1,748,250	
3.2	Affordable units					6%	on AH build cost (incl: externa	als)	£96,570	
									£1,844,820	
	TOTAL PROJECT O								£10,131,895	
4.0	TOTAL INCOME - T Finance Costs	OTAL COSTS [E	EXCLUDING INTERES	IJ		APR		PCM	£182,780	
4.1	Finance						on net costs	0.565%	-£182,780	
				-		_				
This appraisal has been has on viability at a str	TOTAL PROJECT (en prepared by Peter E rategic level. This appra	Brett Associates fo	or the Council. The app	raisal has been prep luation – Profession	ared in line	e with the RICS v	valuation guidance. The purpo	se of the appraisal is to inform relied upon as such.	£10,314,6 the Council about the im	

Artificial Hockey Pitch ITEM	Mid Value Area	18 Uni							X
Net Site Area	0.48	Brownfield Mid	l Value Area	Residual Value 954,107	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	3,402 38	ore
Nr of units	Private 14	Affordable 5		Social re Affordable rent	Intermediate 0.90		Dwgs/ha Units/pa GDV=Total costs	12	
1.0	Development Val	lue							
.1	Private units	Flats (NIA) House		No. of units 0 14 14	Size sq.m 65 90	Total sq.m 0 1,215 1215.00	£psm £1,950 £2,200	Total Value £0 £2,673,000	
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
.3	Affordable rent	Flats (NIA) House		0 No. of units 0 4	Size sq.m 65 90	0.00 Total sq.m 0 324	£psm £1,024 £1,155	Total Value £0 £374,220	
.3	Intermediate	Flats (NIA) House		4 No. of units 0 1	Size sq.m 65 90	324.00 Total sq.m 0 81	£psm £1,170 £1,254	Total Value £0 £101,574	
				1		81.00			
	Gross Developme							£3,148,794	
.0	Development Cos	st							
2.1	Site Acquisition								
2.1.1	Site value (residua	al land value)				Purchaser Costs		£454,283 4.75%	
-								475,862	
2.3.1	Build Costs Private units	Flats (GIA) House		No. of units 0 14	Size sq.m 75 90	Total sq.m 0 1,215	Cost per sq.m £1,054 £929	Total Costs £0 £1,128,735.00	
2.3.2	Affordable units	Flats (GIA) House		14 No. of units 0 5	Size sq.m 75 90	1215.00 Total sq.m 0 405	Cost per sq.m £1,054 £929	Total Costs £0.00 £376,245.00	
.3.3	Extra-over BR2013	3		5	£0	405.00 per unit		£0	
.4	Extra over consti	ruction costs		18				£1,504,980	
.4.1	Externals				10%	on build cost		£150,498.00	
.4.2	Site abnormals (re	emediation/demolition)			£0	per net ha		£0	
.4.2	Site opening up co	osts			£0	per unit		£0	
.5	Professional Fee	es						£150,498	
.5.1					10%	on build costs (incl: externals)		£165,548	
								£165,548	
.6	Contingency								
.6.1					5%	on build costs (incl: externals)		£82,774	
.7	Developer contril	butions						£82,774	
.7.1	Lifetime homes				£0	per unit		£0	
.7.2	CSH Level 4				2.5%	build cost		£37,625	
.7.3	CIL				£0	per sqm		£0	
.7.4	S106 contribution				£1,000	per unit		£18,000	
.7.5	Provision for energ	gy requirements			£0	_per unit		£0	
								£55,625	
.8	Sale cost							,	
.8.1	Private units only				3.00%	on OM GDV		£80,190	
								£80,190	
.0	TOTAL DEVELOR Developer's Prof	PMENT COSTS (including land it	1)					£2,515,476	
.1	Private units				20%	on OM GDV		£534,600	
.2	Affordable units				6%	on AH build cost (incl: externals)		£24,832	
								£559,432	
	TOTAL PROJECT	T COSTS [EXCLUDING INTERI	EST]					£3,074,908	
.0	TOTAL INCOME - Finance Costs	- TOTAL COSTS [EXCLUDING	INTEREST]					£73,886	
l.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£73,886	
This appraisal has been prepastrategic level. This appraisal	ared by Peter Brett As	T COSTS [INCLUDING INTERE ssociates for the Council. The ap Book' (RICS Valuation – Professi	praisal has bee	n prepared in line with the RIC	S valuation guidand	ce. The purpose of the appraisal is	s to inform the Council about the	£3,148,794 impact of planning policy has on viability a	at a

Central/West Brow	rnfield Lower Value Area 25 Units				
TEM		Residual Value		Technical Checks:	peterbre
Net Site Area	0.43 Brownfield Lower Value A			Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 19 6	Social re Affordable rent Intermedia 0.00 5 1.25	te	Units/pa GDV=Total costs	15 -
.0	Development Value	0.00 5 1.25			
.1	Private units	No. of units Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA) House	0 65 	0 1,688	£1,700 £1,850	£0 £3,121,875
		19	1687.50		_
.2	Social rent Flats (NIA)	No. of units Size sq.m	Total sq.m	£psm £0	Total Value
	House	<u> </u>	0.00	£0	£0
.3	Affordable rent Flats (NIA)	No. of units Size sq.m	Total sq.m 0	£psm £893	Total Value £0
	House	<u> </u>	450 450.00	£971	£437,063
.3	Intermediate	No. of units Size sq.m		£psm	Total Value
	Flats (NIA) House	0 65 1 90	0 <u>113</u> 112.50	£1,020 £1,110	£0 £124,875
	Gross Development value	·	112.00		£3,683,813
0					20,000,010
.0	Development Cost				
.1 .1.1	Site Acquisition Site value (residual land value)			Γ-	£134,322
	One value (residual land value)		Purchaser Costs	_	1.75%
					136,672
.3	Build Costs				
.3.1	Private units	No. of units Size sq.	m Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 75 19 90	0 1,688	£1,054 £929	£0 £1,567,687.50
3.2	Affordable units	19 No. of units Size sq.	1687.50 m Total sq.m	Cost per sq.m	Total Costs
.3.2	Flats (GIA) House	0 75 6 90	0 563	£1,054 £929	£0.00 £522,562.50
.3.3	Extra-over BR2013	6 £0	562.50 per unit		£0
.4	Extra over construction costs	25			£2,090,250
.4.1	Externals	10%	on build cost		£209,025.00
.4.2	Site abnormals (remediation/demolition)	£0	per net ha		£0
.4.2	Site opening up costs	£0	per unit		£0
					£209,025
.5	Professional Fees				
.5.1		10%	on build costs (incl: externals)		£229,928
.6	Contingency				£229,928
.6.1		5%	on build costs (incl: externals)		£114,964
					£114,964
. 7 .7.1	Developer contributions Lifetime homes	£0	per unit	_	03
.7.2	CSH Level 4	2.5%	build cost		£52,256
.7.3	CIL	£0	per sqm		£0
.7.4	S106 contribution	£1,000			£25,000
.7.5	Provision for energy requirements	£0	per unit		£0
.8	Sale cost				£77,256
.8.1	Private units only	3.00%	on OM GDV		£93,656
					£93,656
	TOTAL DEVELOPMENT COSTS (including land)				£2,951,751
.0	Developer's Profit			_	
.1	Private units	20%	on OM GDV		£624,375
.2	Affordable units	6%	on AH build cost (incl: externals)	£34,489 £658,864
	TOTAL DDO IFCT COCTO IFVOLLIDING INTEDESTI				
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	XT1			£3,610,615
.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERESTINATION FINANCE COSTS]			DOM	£73,197
.1	Finance	APR 7.00%	on net costs	PCM 0.565%	-£73,197
	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£3,683,813

EM				Residual Value			Technical Checks:	peter
Site Area	0.81	Greenfield	Lower Value Area	332,415	per net ha		Sqm/ha Dwgs/ha	5,544 62
unita	Private	Affordable		ocial re Affordable rent	Intermediate		Units/pa GDV=Total costs	25 -
units	38 Development Value	13		0.00 10	2.50			
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	uu uu	Flats (NIA) House		0 38	65 90	0 3,375	£1,700 £1,850	£0 £6,243,750
				38		3375.00		
	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
		House		0	_	0.00	20	2.0
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value £0
		House		<u>10</u> 10	90	900.00	£971	£874,125
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0
		House		<u>3</u> 3	90	225 225.00	£1,110	£249,750
	Gross Development	value						£7,367,625
	Development Cost							
	Site Acquisition							
	Site value (residual lar	nd value)						£269,828
						Purchaser Costs		4.75%
								282,644
	Build Costs				_		_	
	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	£0
		House		<u>38</u> 38	90	3,375 3375.00	£929	£3,135,375.00
	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00
		House		13 13	90	1,125 1125.00	£929	£1,045,125.00
	Extra-over BR2013				£0	per unit		£0
	Futus avan a sustainat	lan aasta		50				£4,180,500
	Extra over construct	ion costs			100/			C449.050.00
<u>!</u>	Externals Site abnormals (remed	diation/demolition)			10% £0	on build cost per net ha		£418,050.00 £0
2	Site opening up costs	,			£0	per unit		£0
								£418,050
	Professional Fees							2410,000
					10%	on build costs (incl: externals)		£459,855
	Contingency							£459,855
	J ,				5%	on build costs (incl: externals)		£229,928
								£229,928
	Developer contribution Lifetime homes	ons			£0	per unit		03
	CSH Level 4				2.5%	build cost		£104,513
	CIL				£0	per sqm		£0
	S106 contribution				£1,000	per unit		£50,000
	Provision for energy re	equirements			£0	per unit		£0
	Sale cost							£154,513
	Private units only				3.00%	on OM GDV		£187,313
								£187,313
	TOTAL DEVELOPME Developer's Profit	ENT COSTS (including l	and)					£5,912,802
					20%	on OM GDV		£1,248,750
	Private units				6%	on AH build cost (incl: externals)		£68,978
	Private units Affordable units							£1,317,728
	Affordable units	OSTS [EXCLUDING INT	EREST]					£7,230,530
	Affordable units TOTAL PROJECT CO TOTAL INCOME - TO	DSTS [EXCLUDING INT						£7,230,530 £137,095
	Affordable units TOTAL PROJECT CO				APR 7.00%	on net costs	PCM 0.565%	

Elton Park	Lower Value Area		105 Units						
ITEM								_	peterbrett
Net Site Area	1.81	Brownfield	Lower Value Area	Residual Value -337,559	per net ha		Technical Checks: Sqm/ha		5,214
							Dwgs/ha Units/pa		58 39
Nr of units	Private 79	Affordable 26		Social re Affordable rent 0.00 21	Intermediate 5.25		GDV=Total costs		-
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 79	65 	0 7,088	£1,700 £1,850	£0 £13,111,875	
				79		7087.50			
1.2	Social rent	Flats (NIA)		No. of units 0	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0	
		House		0	90	0.00	£0	£0	
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 21	65 	0 1,890	£893 £971	£0 £1,835,663	
4.0	lesta una a diata			21	C:	1890.00	Connection	Tatal Walna	
1.3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65	Total sq.m 0 473	£psm £1,020	Total Value £0 £524,475	
		поиѕе		5	90	472.50	£1,110	1324,473	
	Gross Development	value						£15,472,013	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	• Site value (residual lar	nd value)						-£611,800	
	`	,				Purchaser Costs		1.75%	
								-622,507	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.5.1	riivate units	Flats (GIA) House		0 79	75 90	0 7,088	£1,054 £929	£0 £6,584,287.50	
		Tiouse		79	90	7,000	1929	10,304,207.30	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00	
		House		26 26	90	2,363 2362.50	£929	£2,194,762.50	
2.3.3	Extra-over BR2013			20	£0	per unit		£0	
				105				£8,779,050	
2.4	Extra over construct	ion costs						20,110,000	
2.4.1	Externals				10%	on build cost		£877,905.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,946	per unit		£1,254,308	
								60 420 040	
2.5	Professional Fees							£2,132,213	
2.5.1					10%	on build costs (incl: externals)		£965,696	
								£965,696	
2.6	Contingency								
2.6.1					5%	on build costs (incl: externals)		£482,848	
2.7	Developer contribution	ons						£482,848	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£219,476	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£105,000	
2.7.5	Provision for energy re	equirements			£0	per unit		£0	
2.8	Sale cost							£324,476	
2.8.1	Private units only				3.00%	on OM GDV		£393,356	
								£393,356	
	TOTAL DEVELOPME	ENT COSTS (inclu	ding land)					£12,455,132	
3.0	Developer's Profit		<u>g</u>					2.2,.00,.02	
3.1	Private units				20%	on OM GDV		£2,622,375.00	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£144,854	
								£2,767,229	
	TOTAL PROJECT CO	OSTS [EXCLUDIN	G INTEREST]					£15,222,361	
4.0		TAL COSTS [EXC	CLUDING INTEREST]					£249,652	
4.0	Finance Costs				APR		PCM	2012.5=	
4.1	Finance				7.00%	on net costs	0.565%	-£249,652	
	TOTAL DDG ISSE C	NOTE INICI LINES	INTEDEST					6AF /P0 515	
This appraisal has	TOTAL PROJECT Co s been prepared by Pete			isal has been prepared in line v	vith the RICS valu	ation guidance. The purpose of the a	opraisal is to inform the Cou	£15,472,013 Incil about the impact of plan	ning policy has on
						and should not be relied upon as suc		•	

Helena Road	Lower Value Area		566 Units						3
ITEM				Residual Value			Technical Checks:	-	peterbrett
Net Site Area	1.13	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha		32,667 503
No. of courts	Private	Affordable	_	Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		93
Nr of units	425	142		0.00 113	28.30				
1.0 1.1	Development Value Private units			No. of units	Size sq.m	Total sq.m	Enem	Total Value	
1.1	Private units	Flats (NIA) House		425 0 425	65 90	27,593 0 27592.50	£psm £1,700 £1,850	£46,907,250 £0	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		0 No. of units 113	 Size sq.m 65	0.00 Total sq.m 7,358	£psm £893	Total Value £6,567,015	<u> </u>
		House		<u>0</u> 113	90	7358.00	£971	£0	
1.3	Intermediate	Flats (NIA) House		No. of units 28 0 28	Size sq.m 65	Total sq.m 1,840 0 1839.50	£psm £1,020 £1,110	Total Value £1,876,290 £0	
	Gross Development	value						£55,350,555	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)						-£40,678,986	
	,	,				Purchaser Costs		1.75%	
								-41,390,868	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 425 0	Size sq.m 75 90	Total sq.m 31,838 0	Cost per sq.m £1,395 £929	Total Costs £44,413,313 £0.00	
2.3.2	Affordable units			425 No. of units	Size sq.m	31837.50 Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		142 0 142	75 90	10,613 0 10612.50	£1,395 £929	£14,804,437.50 £0.00	
2.3.3	Extra-over BR2013			142	£0	per unit		£0	
				566				£59,217,750	
2.4	Extra over construct	ion costs			_	_		_	
2.4.1	Externals				10%	on build cost		£5,921,775.00	
2.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£14,137	per unit		£8,001,378	
2.5	Professional Fees							£13,923,153	
2.5.1					10%	on build costs (incl: externals)		£6,513,953	
2.6	Contingonov							£6,513,953	
2.6 2.6.1	Contingency				5%	on build costs (incl: externals)		£3,256,976	
								£3,256,976	
2.7	Developer contributi	ons			CO.	Thor unit		C0.	
2.7.1 2.7.2	Lifetime homes CSH Level 4				£0 2.5%	per unit build cost		£0 £1,480,444	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy re	equirements			£0	per unit		£0	
2.8	Sale cost							£2,046,444	
2.8.1	Private units only				3.00%	on OM GDV		£1,407,218	
								£1,407,218	
3.0	TOTAL DEVELOPME Developer's Profit	NT COSTS (includ	ding land)					£44,974,624	
3.1	Private units				20%	on OM GDV		£9,381,450	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£977,093	
								£10,358,543	
	TOTAL PROJECT CO	OSTS [EXCLUDING	G INTEREST]					£55,333,167	
4.0	TOTAL INCOME - TO Finance Costs	TAL COSTS [EXC	CLUDING INTEREST]					£17,388	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£17,388	
									
		OSTS [INCLUDING						£55,350,555	

Island Site	Lower Value Area	271 Units						oho
ITEM		Description of the second of t	Residual Value			Technical Checks:	-	peterbrett
Net Site Area	1.92	Brownfield Lower Value Area	-4,406,810	per net ha	_	Sqm/ha Dwgs/ha Units/pa		10,218 141 65
Nr of units	Private 203		ocial re Affordable rent	Intermediate	9	GDV=Total costs		-
1.0	Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House	142 61	65 90	9,248 5,488	£1,700 £1,850	£15,721,388 £10,152,338	3
4.0	On aird mand		203	Cina an m	14735.63	C 11 a	Tatal Value	
1.2	Social rent	Flats (NIA) House	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
		House	0		0.00	20	20	
1.3	Affordable rent	Flats (NIA)	No. of units 38	Size sq.m 65	Total sq.m 2,466	£psm £893	Total Value £2,200,994	
		House	16 54	90	1,463 3929.50	£971	£1,421,327	
1.3	Intermediate	Flots (NIIA)	No. of units	Size sq.m	Total sq.m	£psm £1,020	Total Value £628,856	:
		Flats (NIA) House	4 14	65 90	617 366 982.38	£1,020 £1,110	£406,094	
	Gross Developmen	t value			002.00		£30,530,996	
2.0							230,330,330	
2.0	Development Cost							
2.1 2.1.1	Site Acquisition Site value (residual la	and value)					-£8,473,314	
2.1.1	Oile value (residual la	ind value)			Purchaser Costs		1.75%	
							-8,621,597	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House	142 <u>61</u>	75 90	10,671 5,488	£1,096 £929	£11,695,005 £5,098,119.7	
2.2.2	Affordalla		203	S:	16158.38	Coot was as w	Total Conta	
2.3.2	Affordable units	Flats (GIA) House	No. of units 47 20	Size sq.m 75 90	Total sq.m 3,557 1,829	Cost per sq.m £1,096 £929	Total Costs £3,898,335.0 £1,699,373.2	0
2.3.3	Extra-over BR2013	riouse	68	£0	5386.13 per unit	2323	£0	
2.4	Extra over construc	ction costs	271				£22,390,833	
2.4.1	Externals			10%	on build cost		£2,239,083.3	0
2.4.2	Site abnormals (reme	ediation/demolition)		£0	per net ha		£0	
2.4.2	Site opening up costs	S		£13,133	per unit		£3,559,096	
							£5,798,179	
2.5	Professional Fees						23,136,113	
2.5.1				10%	on build costs (incl: externals)		£2,462,992	
2.6	Contingency						£2,462,992	
2.6.1	- Commigency			5%	on build costs (incl: externals)		£1,231,496	$\overline{}$
							£1,231,496	
2.7	Developer contribu	tions			_			
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.22.7.3	CSH Level 4 CIL			2.5% £0	build cost per sqm		£559,771 £0	
2.7.4	S106 contribution			£1,000	per unit		£271,000	
2.7.5	Provision for energy I	requirements		£0	per unit		£0	
2.8	Sale cost						£830,771	
2.8.1	Private units only			3.00%	on OM GDV		£776,212	
	,				_		£776,212	
		IENT COSTS (including land)					£24,868,885	
3.0	Developer's Profit				_			
3.1 3.2	Private units Affordable units			20% 6%	on OM GDV on AH build cost (incl: externals)		£5,174,745 £369,449	
U.£	Anordable utilis			U 70			£5,544,194	
	TOTAL PROJECT O	COSTS [EXCLUDING INTEREST]					£30,413,079	
		OTAL COSTS [EXCLUDING INTEREST]					£117,917	
4.0	Finance Costs			APR		PCM		
4.1	Finance			7.00%	on net costs	0.565%	-£117,917	
	TOTAL 25	20070 [200] 112010 21277777					A	
	as been prepared by Pe	COSTS [INCLUDING INTEREST] ter Brett Associates for the Council. The appra					£30,530,996 ne Council about the impa	
has on viability at	t a strategic level. This a	ppraisal is not a formal 'Red Book' (RICS Valu	ation – Professional Standa	ards January 20	14) valuation and should not be relied	d upon as such.		

ГЕМ			48 Units						
let Site Area	0.12	Greenfield	Lower Value Area	Residual Value -23,766,522	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	26,579 409	
r of units	Private 36	Affordable 12		Social re Affordable rent	Intermediate 2.40		Units/pa GDV=Total costs	24]
0	Development Value								
.1	Private units	Flats (NIA) House		No. of units 36 0 36	Size sq.m 65 	Total sq.m 2,340 0 2340.00	£psm £1,700 £1,850	Total Value £3,978,000 £0	}
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
.3	Affordable rent	Flats (NIA) House		0 No. of units 10 0	Size sq.m 65 	0.00 Total sq.m 624 0	£psm £893 £971	Total Value £556,920 £0	}
.3	Intermediate	Flats (NIA) House		10 No. of units 2 0	Size sq.m 65 	624.00 Total sq.m 156 0	£psm £1,020 £1,110	Total Value £159,120 £0	3
				2		156.00			
	Gross Development	value						£4,694,040	
.1	Development Cost Site Acquisition								
.1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,789,885 1.75%]
								-2,838,708	
.3	Build Costs								
.3.1	Private units	Flats (GIA) House		No. of units 36 0 36	Size sq.m 75 90	Total sq.m 2,700 0 2700.00	Cost per sq.m £1,395 £929	Total Costs £3,766,500 £0.00]
.3.2	Affordable units	Flats (GIA) House		No. of units 12 0	Size sq.m 75 90	Total sq.m 900 0	Cost per sq.m £1,395 £929	Total Costs £1,255,500.00 £0.00]
.3.3	Extra-over BR2013			12	£0	900.00 per unit		£0	<u> </u>
.4	Extra over construct	tion costs		48				£5,022,000	
.4.1	Externals				10%	on build cost		£502,200.00]
.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	J
.4.2	Site opening up costs				£0	per unit		03	J
.5	Professional Fees							£502,200	
.5.1	r ioressional i ees				10%	on build costs (incl: externals)		£552,420	٦
					1070	on baile costs (incl. externels)		£552,420	
.6	Contingency								
.6.1					5%	on build costs (incl: externals)		£276,210.00	J
.7	Developer contributi	ions						£276,210	
.7.1	Lifetime homes				£0	per unit		£0]
.7.2	CSH Level 4				2.5%	build cost		£125,550]
.7.3	CIL				£0	per sqm		£0]
.7.4	S106 contribution				£1,000	per unit		£48,000]
.7.5	Provision for energy re	equirements			03	per unit		£0]
.8	Sale cost							£173,550	
.8.1	Private units only				3.00%	on OM GDV		£119,340	J
	TOTAL DEVELOPM	-NT 000TO (' 1 1	e 1 N					£119,340	
.0	TOTAL DEVELOPME Developer's Profit	ENT CUSTS (INClud	iiig iand)					£3,807,012	
.1	Private units				20%	on OM GDV		£795,600]
.2	Affordable units	_	_		6%	on AH build cost (incl: externals)		£82,863]
	TOTAL BROUGHT	0010 15701 1577	NINTERECT					£878,463	
	TOTAL INCOME TO							£4,685,475	
.0	TOTAL INCOME - TO Finance Costs	JIAL CUSIS [EXC	LUDING INTEREST]		· - -			£8,565	
.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£8,565]

Former Tooks Bakery	Mid Value Area	101	Units								OC
ITEM Net Site Area	1.55	Brownfield	Mid Value Area	Residual V		per net ha]	Technical Chec	<u>ks:</u>	5,87	erbret
	Private	Affordable		Social re Affordable		Intermediate	-	Dwgs/ha Units/pa GDV=Total costs		6	35 38
Nr of units	76	25		0.00 20		5.05		GD7=10ttl1300t0			
.0	Development Valu	ue									
.1	Private units	Flats (NIA) House		No. of units 0 76	6	Size sq.m 65 90	Total sq.m 0 6,818 6817.50	£psm £1,950 £2,200		Total Value £0 £14,998,500	\exists
.2	Social rent	Flats (NIA) House		No. of 0 0	units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0		Total Value £0 £0	\exists
.3	Affordable rent	Flats (NIA)		0 No. of 0	units	Size sq.m	0.00 Total sq.m	£psm £1,024		Total Value	\exists
1.3	Intermediate	House Flats (NIA)		20 No. of)	90 Size sq.m 65	1,818 1818.00 Total sq.m 0	£1,155 £psm £1,170		£2,099,790 Total Value £0	」 ¬
		House		<u>5</u>		_ 90	455 454.50	£1,254		£569,943	ゴ
	Gross Developme	ent value								£17,668,233	
2.0	Development Cos	st									
2.1	Site Acquisition										
2.1.1	Site value (residual	land value)					Purchaser Costs			£1,425,202 5.75%	
										1,507,151	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA) House		No. of 0 76	3	Size sq.m 75 90	Total sq.m 0 6,818 6817.50	Cost per sq.m £1,054 £929		Total Costs £0 £6,333,457.50	\exists
2.3.2	Affordable units			No. of		Size sq.m	Total sq.m	Cost per sq.m		Total Costs	_
		Flats (GIA) House		0 25 25	5	75 90	0 2,273 2272.50	£1,054 £929		£0.00 £2,111,152.50	\exists
2.3.3	Extra-over BR2013	3				£0	per unit			£0	
2.4	Extra over constru	uction costs		10	1					£8,444,610	
2.4.1	Externals					10%	on build cost			£844,461.00	\neg
2.4.2		mediation/demolition)				£0	per net ha			£0	<u> </u>
2.4.2	Site opening up cos					£11,900	per unit			£1,201,852	
2.5	Professional Fees									£2,046,313	
2.5.1	, , , , , , , , , , , , , , , , , , , ,					10%	on build costs (incl: externals	5)		£928,907	
2.6	Contingency									£928,907	
2.6.1	Commigency					5%	on build costs (incl: externals	8)		£464,454	
2.7	Developer contrib	outions								£464,454	
2.7.1	Lifetime homes	Julions				£0	per unit			£0	\neg
2.7.2	CSH Level 4					2.5%	build cost			£211,115	- □
2.7.3	CIL					£0	per sqm			£0	
2.7.4	S106 contribution					£1,000	per unit			£101,000	
2.7.5	Provision for energy	y requirements				£0	per unit			£0	コ
										£312,115	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV			£449,955	\neg
						3.337,				£449,955	
		PMENT COSTS (including I	and)							£14,153,505	
3.0	Developer's Profit	t					_				
3.1	Private units Affordable units					20% 6%	on OM GDV on AH build cost (incl: extern	nals)		£2,999,700 £139,336	_ ¬
								•		£3,139,036	_
	TOTAL PROJECT	COSTS [EXCLUDING INT	EREST]							£17,292,541	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDI	NG INTEREST]							£375,692	
4.0 4.1	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%		-£375,692	
		COSTS [INCLUDING INTE						aisal is to inform the Council abo		£17,668,233	

ng George V Field	Mid Value Area	99 Units						
EM et Site Area	1.96 Brown	nfield Mid Value Area	Residual Value 710,917	per net ha		Technical Checks: Sqm/ha Dwgs/ha	_	4,547
	Private Afford		Social re Affordable rent	Intermediate	•	Dwgs/ha Units/pa GDV=Total costs		51 38
units	74	25	0.00 20	4.95		357 13tul 330to		
	Development Value							
	Private units Flats (House		No. of units 0 74 74	Size sq.m 65 90	Total sq.m 0 6,683 6682.50	£psm £1,950 £2,200	£0 £14,701,500	
	Social rent Flats (House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
	Affordable rent		No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Value	
	Intermediate		20 20 No. of units	90 Size sq.m	1,782 1782.00 Total sq.m	£1,155 £psm	£2,058,210 Total Value	
	Flats (House	(NIA) e		65 90	0 <u>446</u> 445.50	£1,170 £1,254	£0 £558,657	
	Gross Development value						£17,318,367	
	Development Cost							
	Site Acquisition							
1	Site value (residual land value))			Purchaser Costs		£1,393,012 5.75%	
	Build Costs						1,473,110	
1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
1	Flats (House		74 74	75 90	0 6,683 6682.50	£1,054 £929	£0 £6,208,042.50	
2	Affordable units Flats (House		No. of units 0 25	Size sq.m 75 90	Total sq.m 0 2,228	Cost per sq.m £1,054 £929	Total Costs £0.00 £2,069,347.50	
3	Extra-over BR2013		25	£0	2227.50 per unit		£0	
	Extra over construction cos	sts	99				£8,277,390	
1	Externals			10%	on build cost		£827,739.00	
2	Site abnormals (remediation/de	lemolition)			per net ha		£0	
2	Site opening up costs	onolido.		£11,876	•		£1,175,701	
	Professional Fees						£2,003,440	
1	FIOIESSIONAL FEES			10%	on build costs (incl: externals)		£910,513	
I				1076	John Bullu Costs (Incl. externals)		£910,513	
	Contingency						2310,313	
				5%	on build costs (incl: externals)		£455,256	
	Davidanas sauteikutiana						£455,256	
	Developer contributions Lifetime homes			£0	per unit		03	
	CSH Level 4				build cost		£206,935	
2	CIL				per sqm		£0	
.	S106 contribution	anta			per unit		£99,000	
5	Provision for energy requireme	ents		£0	per unit		0 <u>£</u>	
	Sale cost						£305,935	
	Private units only			3.00%	on OM GDV		£441,045	
							£441,045	
	TOTAL DEVELOPMENT CO: Developer's Profit	STS (including land)					£13,866,689	
	Private units			20%	on OM GDV		£2,940,300	
	Affordable units				on AH build cost (incl: externals)		£136,577	
							£3,076,877	
	TOTAL PROJECT COSTS [E	EXCLUDING INTERESTI					£16,943,566	
	Finance Costs	OSTS [EXCLUDING INTEREST]					£374,801	
	Finance			APR 7.00%	on net costs	PCM 0.565%	-£374,801	

	elc Lower Value Area		25 Units							Ob	\circ
ITEM	0.22	Drounfield	Lower Value Are	-	Residual Value	nov not be		Technical Checks:	-	peterb	
Net Site Area	0.22	Brownfield	Lower Value Are	ea	-2,324,128	per net ha		Sqm/ha Dwgs/ha Units/pa			8,374 116 15
Nr of units	Private 19	Affordable 6		Social re	e Affordable rent 5	Intermediate 1.25		GDV=Total costs			-
1.0	Development Value										
1.1	Private units	Flats (NIA) House			No. of units 13 6 19	Size sq.m 65 90	Total sq.m 853 506 1359.38	£psm £1,700 £1,850		Total Value £1,450,313 £936,563	
1.2	Social rent	Flats (NIA) House			No. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0		Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)			0 No. of units	Size sq.m	0.00 Total sq.m 228	£psm £893		Total Value £203,044	
1.3	Intermediate	House			5 No. of units	90	135 362.50 Total sq.m	£971 £psm		£131,119 Total Value	
		Flats (NIA) House			1 0 1	65 90	57 34 90.63	£1,020 £1,110		£58,013 £37,463	
	Gross Developmen	t value								£2,816,513	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	and value)					Durchoor Costs			-£503,017	
							Purchaser Costs			1.75% -511,820	
2.3	Build Costs									011,020	
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m		Total Costs	
		Flats (GIA) House			13 6 19	75 90	984 506 1490.63	£1,096 £929		£1,078,875 £470,306	
2.3.2	Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m		Total Costs	
		Flats (GIA) House			4 2	75 90	328 169 496.88	£1,096 £929		£359,625 £156,769	
2.3.3	Extra-over BR2013				6	£0 p	496.88 per unit			£0	
2.4	Extra over construc	ction costs			25					£2,065,575	
2.4.1	Externals					10%	on build cost			£206,558	
2.4.2	Site abnormals (reme	ediation/demolition)					per net ha			£0	
2.4.2	Site opening up costs	3				£0	per unit			03	
										£206,558	
2.5	Professional Fees										
2.5.1						10%	on build costs (incl: externals))		£227,213.25 £227,213	
2.6	Contingency									2221,213	
2.6.1						5%	on build costs (incl: externals))		£113,606.63	
2.7	Developer contribu	tions								£113,607	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4					0.0%	ouild cost			£0	
2.7.3	CIL					£0	per sqm			£0	
2.7.4	S106 contribution					£1,000 p	per unit			£25,000	
2.7.5	Provision for energy r	requirements				£0 p	per unit			£0	
2.0	Colo as at									£25,000	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV			£71,606	
										£71,606	
	TOTAL DEVELOPM	ENT COSTS (include	ding land)							£2,197,739	
3.0	Developer's Profit Private units					20%	on OM GDV			£477,375	
3.1	Affordable units						on OM GDV on AH build cost (incl: externa	als)		£34,082	
										£511,457	_
	TOTAL PROJECT C	OSTS [EXCLUDING	G INTEREST]							£2,709,195	
4.0		OTAL COSTS [EXC	LUDING INTEREST]							£107,317	
4.0 4.1	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%		-£34,801	
	TOTAL DECISE	OOTO PRICE	INITED SOC							00 710 000	
This appraisal ha	TOTAL PROJECT C as been prepared by Pete not a formal 'Red Book' (er Brett Associates for		sal has beer uary 2014)	n prepared in line with valuation and should	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	ne appraisal is to inform the Council		£2,743,997 nning policy has on	viability at a strategic lev

EM	el Lower Value Are		50 Units					_	peterb
t Site Area	0.41	Brownfield	Lower Value Area	Residual Value -2,102,670	per net ha	_	Technical Checks: Sqm/ha Dwgs/ha		8,852 122
of units	Private 38	Affordable 13		Social re Affordable rent	Intermediate 2.50		Units/pa GDV=Total costs		<u>25</u> -
	Development Va	lue							
	Private units	Flata (NUA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		26 11	65 90	1,706 1,013	£1,700 £1,850	£2,900,625.0 £1,873,125	0
•	Social rent			38 No. of units	Sizo oa m	2718.75	Fnom	Total Value	
2	Social rent	Flats (NIA) House		0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0 £0	
		House		0	90	0.00	£U	2.0	
3	Affordable rent	Flate (NIIA)		No. of units	Size sq.m	Total sq.m 455	£psm £893	Total Value £406,088	
		Flats (NIA) House			65 90	270 725.00	£971	£262,238	
3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
,	intermediate	Flats (NIA) House		2	65 90	114 68	£1,020 £1,110	£116,025 £74,925	
		Tiouse		3		181.25	21,110	214,020	
	Gross Developm	nent value						£5,633,025	
	Development Co	est							
I	Site Acquisition								
I.1	Site value (residua	al land value)						-£861,076	
	,	•				Purchaser Costs		1.75%	
								-876,145	
3	Build Costs								
3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
J. I	Filvate units	Flats (GIA) House		26 11	75 90	1,969 1,013	£1,096 £929	£2,157,750 £940,613	
		Tiouse		38	90	2981.25	1929	1940,013	
3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 656	Cost per sq.m £1,096	Total Costs £719,250	
		House		4 13	90	338 993.75	£929	£719,230 £313,538	
3.3	Extra-over BR201	3		13	£0	993.75 per unit		£0	
				50				£4,131,150	
1	Extra over const	ruction costs		50				£4,131,130	
1.1	Externals				10%	on build cost		£413,115	
4.2	Site abnormals (re	emediation/demolition)			£0	per net ha		£0	
1.2	Site opening up c	osts			£0	per unit		£0	
i	Professional Fee	es						£413,115	
5.1					10%	on build costs (incl: externals)		£454,427	
								£454,427	
	Contingency								
5.1					5%	on build costs (incl: externals)		£227,213	
	Developer contr	ibutions						£227,213	
⁷ .1	Lifetime homes				£0	per unit		£0	
7 .2	CSH Level 4				0.0%	build cost		£0	
7.3	CIL				£0	per sqm		£0	
7.4	S106 contribution				£1,000	per unit		£50,000	
'.5	Provision for ener				£0	□' □per unit		£0	
		3, - 1,							
								£50,000	
	Sale cost					_			
.1	Private units only				3.00%	on OM GDV		£143,213	
								£143,213	
	TOTAL DEVELO Developer's Prof	PMENT COSTS (incl	uding land)					£4,542,972	
	Private units				20%	on OM GDV		£954,750	
	Affordable units				6%	on AH build cost (incl: external:	s)	£68,164	
							•	£1,022,914	
	TOTAL BROVES	T COSTS [EXCLUDIN	NG INTEREST					£5,565,886	
				ті					
	Finance Costs	- TOTAL COSTS [EX	CLUDING INTERES	'1				£67,139	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£67,139	

entral Brownfiel	d Lower Value Are	ea	25 Units							Ch
ЕМ				Resid	ual Value			Technical Checks:		peterbr
et Site Area	0.35	Brownfield	Lower Value Are	ea .	524,606	per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 19	Affordable 6		Social r∈ Afford	able rent	Intermediate 1.25		Units/pa GDV=Total costs		15 -
or units	Development Va	_		0.00	<u> </u>	1.23				
	Private units			No. of	units	Size sq.m	Total sq.m	£psm	Total Val	ue
		Flats (NIA) House			0 19	65 	0 1,688	£1,700 £1,850	£0 £3,121,8	75
	• • • •				19		1687.50			
	Social rent	Flats (NIA) House		No	o. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Val £0 £0	ue
		House			0	90	0.00	£U	Σ0	
	Affordable rent	Flats (NIA)		No	o. of units	Size sq.m 65	Total sq.m 0	£psm £893	Total Val	
		House			5 5	90	450 450.00	£971	£437,06	3
	Intermediate	Flats (NIA)		No	o. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Val	ue
		House			1 1	90	113 112.50	£1,110	£124,87	5
	Gross Developm	nent value							£3,683,8	13
	Development Co								20,000,0	
	Site Acquisition	,,,,								
	Site value (residua	al land value)							£182,47	8
	,	·					Purchaser Costs		2.75%	
									187,496	j
	Build Costs									
1	Private units	Floto (CIA)		No	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cos	sts
		Flats (GIA) House			0 19 19	75 90	0 1,688 1687.50	£1,054 £929	£0 £1,567,68	38
2	Affordable units			No	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cos	sts
		Flats (GIA) House			0 6	75 	0 563	£1,054 £929	£0 £522,56	
	Extra-over BR201	3			6	£0	562.50 per unit		£0	
					25				£2,090,2	50
	Extra over const	truction costs			23				£2,030,2	J U
1	Externals					10%	on build cost		£209,025	.00
2	Site abnormals (re	emediation/demoliti	on)			£0	per net ha		£0	
2	Site opening up c	osts				£0	per unit		£0	
									£209,02	5
	Professional Fee	es				400/	7		9999	
						10%	on build costs (incl: externals	S) 	£229,92	_
	Contingency								LLUJUL	
						5%	on build costs (incl: externals	s)	£114,96	4
	Developer contr	ibutions							£114,96	4
	Lifetime homes					£0	per unit		£0	
2	CSH Level 4					0.0%	build cost		£0	
3	CIL					£0	per sqm		£0	
	S106 contribution						per unit		£25,000)
5	Provision for ener	gy requirements				£0	per unit		£0	
									£25,000)
	Sale cost								220,000	
	Private units only	-	-	-		3.00%	on OM GDV		£93,656	
	TOTAL 5	DMENT 000	- India 2 "						£93,656	
	Developer's Pro	PMENT COSTS (i	nciuding land)						£2,950,3	19
	Private units					20%	on OM GDV		£624,37	5
	Affordable units					6%	on AH build cost (incl: extern	nals)	£34,489)
									£658,86	4
	TOTAL PROJEC	T COSTS [EXCLU	DING INTEREST]						£3,609,1	
	TOTAL INCOME Finance Costs	- TOTAL COSTS	EXCLUDING INTERES	ST]					£74,630)
						APR 7.00%	on net costs	PCM 0.565%	-£74,63	0
	Finance									

	Lower Value Are	ea	70 Units							Cho
ITEM				Resi	dual Value			Technical Checks	 :	peterbrett
Net Site Area	1.11	Brownfield	Lower Value Are		464,610	per net ha]	Sqm/ha Dwgs/ha		5,673 63
	Private	Affordable		Social re Affo		Intermediate		Units/pa GDV=Total costs		31
Nr of units	53	18		0.00	14	3.50				
1.0	Development Va	alue								
1.1	Private units	Flats (NIA)		No. (of units	Size sq.m 65	Total sq.m	£psm £1,700	Total \	0
		House			53 53	90	<u>4,725</u> 4725.00	£1,850	£8,74	1,250
1.2	Social rent	Flats (NIA)		ı	No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total \frac{\partial \text{Total \text{Y}}}{\partial \text{Total \text{Y}}}	
		House			0	90	0.00	£0	£	
1.3	Affordable rent	Flata (AHA)		ı	No. of units	Size sq.m	Total sq.m	£psm	Total '	
		Flats (NIA) House			0 14 14	65 90	0 1,260 1260.00	£893 £971	£1,223	
1.3	Intermediate			ı	No. of units	Size sq.m	Total sq.m	£psm	Total ^v	Value
		Flats (NIA) House			0 4	65 	0 315	£1,020 £1,110	£349	0
					4		315.00			
	Gross Developn	nent value							£10,31	4,675
2.0	Development Co	ost								
2.1	Site Acquisition	ı								
2.1.1	Site value (residu	al land value)							£515	-
							Purchaser Costs		5.75	
0.0	David Octo								545,0	015
2.3	Build Costs					<u>-</u> .				
2.3.1	Private units	Flats (GIA)		!	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total (0
		House			53 53	90	<u>4,725</u> 4725.00	£929	£4,389,	525.00
2.3.2	Affordable units	Flats (GIA)		ı	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total (
		House			18 18	90	1,575 1575.00	£929	£1,463,	
2.3.3	Extra-over BR201	13				£0	per unit		£	0
					70				£5,852	2,700
2.4	Extra over cons	truction costs								
2.4.1	Externals					10%	on build cost		£585,2	270.00
2.4.2	`	emediation/demolition))			£0	per net ha		£	
2.4.2	Site opening up o	costs				£0	per unit		£	0
2.5	Professional Fe	05							£585	,270
2.5.1	1 Totossionar 1 c					10%	on build costs (incl: externals)		£643	797
2.5.1						1070			£643	
2.6	Contingency									
2.6.1						5%	on build costs (incl: externals)		£321	,899
2.7	Developer contr	ributions							£321	,899
2.7.1	Lifetime homes					£0	per unit		£	0
2.7.2	CSH Level 4					0.0%	build cost		£	0
2.7.3	CIL					£0	per sqm		£	0
2.7.4	S106 contribution	١				£1,000	per unit		£70,	000
2.7.5	Provision for ener	rgy requirements				£0	per unit		£	0
									670	000
2.8	Sale cost								£70,	000
2.8.1	Private units only					3.00%	on OM GDV		£262	,238
									£262	,238
3.0	TOTAL DEVELO Developer's Pro	PMENT COSTS (inc	luding land)						£8,28°	1,518
3.1	Private units					20%	on OM GDV		£1,748	8,250
3.2	Affordable units					6%	on AH build cost (incl: external	s)	£96,	570
									£1,84	4,820
	TOTAL PROJEC	CT COSTS [EXCLUDI	ING INTEREST]						£10,12	26,337
4.0		- TOTAL COSTS [E)	XCLUDING INTERES	ST]					£188	,338
4.0	Finance Costs					APR	7on rot	PCM	6	220
4.1	Finance					7.00%	on net costs	0.565%	-£188), 33 8
	TOTAL PROJEC	CT COSTS [INCLUDIN	NG INTERESTI						£10,31	4,675
	en prepared by Pet	er Brett Associates for	the Council. The app				valuation guidance. The purpos 4) valuation and should not be re			

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
ITEM Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 1,027,678	per net ha		Technical Checks Sqm/ha	_	peterbrett 3,402
Not one Alcu			iviid value / ii da				Dwgs/ha Units/pa		38 12
Nr of units	Private 14	Affordable 5		Social rel Affordable rent 0.00 4	Intermediate 0.90		GDV=Total costs		-
1.0	Development Val	ue							
1.1	Private units	Flats (NIA) House		No. of units 0 14 14	Size sq.m 65 90	Total sq.m 0 1,215 1215.00	£psm £1,950 £2,200	£0 £2,673,000	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		0 No. of units 0	Size sq.m 65	0.00 Total sq.m 0	£psm £1,024	Total Value	
1.3	Intermediate	House		4 No. of units	90 Size sq.m	324 324.00 Total sq.m	£1,155 £psm	£374,220 Total Value	
1.0	intermediate	Flats (NIA) House		0 1 1	65 90	0 81 81.00	£1,170 £1,254	£0 £101,574	
	Gross Developme	ent value						£3,148,794	
2.0	Development Cos	st							
2.1	Site Acquisition								
2.1.1	Site value (residua	l land value)				Purchaser Costs		£489,313 4.75%	
								512,555	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 14 14	Size sq.m 75 90	Total sq.m 0 1,215 1215.00	Cost per sq.m £1,054 £929	Total Costs £0 £1,128,735.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 5	Size sq.m 75 90	Total sq.m 0 405	Cost per sq.m £1,054 £929	Total Costs £0.00 £376,245.00	
2.3.3	Extra-over BR2013			5		405.00 per unit	<i>L323</i>	£0	
2.4	Extra over constr	ruction costs		18				£1,504,980	
		uction costs			400/			C450 400 00	
2.4.1	Externals Site abnormals (re	mediation/demolition)				on build cost per net ha		£150,498.00 £0	
2.4.2	Site opening up co					per unit		£0	
								£150,498	
2.5	Professional Fee	S							
2.5.1					10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							2.00,0.10	
2.6.1					5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	outions						£82,774	
2.7.1	Lifetime homes					per unit		03	
2.7.2	CSH Level 4					build cost		03	
2.7.3 2.7.4	CIL S106 contribution					per sqm per unit		£18,000	
2.7.5	Provision for energ	y requirements				per unit		£0	<u></u>
2.8	Sale cost							£18,000	
2.8.1	Private units only				3.00%	on OM GDV		£80,190	
								£80,190	
3.0		PMENT COSTS (inclu	uding land)					£2,514,545	
	Developer's Profi	τ			20%	on OM CDV		£534,600	
3.1 3.2	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£24,832	
						· ,		£559,432	
	TOTAL PROJECT	COSTS [EXCLUDIN	NG INTEREST]					£3,073,977	
4.0		TOTAL COSTS [EX	CLUDING INTEREST]					£74,817	
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£74,817	
I					<i>1</i> .∪∪70	OIT HEL COSIS	U.303%		
	pared by Peter Brett As		ncil. The appraisal has be	en prepared in line with the RICs January 2014) valuation and s		e. The purpose of the appraisal is t pon as such.	o inform the Council about the	£3,148,794 e impact of planning policy ha	s on viability at a

entral/west Brown	nfield Lower Value Area 25 Units			
ГЕМ		Residual Value	Technical Checks:	peterbret
let Site Area	0.43 Brownfield Lower Value Ar	ea 421,559 per net ha	Sqm/ha Dwgs/ha	5,198 58
r of units	Private Affordable 19 6	Social re Affordable rent Intermediate 0.00 5 1.25	Units/pa GDV=Total costs	15 -
or units		0.00 5 1.25		
1	Development Value Private units	No. of units Size sq.m Total sq.m	fnem	Total Value
•	Flats (NIA) House	0 65 0 19 901,688	£psm £1,700 £1,850	£0 £3,121,875
		19 1687.50		_
2	Social rent Flats (NIA)	No. of units Size sq.m Total sq.m	£psm	Total Value £0
	House	<u> </u>	£0	£0
3	Affordable rent Flats (NIA)	No. of units Size sq.m Total sq.m 0 65 0	£psm £893	Total Value £0
	House	<u>5</u> 90 <u>450</u> 5 450.00	£971	£437,063
3	Intermediate	No. of units Size sq.m Total sq.m	£psm	Total Value
	Flats (NIA) House	0 65 0 1 90 113 1 112.50	£1,020 £1,110	£0 £124,875
	Over a Development walks	1 112.50		CO COO O40
	Gross Development value			£3,683,813
0	Development Cost			
1	Site Acquisition			£182,478
1.1	Site value (residual land value)	Purchaser Co	nete	2.75%
		- dionassi es		187,496
3	Build Costs			
3.1	Private units	No. of units Size sq.m Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 75 0 19 90 1,688	£1,054	£0 £1,567,687.50
		19 1687.50		
3.2	Affordable units Flats (GIA)	No. of units Size sq.m Total sq.m	Cost per sq.m £1,054	Total Costs £0.00
3.3	House Extra-over BR2013	6 90 <u>563</u> 6 £0 per unit	£929	£522,562.50 £0
3.3	Extra-over BN2013	<u> </u>		£0
4	Extra over construction costs	25		£2,090,250
		100/ Jon build cost		C200 025 00
4.1 4.2	Externals Site abnormals (remediation/demolition)	10% on build cost		£209,025.00 £0
4.2	Site opening up costs	£0 per unit		£0
5	Professional Fees			£209,025
5.1		10% on build costs (incl: ext	ernals)	£229,928
				£229,928
6	Contingency			
6.1		5% on build costs (incl: ext	ernals)	£114,964
7	Developer contributions			£114,964
7.1	Lifetime homes	£0 per unit		£0
7.2	CSH Level 4	0.0% build cost		£0
7.3	CIL	£0 per sqm		£0
7.4	S106 contribution	£1,000 per unit		£25,000
7.5	Provision for energy requirements	<u>£0</u> per unit		£0
				£25,000
8	Sale cost			410,000
8.1	Private units only	3.00% on OM GDV		£93,656
				£93,656
0	TOTAL DEVELOPMENT COSTS (including land) Developer's Profit			£2,950,319
1	Private units	20% on OM GDV		£624,375
2	Affordable units	6% on AH build cost (incl: 6	externals)	£34,489
				£658,864
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£3,609,183
0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	эт]		£74,630
0	Finance Costs	APR	PCM 0.565%	-£74,630
.1	Finance	7.00% on net costs	0.565%	-£/4,630

EM									
et Site Area	0.81	Greenfield	Lower Value Area	Residual Value 451,311	per net ha		Technical Checks: Sqm/ha		5,544
	Private	Affordable		Social re Affordable rent	Intermediate	_	Dwgs/ha Units/pa GDV=Total costs		62 25
of units	38	Affordable 13	_ i	0.00 10	2.50		GDV=10tai costs		
	Development Value								
	Private units	Flats (NIA)		No. of units 0 38	Size sq.m 65	Total sq.m 0 3 375	£psm £1,700 £1,850	Total Value £0 £6 243 750	
		House		<u>38</u> 38	90	3,375 3375.00	£1,850	£6,243,750	
2	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value	
		House		0	90	0.00	£0	£0	
.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m	Total sq.m	£psm £893	Total Value £0	
		House		10 10	90	900 900.00	£971	£874,125	
.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0	
		House		3	90	225 225.00	£1,110	£249,750	
	Gross Development	value						£7,367,625	
0	Development Cost								
1	Site Acquisition								
1.1	Site value (residual lan	nd value)						£366,337	
						Purchaser Costs		4.75%	
								383,738	
.3	Build Costs			Manafaurita	O'ma ann an	Total an in	O and many a many	Tatal Oasta	
.3.1	Private units	Flats (GIA) House		No. of units 0 38	Size sq.m 75 90	Total sq.m 0 3,375	Cost per sq.m £1,054 £929	### Total Costs ### £0 ### £3,135,375.00	
		110000		38		3375.00			
.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75 90	Total sq.m 0 1 125	Cost per sq.m £1,054 £929	Total Costs £0.00 £1.045.125.00	
.3.3	Extra-over BR2013	House		<u>13</u> 13	90 £0	1,125 1125.00 per unit	1929	£1,045,125.00 £0	
						por a			
.4	Extra over construct	ion costs		50				£4,180,500	
.4.1	Externals				10%	on build cost		£418,050.00	
.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
.4.2	Site opening up costs				£0	per unit		03	
-	Durafanaianal Fone							£418,050	
.5.1	Professional Fees				10%	on build costs (incl: externals)		£459,855	
								£459,855	
.6	Contingency								
.6.1					5%	on build costs (incl: externals)		£229,928	
7	Developer contribution	ons						£229,928	
.7.1	Lifetime homes				£0	per unit		£0	
.7.2	CSH Level 4				0.0%	build cost		03	
7.3	CIL S106 contribution				£0	per unit		£0	
.7.4 .7.5	S106 contribution Provision for energy re	oquirements			£1,000	per unit per unit		£50,000	
7.0	FIUVISION TO GIVERSY . S	:quilements			20	Thet mirr			
2	0-1-20-4							£50,000	
2. 8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£187,313	
								£187,313	
		ENT COSTS (including	g land)					£5,909,383	
0	Developer's Profit								
1 2	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£1,248,750 £68,978	
	Alluluable units				<u> </u>	OIT ALT DUING COST (IITO). OAGOTTAGO,		£1,317,728	
	TOTAL PROJECT CO	OSTS [EXCLUDING IN	NTEREST]					£7,227,112	
		OTAL COSTS [EXCLU						£140,513	
	Finance Costs				APR		PCM		
.0	Finance				7.00%	on net costs	0.565%	-£140,513	

TEM Net Site Area	1.81	Brownfield	Lower Value Are	Residual Value a -223,679			Technical Checks: Sqm/ha	5,214
	Private	Affordable		Social re Affordable ren	t Intermediate		Dwgs/ha Units/pa GDV=Total costs	58 39 -
of units	79	26		0.00 21	5.25		GDV=10tal costs	-
)	Development Value							
1	Private units	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0
		House		<u>79</u> 79	90	7,088 7087.50	£1,850	£13,111,875
.2	Social rent	Floto (NIIA)		No. of unit	•	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 0	65 	0.00	£0 £0	£0 £0
.3	Affordable rent			No. of unit	s Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 21	65 	0 1,890	£893 £971	£0 £1,835,663
2	Intermediate			21 No. of unit	eo Sizo oa m	1890.00	Cnom	Total Value
.3	mtermediate	Flats (NIA) House		0 5	s Size sq.m 65 90	Total sq.m 0 473	£psm £1,020 £1,110	£0 £524,475
		110000		5		472.50	21,110	202.,
	Gross Development	value						£15,472,013
0	Development Cost							
1	Site Acquisition							
1.1	Site value (residual la	nd value)						-£405,402
						Purchaser Costs		1.75%
								-412,497
.3	Build Costs							
.3.1	Private units	Flats (GIA)		No. of unit	75	Total sq.m	Cost per sq.m £1,054	Total Costs £0
		House			90	7,088 7087.50	£929	£6,584,287.50
.3.2	Affordable units	Flats (GIA)		No. of unit	Size sq.m	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00
		House		<u>26</u> 26	90	2,363 2362.50	£929	£2,194,762.50
3.3	Extra-over BR2013				£0	per unit		03
				105				£8,779,050
4	Extra over construct	tion costs						
4.1	Externals				10%	on build cost		£877,905.00
.4.2	Site abnormals (reme				£0	per net ha		£0
.4.2	Site opening up costs	:			£11,946	per unit		£1,254,308
5	Professional Fees							£2,132,213
5.1					10%	on build costs (incl: externals)		£965,696
								£965,696
.6	Contingency							
6.1					5%	on build costs (incl: externals)		£482,848
7	Developer contributi	ions						£482,848
7.1	Lifetime homes				£0	per unit		£0
7.2	CSH Level 4				0.0%	build cost		£0
7.3	CIL				£0	per sqm		£0
7.4	S106 contribution				£1,000	per unit		£105,000
7.5	Provision for energy re	equirements			£0	per unit		£0
								£105,000
.8	Sale cost							2100,000
8.1	Private units only				3.00%	on OM GDV		£393,356
								£393,356
.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (includ	ling land)					£12,445,665
1	Private units				20%	on OM GDV		£2,622,375.00
2	Affordable units				6%	on AH build cost (incl: externa	ls)	£144,854
								£2,767,229
	TOTAL PROJECT C	OSTS [EXCLUDING	S INTEREST]					£15,212,895
.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXC	LUDING INTEREST]					£259,118
.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£259,118
					1.00/0		<u> </u>	~=====

Helena Road	Lower Value Area		566 Units						*
ITEM				Residual Value			Technical Checks:		eterbrett
Net Site Area	1.13	Brownfield	Lower Value Area	_	per net ha		Sqm/ha Dwgs/ha	3	503
No. of contra	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		93
Nr of units	A25	142		0.00 113	28.30				
1.0	Development Value Private units			No. of units	Sizo oa m	Total on m	Snom	Total Value	
1.1	Private units	Flats (NIA) House		425 0 425	Size sq.m 65 	Total sq.m 27,593 0 27592.50	£psm £1,700 £1,850	£46,907,250 £0	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		0 No. of units 113	 Size sq.m 65	0.00 Total sq.m 7,358	£psm £893	Total Value £6,567,015	<u> </u>
		House		<u>0</u> 113	90	7358.00	£971	£0	
1.3	Intermediate	Flats (NIA) House		No. of units 28 0 28	Size sq.m 65 	Total sq.m 1,840 0 1839.50	£psm £1,020 £1,110	Total Value £1,876,290 £0	
	Gross Development	value						£55,350,555	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)						-£39,227,270	
						Purchaser Costs		1.75%	
	D 1110 /							-39,913,747	
2.3	Build Costs						<u>.</u>		
2.3.1	Private units	Flats (GIA) House		No. of units 425 0 425	Size sq.m 75 90	Total sq.m 31,838 0 31837.50	Cost per sq.m £1,395 £929	Total Costs £44,413,313 £0.00	
2.3.2	Affordable units	Flats (GIA)		No. of units 142	Size sq.m 75	Total sq.m 10,613	Cost per sq.m £1,395	Total Costs £14,804,437.50	
		House		0 142	90	0 10612.50	£929	£0.00	
2.3.3	Extra-over BR2013				£0	per unit		£0	
2.4	Extra over construct	ion costs		566				£59,217,750	
2.4.1	Externals				10%	on build cost		£5,921,775.00	
2.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		£0	<u> </u>
2.4.2	Site opening up costs	,			£14,137	per unit		£8,001,378	
								£13,923,153	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£6,513,953	<u> </u>
2.6	Contingency							£6,513,953	
2.6.1					5%	on build costs (incl: externals)		£3,256,976	
2.7	Developer contribution	ons						£3,256,976	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£566,000	
2.7.5	Provision for energy re	equirements			£0	per unit		£0	
0.0	Cologost							£566,000	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£1,407,218	
								£1,407,218	
	TOTAL DEVELOPME	ENT COSTS (includ	ling land)					£44,971,302	
3.0	Developer's Profit								
3.1	Private units				20%	on OM GDV		£9,381,450	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£977,093 £10,358,543	
	TOTAL PROJECT CO	OSTS [EXCLUDING	S INTEREST]					£55,329,845	
	TOTAL INCOME - TO							£20,710	
4.0	Finance Costs				APR		PCM		
					7 000/	on net costs	0.565%	-£20,710	Ī
4.1	Finance				7.00%		0.00076	220,710	

Island Site	Lower Value Area		271 Units					
ITEM				Residual Value			Technical Checks:	peterbreti
Net Site Area	1.92	Brownfield	Lower Value Are		per net ha		Sqm/ha Dwgs/ha	10,218 141
	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs	65 -
Nr of units	203	68		0.00 54	13.55			
1.0	Development Value	9						
1.1	Private units	Flats (NIA) House		No. of units 142 61	Size sq.m 65 90	Total sq.m 9,248 5,488	£psm £1,700 £1,850	Total Value £15,721,388 £10,152,338
		riouse		203		14735.63	21,000	210,102,550
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 0	£psm £0	Total Value £0
		House		0	90	0.00	£0	£0
1.3	Affordable rent	Flats (NIA)		No. of units 38	Size sq.m 65	Total sq.m 2,466	£psm £893	Total Value £2,200,994
		House		<u>16</u> 54	90	1,463 3929.50	£971	£1,421,327
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 617	£psm £1,020	Total Value £628,856
		House		<u>4</u> 14	90	366 982.38	£1,110	£406,094
	Gross Developmen	nt value						£30,530,996
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual la	and value)						-£7,933,336
						Purchaser Costs		1.75%
								-8,072,169
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)		No. of units 142	Size sq.m 75	Total sq.m 10,671	Cost per sq.m £1,096	Total Costs £11,695,005
		House		61 203	90	5,488 16158.38	£929	£5,098,119.75
2.3.2	Affordable units	Flats (GIA)		No. of units 47	Size sq.m 75	Total sq.m 3,557	Cost per sq.m £1,096	Total Costs £3,898,335.00
		House		20 68	90	1,829 5386.13	£929	£1,699,373.25
2.3.3	Extra-over BR2013				£0	per unit		£0
				271				£22,390,833
2.4	Extra over construc	ction costs						
2.4.1	Externals					on build cost		£2,239,083.30
2.4.2	Site abnormals (remo	•				per net ha		£0
2.4.2	Site opening up cost	S			£13,133	per unit		£3,559,096
2.5	Professional Fees							£5,798,179
2.5.1					10%	on build costs (incl: externals)		£2,462,992
						· , ,		£2,462,992
2.6	Contingency							
2.6.1					5%	on build costs (incl: externals)		£1,231,496
2.7	Developer contribu	ıtions						£1,231,496
2.7.1	Lifetime homes				£0	per unit		£0
2.7.2	CSH Level 4				0.0%	build cost		£0
2.7.3	CIL				£0	per sqm		£0
2.7.4	S106 contribution				£1,000	per unit		£271,000
2.7.5	Provision for energy	requirements			£0	per unit		£0
								£271,000
2.8	Sale cost				0.0007	on OM CDV		6770.040
2.8.1	Private units only				3.00%	on OM GDV		£776,212
	TOTAL DEVELOPM	MENT COSTS (includ	ding land)					£24,858,542
3.0	Developer's Profit	(1110101	<u> </u>					, , , , , , , , , , , , , , , , , , , ,
3.1	Private units					on OM GDV		£5,174,745
3.2	Affordable units				6%	on AH build cost (incl: externals)		£369,449
	TOTAL 25.5	20070 1742	O INTERPRET					£5,544,194
	TOTAL INCOME. T							£30,402,736
4.0	TOTAL INCOME - T Finance Costs	UTAL COSTS [EXC	LUDING INTEREST]					£128,260
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£128,260

EM	Lower Value Area		48 Units					O	Q
et Site Area	0.12	Greenfield	Lower Value Area	Residual Value -22,723,753	per net ha]	Technical Checks: Sqm/ha Dwgs/ha Units/pa	26,57 40	09
of units	Private 36	Affordable 12	-	Social re Affordable rent 0.00 10	Intermediate 2.40		GDV=Total costs		24
	Development Value								
	Private units	Flats (NIA) House		No. of units 36 0 36	Size sq.m 65 90	Total sq.m 2,340 0 2340.00	£psm £1,700 £1,850	Total Value £3,978,000 £0	
2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
3	Affordable rent	Flats (NIA) House		0 No. of units 10 0	Size sq.m 65 90	0.00 Total sq.m 624	£psm £893 £971	Total Value £556,920 £0	\exists
3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	624.00 Total sq.m 156	£psm £1,020 £1,110	Total Value £159,120 £0	_
				2		156.00	£1,110		
	Gross Development	value						£4,694,040	
	Development Cost								
1	Site Acquisition								
1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,667,477 1.75%	
						T dionassi essie		-2,714,158	
3	Build Costs								
3.1	Private units	Flats (GIA) House		No. of units 36 0 36	Size sq.m 75 90	Total sq.m 2,700 0 2700.00	Cost per sq.m £1,395 £929	Total Costs £3,766,500 £0.00	\exists
3.2	Affordable units	Flats (GIA) House		No. of units 12 0	Size sq.m 75 90	Total sq.m 900 0	Cost per sq.m £1,395 £929	Total Costs £1,255,500.00 £0.00	\exists
3.3	Extra-over BR2013			12	£0	900.00 per unit		£0	
1	Extra over construc	tion costs		48				£5,022,000	
l.1	Externals				10%	on build cost		£502,200.00	$\overline{}$
1.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	<u> </u>
1.2	Site opening up costs	,			£0	per unit		£0	
								£502,200	
	Professional Fees								
.1					10%	on build costs (incl: externals)		£552,420	
	Contingency							£552,420	
.1	3,				5%	on build costs (incl: externals)		£276,210.00	
	Developer contribut	ions						£276,210	
.1	Lifetime homes				£0	per unit		£0	
.2	CSH Level 4				0.0%	build cost		£0	
.3	CIL				£0	per sqm		£0	
.4	S106 contribution				£1,000	per unit		£48,000	
.5	Provision for energy r	equirements			£0	_per unit		£0	
	Sale cost							£48,000	
.1	Private units only				3.00%	on OM GDV		£119,340	
								£119,340	
	TOTAL DEVELOPM Developer's Profit	ENT COSTS (including	ng land)					£3,806,012	
	Private units				20%	on OM GDV		£795,600	
	Affordable units				6%	 on AH build cost (incl: externals	5)	£82,863	\equiv
								£878,463	
	TOTAL PROJECT C							£4,684,475	
	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£9,565	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£9,565	
	i illance								

Martin Annal Mart	Former Tooks Bakery	Mid Value Area	101 Units							ODO
Page Marie	ITEM Net Site Area	1.55	Brownfield Mid Value A	rea		per net ha			_	peterbret 5,870
No.					<u>-</u>		-	Dwgs/ha Units/pa		65 38
Parameter Para	Ir of units							GDV=10tal costs		-
March Michael March Michae	.0		ie							
Figure No. C	.1	Private units			0 	65	0 6,818	£1,950	£0	
Mode all Part	.2	Social rent			0 0	65	0 0	£0	£0	ue
1982 Note of the control of the	1.3	Affordable rent			No. of units	65	Total sq.m 0	£1,024	£0	
Part	1.3	Intermediate	Flats (NIA)		20 No. of units 0	Size sq.m	1818.00 Total sq.m 0	£psm £1,170	Total Valu	ue
State Appendix Stat			House			90		£1,254	£569,94.	3
		Gross Developme	ent value						£17,668,2	33
	2.0	Development Cos	t							
Process Costs Process Cost	2.1	Site Acquisition								
Private Service Serv	2.1.1	Site value (residual	land value)				Purchaser Costs			27
Private units									1,709,16	1
Fall (Col.)	2.3	Build Costs								
Material to unity Flag (GAN) Flag (GAN	2.3.1	Private units			0 76	75	0 6,818	£1,054	£0	
Early See See See	2.3.2	Affordable units			0	75	0 2,273	£1,054	£0.00	
Extra current control consists	2.3.3	Extra-over BR2013			25	£0			£0	
1,000 Sile opening up-ocate	2.4	Extra over constru	uction costs		101				£8,444,61	0
	2.4.1	Externals				10%	on build cost		£844,461.	00
10 10 10 10 10 10 10 10	2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		£0	
	2.4.2	Site opening up cos	sts			£11,900	per unit			
	2.5	Professional Fees	3						£2,046,31	3
Canal Cana	2.5.1					10%	on build costs (incl: externals)		£928,90	7
	26	Contingency							£928,907	7
Periodic units						5%	on build costs (incl: externals)		£464,454	4
CSH Level 4		•	outions				7			
2.7.3 Cil.										
2.7.4 S106 contribution							 -			
Provision for energy requirements E0 per unit E0 per unit E0 per unit E0 per unit E101,000 E101,000 E449,955 E449,955 TOTAL DEVELOPMENT COSTS (including land) Developer's Profit 3.1 Private units Developer's Profit 3.2 Affordable units Developer's Profit E11,144,399 E14,144,399 E14,144,399										<u> </u>
2.8.1 Private units only 3.00% on OM GDV £449,955 TOTAL DEVELOPMENT COSTS (including land) £144,4399 TOTAL DEVELOPMENT COSTS (including land) £14,144,399 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £2,999,700 3.2 Affordable units 6% on AH build cost (incl: externals) £139,336 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,283,435 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £34,798 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £384,798 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £17,688,233			y requirements				 _			
2.8.1 Private units only 3.00% on OM GDV £449,955		-								
2.8.1 Private units only 3.00% on OM GDV £449,955 TOTAL DEVELOPMENT COSTS (including land) Developer's Profit 3.1 Private units 20% on OM GDV £2,999,700 3.2 Affordable units 6% on AH build cost (incl: externals) £139,336 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,283,435 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £17,283,435 4.1 Finance APR PCM	2.8	Sale cost							£101,000	0
### TOTAL DEVELOPMENT COSTS (including land) ### 3.0 Developer's Profit ### 3.1 Private units ### 3.2 Affordable units ### 20% on OM GDV ### 2.999,700 ### 3.2 Affordable units ### 2.999,700 ### 3.2 Affordable units ### 2.999,700 ### 3.2 Affordable units ### 2.999,700 ### 3.36 Affordable units ### 2.999,700 #						3.00%	on OM GDV		£449,95	5
20% on OM GDV £2,999,700 3.2 Affordable units 6% on AH build cost (incl: externals) £139,336 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,283,435 10 Finance Costs APR PCM 7.00% on net costs 0.565% 4£384,798 TOTAL PROJECT COSTS [INCLUDING INTEREST] £17,668,233 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council about the impact of planning policy has on viability									£449,95	5
20% on OM GDV £2,999,700 3.2 Affordable units 6% on AH build cost (incl: externals) £139,336 £139,036 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £17,283,435 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £384,798 4.1 Finance APR 7.00% on net costs PCM 7.00% on net costs £17,668,233 TOTAL PROJECT COSTS [INCLUDING INTEREST] £17,668,233 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability		TOTAL DEVELOP	MENT COSTS (including land)						£14,144,3	99
Affordable units 6% on AH build cost (incl: externals) £139,336 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 517,283,435 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 5184,798 519 519 519 517,668,233 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability	3.0	Developer's Profit					_			
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 5.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST]										
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 1.0 Finance Costs 1.1 Finance	3.2	Affordable units				6%	_Jon AH build cost (incl: externals)			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] E17,668,233 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability		TOTAL PROJECT	COSTS IEVOLUDING INTERESTI							
4.1 Finance Costs APR PCM Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability				ST1						
4.1 Finance 7.00% on net costs 0.565% -£384,798 TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability	4.0		ISTAL GOOTS LEAGLODING INTERE	01]		400		DOM	1304,798	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability	4.1	Finance					on net costs		-£384,79	8
	This appraisal has been pre	pared by Peter Brett As	ssociates for the Council. The appraisal h	as been prep	pared in line with the RIC	S valuation guida	nce. The purpose of the appraisal is	s to inform the Council about		

-54								
EM t Site Area	1.96 Brownf	field Mid Value Area	Residual Value 806,472	per net ha]	Technical Checks:		peterb r 4,547
	Private Afford		Social re Affordable rent	Intermediate	•	Sqm/ha Dwgs/ha Units/pa GDV=Total costs		51 38
units	74	25	0.00 20	4.95	I	GDV=Total costs		
	Development Value							
	Private units Flats (I House		No. of units 0 74	Size sq.m 65 90	Total sq.m 0 6,683	£psm £1,950 £2,200	Total Value £0 £14,701,500	
			74		6682.50	12,200	214,701,300	
	Social rent Flats (I House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
	Affordable rent		0 No. of units	Size sq.m	0.00 Total sq.m		Total Value	
	Flats (I House		0 20	65 90	0 1,782	£psm £1,024 £1,155	£0 £2,058,210	
	Intermediate		20 No. of units	Size sq.m	1782.00 Total sq.m	£psm	Total Value	
	Flats (I House	NIA)	0 5 5	65 	0 446 445.50	£1,170 £1,254	£0 £558,657	
	Gross Development value				445.50		£17,318,367	
	Development Cost						200,000,	
	Site Acquisition							
	Site value (residual land value)						£1,580,247	
					Purchaser Costs		5.75%	
							1,671,111	
	Build Costs					_		
I	Private units Flats (0 House		No. of units 0 74	Size sq.m 75 90	Total sq.m 0 6,683	Cost per sq.m £1,054 £929	Total Costs £0 £6,208,042.50	
	House		74	90	6682.50	1929	20,200,042.30	
	Affordable units Flats (0		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00	
	House Extra-over BR2013		<u>25</u> 25	90 £0	2,228 2227.50 per unit	£929	£2,069,347.50	
					-			
	Extra over construction cost	ts	99				£8,277,390	
	Externals			10%	on build cost		£827,739.00	
2	Site abnormals (remediation/de	emolition)		£0	per net ha		£0	
!	Site opening up costs			£11,876	per unit		£1,175,701	
	Professional Fees						£2,003,440	
				10%	on build costs (incl: externals)		£910,513	
							£910,513	
	Contingency			5%	on build costs (incl: externals)		£455,256	
					John Dulid Costs (Incl. externals)		£455,256	
	Developer contributions				1			
	Lifetime homes CSH Level 4]per unit]build cost		£0	
	CIL				per sqm		£0	
	S106 contribution			£1,000	per unit		£99,000	
	Provision for energy requirement	nts		£0	per unit		£0	
							£99,000	
	Sale cost			0.000	1 ou opy		0444.045	
	Private units only			3.00%	on OM GDV		£441,045	
	TOTAL DEVELOPMENT COS	STS (including land)					£13,857,755	
	Developer's Profit							
	Private units Affordable units				on OM GDV on AH build cost (incl: externals)		£2,940,300 £136,577	
	Anordable driks			070	John All Dulla Gost (Incl. externals)		£3,076,877	
		XCLUDING INTEREST]					£16,934,632	
	TOTAL PROJECT COSTS [E						2000 705	
	TOTAL INCOME - TOTAL CO	OSTS [EXCLUDING INTEREST]					£383,735	
		OSTS [EXCLUDING INTEREST]		APR 7.00%	on net costs	PCM 0.565%	£383,735 -£383,735	

	ek Lower Value Area		25 Units							Ob	
ITEM Net Site Area	0.22	Brownfield	Lower Value Area	_	Residual Value -2,905,815	per net ha		Technical Checks:	_	peterb	
Net Site Area			Lower value Area	_		-		Dwgs/ha Units/pa			8,374 116 15 0
Nr of units	Private 16	Affordable 9		Social re A	Affordable rent 7	Intermediate 1.75		GDV=Total costs			0
1.0	Development Value										
1.1	Private units	Flats (NIA) House		N 	lo. of units 11 5 16	Size sq.m 65	Total sq.m 739 439 1178.13	£psm £1,700 £1,850		Total Value £1,256,938 £811,688	
1.2	Social rent	Flats (NIA) House		_	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0		Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House			0 No. of units 5	Size sq.m 65 90	0.00 Total sq.m 319 189	£psm £893 £971		Total Value £284,261 £183,566	
1.3	Intermediate	Flats (NIA)		_	7 No. of units	Size sq.m 65	507.50 Total sq.m 80	£psm £1,020		Total Value £81,218	
		House			2	90 _	47 126.88	£1,110		£52,448	
	Gross Developmen	t value								£2,670,118	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	and value)					Durch seem Coate			-£628,913	
							Purchaser Costs			1.75% -639,919	
2.3	Build Costs									-039,919	
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m		Total Costs	
		Flats (GIA) House		_	11 <u>5</u> 16	75 90	853 439 1291.88	£1,096 £929		£935,025 £407,599	
2.3.2	Affordable units	Flats (GIA) House			No. of units 6 3	Size sq.m 75 90	Total sq.m 459 236	Cost per sq.m £1,096 £929		Total Costs £503,475 £219,476	
2.3.3	Extra-over BR2013	House		_	9		695.63 per unit	1323		£0	
2.4	Extra over construc	ction costs			25					£2,065,575	
2.4.1	Externals					10%	on build cost			£206,558	
2.4.2	Site abnormals (reme	ediation/demolition)					per net ha			£0	
2.4.2	Site opening up costs	3				£0	per unit			£0	
										£206,558	
2.5	Professional Fees										
2.5.1						10%	on build costs (incl: externals))		£227,213.25	
2.6	Contingency									£227,213	
2.6.1						5%	on build costs (incl: externals))		£113,606.63	
2.7	Developer contribu	tions								£113,607	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4					0.0%	ouild cost			£0	
2.7.3	CIL						per sqm			£0	
2.7.4	S106 contribution						per unit			£25,000	
2.7.5	Provision for energy r	requirements				£2,200	per unit			£55,000	
										£80,000	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV			£62,059	
2.0.1	1 Tivate dring orny					3.00 70	STI CIVI CE V			£62,059	
	TOTAL DEVELOPM	ENT COSTS (inclu	ding land)							£2,115,092	
3.0	Developer's Profit						014 0577			0440 ====	
3.1 3.2	Private units Affordable units						on OM GDV on AH build cost (incl: externa	als)		£413,725 £47,715	
	- Samuel William						355. (1151) 67(611)	, 		£461,440	
	TOTAL PROJECT C	OSTS [EXCLUDIN	G INTEREST]							£2,576,532	
4.0		OTAL COSTS [EXC	LUDING INTEREST]							£93,586	
4.0 4.1	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%		-£30,739	
	TOTAL BEGINS	OCTO INICI VITA	NINTERFOR							00 007 074	
This appraisal has This appraisal is r	TOTAL PROJECT C s been prepared by Pete not a formal 'Red Book' (er Brett Associates fo		al has been p uary 2014) va	repared in line with	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	ne appraisal is to inform the Council		£2,607,271 nning policy has on v	iability at a strategic lev

M								ete
Site Area	0.41	Brownfield	Lower Value Area	Residual Value -2,758,582	per net ha]	Technical Checks Sqm/ha	8,852
	Private	Affordable		Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	122 25 -
units	33	18		0.00 14	3.50	l		
	Development Va	lue						
	Private units	Flats (NIA) House		No. of units 23 10	Size sq.m 65 90	Total sq.m 1,479 878	£psm £1,700 £1,850	Total Value £2,513,875.00 £1,623,375
	Social rent			33 No. of units		2356.25 Total sq.m	£psm	Total Value
		Flats (NIA) House		0 0 0	65 	0 0 0 0.00	£0 £0	£0 £0
	Affordable rent	Flata (NUA)		No. of units	•	Total sq.m	£psm	Total Value
		Flats (NIA) House		10 4 14	65 	637 378 1015.00	£893 £971	£568,523 £367,133
	Intermediate	Flats (NIA)		No. of units	65	Total sq.m 159	£psm £1,020	Total Value £162,435
		House		<u> </u>	90	95 253.75	£1,110	£104,895
	Gross Developn							£5,340,235
	Development Co	st						
	Site Acquisition							
.1	Site value (residua	al land value)						-£1,129,682
						Purchaser Costs		1.75%
								-1,149,452
	Build Costs							
.1	Private units	Flats (GIA)		No. of units 23	Size sq.m 75	Total sq.m 1,706	Cost per sq.m £1,096	Total Costs £1,870,050
		House		10 33	90	878 2583.75	£929	£815,198
.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2	Anordable dints	Flats (GIA) House		12 5	75 90	919 473	£1,096 £929	£1,006,950 £438,953
3	Extra-over BR201			18		1391.25 per unit	2329	£0
-	LANG OVER DIVENT	-			L 20	150. mm		
	Evino	ruotion cast		50				£4,131,150
	Extra over const	ruction costs						
.1	Externals				10%	on build cost		£413,115
.2	Site abnormals (re	emediation/demolitior	n)		£0	per net ha		£0
2	Site opening up c	osts			£0	per unit		£0
								£413,115
	Professional Fee	es ————————————————————————————————————						
1					10%	on build costs (incl: externals)		£454,427
	Contingency							£454,427
	Contingency				50/	Tara build agata (in all automada)		C207 242
1					5%	on build costs (incl: externals)		£227,213
	Developer contr	butions						£227,213
.1	Lifetime homes				£0	per unit		£0
2	CSH Level 4				0.0%	build cost		£0
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£50,000
5	Provision for ener	gy requirements			£2,200	per unit		£110,000
	Calcarat							£160,000
1	Sale cost				0.0001	lon OM CDV		0404446
1	Private units only				3.00%	on OM GDV		£124,118
								£124,118
	TOTAL DEVELO Developer's Pro	PMENT COSTS (inc	cluding land)					£4,360,571
	Private units				20%	on OM GDV		£827,450
	Affordable units				6%	on AH build cost (incl: externals)		£95,430
	Willo							£922,880
	TOTAL BROUGO	T COSTS IEVOLUS	ING INTERFET					
		T COSTS [EXCLUD		`				£5,283,450
	Finance Costs	- IUIAL COSTS [E	XCLUDING INTERES					£56,785
					APR 7.00%	on net costs	PCM 0.565%	-£56,785
	Finance				7.00%	on not costs	0.00070	200,100

entral Brownfiel	d Lower value Are	ea ea	25 Units						
ЕМ				Residual Valu	ıe		Technical Checks:		peterbr
et Site Area	0.35	Brownfield	Lower Value Are	80,133	per net ha]	Sqm/ha Dwgs/ha		6,469 72
of units	Private 16	Affordable 9		Social re Affordable re	nt Intermediate		Units/pa GDV=Total costs		15 -
or units	Development Va			0.00	1.73				
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 16	65 	0 1,463	£1,700 £1,850	£0 £2,705,625	
				16		1462.50			
	Social rent	Flats (NIA) House		No. of un 0 0	its Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	F0	
		House		0		0.00	£U		
	Affordable rent	Flats (NIA)		No. of un 0	its Size sq.m 65	Total sq.m 0	£psm £893	Total Value £0	
		House		<u> </u>	90	630 630.00	£971	£611,888	
	Intermediate	Flats (NIA)		No. of un	its Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value	
		House		2	90	158 157.50	£1,110	£174,825	
	Gross Developn	nent value						£3,492,338	
	Development Co							20, 102,000	
	Site Acquisition								
1	Site value (residua	al land value)						£27,873	
		•				Purchaser Costs		1.75%	
								28,361	
	Build Costs								
1	Private units	Floto (CIA)		No. of un	•	_	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 16 16	75 90	0 <u>1,463</u> 1462.50	£1,054 £929	£0 £1,358,663	
2	Affordable units			No. of un	its Size sq.m		Cost per sq.m	Total Costs	
		Flats (GIA) House		0 9	75 90	0 788	£1,054 £929	£0 £731,588	
3	Extra-over BR201	3		9	£0	787.50 per unit		£0	
				25				£2,090,250	
	Extra over cons	truction costs		25				22,030,230	
1	Externals				10%	on build cost		£209,025.00	
2	Site abnormals (re	emediation/demoliti	on)		£0	per net ha		£0	
2	Site opening up c	osts			03	per unit		£0	
	Dur (and invalid							£209,025	
1	Professional Fed	es			400/			£229,928	
					10%	on build costs (incl: externals	5)	£229,928	
	Contingency							222,020	
					5%	on build costs (incl: externals	5)	£114,964	
	Developer contr	ibutions						£114,964	
	Lifetime homes				£0	per unit		£0	
	CSH Level 4				0.0%	build cost		£0	
3	CIL				£0	per sqm		£0	
	S106 contribution				£1,000	per unit		£25,000	
5	Provision for ener	gy requirements			£2,200	per unit		£55,000	
								£80,000	
	Sale cost							200,000	
	Private units only				3.00%	on OM GDV		£81,169	
	TOTAL DEVELO	DMENT COOTS "	noludina lau-l\					£81,169	
	Developer's Pro	PMENT COSTS (i fit	ncidung land)					£2,833,696	
	Private units				20%	on OM GDV		£541,125	
	Affordable units				6%	on AH build cost (incl: extern	nals)	£48,285	
								£589,410	
			JDING INTEREST]					£3,423,106	
	TOTAL INCOME Finance Costs	- TOTAL COSTS	[EXCLUDING INTERES	ST]				£69,232	
					APR 7.00%	on net costs	PCM 0.565%	-£69,232	
	Finance				110070				

elixstowe Road	Lower Value Area		70 Units					
EM et Site Area	1.11	Brownfield	Lower Value Area	Residual Value 90,452	per net ha		Technical Checks	5,673
	Private	Affordable	_	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	63 31 -
of units	46 Development Val	25		0.00 20	4.90			
	Private units	YG		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		0 46	65 90	0 4,095	£1,700 £1,850	£0 £7,575,750
	Social rent			46 No. of units	Size sq.m	4095.00 Total sq.m	fnem	Total Value
	Social Telli	Flats (NIA) House		0 0	65 90	0 0	£psm £0 £0	£0 £0
				0		0.00		
	Affordable rent	Flats (NIA) House		No. of units 0 20	Size sq.m 65 90	Total sq.m 0 1,764	£psm £893 £971	Total Value £0 £1,713,285
		110000		20		1764.00	2011	
	Intermediate	Flats (NIA) House		No. of units 0 5	Size sq.m 65 90	Total sq.m 0 441	£psm £1,020 £1,110	Total Value £0 £489,510
		Tiouse		5		441.00	21,110	2409,510
	Gross Developme	ent value						£9,778,545
	Development Cos	it						
	Site Acquisition							
1	Site value (residual	iand value)				Purchaser Costs		£100,447
								102,205
	Build Costs							
1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		0 46 46	75 90	0 4,095 4095.00	£1,054 £929	£0 £3,804,255.00
2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		0 25	75 90	0 2,205	£1,054 £929	£0.00 £2,048,445.00
3	Extra-over BR2013	;		25	£0	2205.00 per unit		£0
				70				£5,852,700
	Extra over constr	uction costs						
1	Externals					on build cost		£585,270.00
2	Site abnormals (rer	mediation/demolition	n)			per net ha per unit		£0
	Professional Fee	5						£585,270
I					10%	on build costs (incl: externals)		£643,797
	Contingency							£643,797
					5%	on build costs (incl: externals)		£321,899
	Developer contrib	outions						£321,899
	Lifetime homes	Jutions			£0	per unit		£0
!	CSH Level 4				0.0%	build cost		£0
;	CIL				£0	per sqm		£0
	S106 contribution					per unit		£70,000
	Provision for energ	y requirements			£2,200	per unit		£154,000
								£224,000
	Sale cost				3.00%	on OM GDV		£227,273
	Private units only				3.00%	on OM GDV		£227,273
	TOTAL DEVELOR	PMENT COSTS (in	cluding land)					£7,957,143
	Developer's Profi	t			200	OM ODV		24.545.55
	Private units Affordable units					on OM GDV on AH build cost (incl: externals))	£1,515,150 £135,197
	umo					Joet (mon oxiomalo)	, 	£1,650,347
	TOTAL PROJECT	COSTS [EXCLUD	DING INTEREST]					£9,607,490
		TOTAL COSTS [E	EXCLUDING INTERES	тј				£171,055
	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£171,055
	ı ırıarıc e				1.00%	טוו ווטו טטטוט	U.303%	-た171,000

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
ITEM Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 768,348	per net ha		Technical Checks: Sqm/ha		oeterbrett
Nr of units	Private 12	Affordable 6		Social re Affordable rent	Intermediate 1.26		Dwgs/ha Units/pa GDV=Total costs		38 12 -
1.0	Development Valu	ue							
1.1	Private units	Flats (NIA) House		No. of units 0 12	Size sq.m 65 90	Total sq.m 0 1,053	£psm £1,950 £2,200	Total Value £0 £2,316,600	
1.2	Social rent	Flats (NIA) House		12 No. of units 0 0	Size sq.m 65 	1053.00 Total sq.m 0 0	£psm £0 £0	Total Value £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of units 0 5	Size sq.m 65 90	0.00 Total sq.m 0 454	£psm £1,024 £1,155	Total Value £0 £523,908	
1.3	Intermediate	Flats (NIA) House		5 No. of units 0 1	Size sq.m 65 90	453.60 Total sq.m 0 113	£psm £1,170 £1,254	Total Value £0 £142,204	
				1		113.40	21,254		
	Gross Developme	ent value						£2,982,712	
2.0	Development Cos	st							
2.1 2.1.1	Site Acquisition Site value (residual	l land value)				Purchaser Costs		£365,837	
								383,214	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 12 12	Size sq.m 75	Total sq.m 0 1,053 1053.00	Cost per sq.m £1,054 £929	Total Costs £0 £978,237.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 6 6	Size sq.m 75 90	Total sq.m 0 567 567.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £526,743.00	
2.3.3	Extra-over BR2013	3		O	£0	per unit		£0	
0.4	F4	wetter and a		18				£1,504,980	
2.4	Extra over constr	uction costs							
2.4.1	Externals					on build cost		£150,498.00	
2.4.2 2.4.2	Site abnormals (real Site opening up co	mediation/demolition) sts				per net ha per unit		£0	
	one spanning up					,		£150,498	
2.5	Professional Fees	3						2.00,100	
2.5.1					10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1					5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	outions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£18,000	
2.7.5	Provision for energ	y requirements			£2,200	per unit		£39,600	
								£57,600	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£69,498	
								£69,498	
	TOTAL DEVELOP	MENT COSTS (inclu	ıding land)					£2,414,112	
3.0	Developer's Profi		aning iuliuj					44,112	
3.1	Private units				20%	on OM GDV		£463,320	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£34,765	
								£498,085	
		COSTS [EXCLUDIN	-					£2,912,197	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EX	CLUDING INTEREST]					£70,515	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£70,515	
	pared by Peter Brett As		ncil. The appraisal has be	en prepared in line with the RIC January 2014) valuation and s		e. The purpose of the appraisal is to pon as such.	o inform the Council about the	£2,982,712 e impact of planning policy ha	

Central/West Brown	nfield Lower Value Area 25 Units				
ITEM		Residual Value		Technical Checks:	peterbret
Net Site Area	0.43 Brownfield Lower Value Are		ha	Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 16 9	Social re Affordable rent Interme	ediate 75	Units/pa GDV=Total costs	15 -
1.0	Development Value	0.00	73		
.1	Private units	No. of units Size sq	ı.m Total sq.m	£psm	Total Value
	Flats (NIA) House	0 6 16 9	5 0 0 1,463	£1,700 £1,850	£0 £2,705,625
2	Social rent	16 No. of units Size sq	1462.50 j.m Total sq.m	£psm	Total Value
1.2	Flats (NIA) House	0 6	5 0 0 0	£0 £0	£0 £0
		0	0.00		
.3	Affordable rent Flats (NIA) House		p.m Total sq.m 5 0 0 630	£psm £893 £971	Total Value £0 £611,888
		7	630.00		
.3	Intermediate Flats (NIA) House		p.m Total sq.m 5 0 0 158	£psm £1,020 £1,110	Total Value £0 £174,825
	House	2	157.50	£1,110	1174,025
	Gross Development value				£3,492,338
.0	Development Cost				
1	Site Acquisition				
2.1.1	Site value (residual land value)		D. vol. vo. v. O. vie		£27,873
			Purchaser Costs		1.75% 28,361
3	Build Costs				20,301
2.3.1	Private units	No. of units Size	sq.m Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 7	75 0 10 1,463	£1,054 £929	£0 £1,358,662.50
		16	1462.50		
2.3.2	Affordable units Flats (GIA) House	0 7	sq.m Total sq.m 75 0 0 788	Cost per sq.m £1,054 £929	Total Costs £0.00 £731,587.50
2.3.3	Extra-over BR2013	9	787.50 per unit	1929	£0
2.4	Extra over construction costs	25			£2,090,250
2.4.1	Externals	10	on build cost		£209,025.00
2.4.2	Site abnormals (remediation/demolition)	£	0 per net ha		£0
2.4.2	Site opening up costs	£	0 per unit		£0
					£209,025
2.5	Professional Fees				
2.5.1		10	on build costs (incl: externals)		£229,928
2.6	Contingency				£229,928
2.6.1		5	% on build costs (incl: externals)		£114,964
2.7	Developer contributions				£114,964
2.7.1	Lifetime homes	£	0 per unit		£0
2.7.2	CSH Level 4	0.0	build cost		£0
2.7.3	CIL	£	per sqm		£0
2.7.4	S106 contribution		000 per unit		£25,000
2.7.5	Provision for energy requirements	<u>£2,</u>	200 per unit		£55,000
					£80,000
2.8	Sale cost				
2.8.1	Private units only	3.0	0% on OM GDV		£81,169
	TOTAL DEVELOPMENT COSTS (including land)				£2,833,696
3.0	Developer's Profit				22,000,000
3.1	Private units		on OM GDV		£541,125
3.2	Affordable units	6	on AH build cost (incl: externals)		£48,285
	TOTAL DDO JECT COSTS JEVEL LIDING INTERESTI				£589,410 £3,423,106
	TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	T1			£69,232
.0	Finance Costs	AF	PR	PCM	200,202
l.1	Finance	7.0		0.565%	-£69,232
	TOTAL PROJECT COSTS [INCLUDING INTEREST] een prepared by Peter Brett Associates for the Council. The apprais	al has been prepared in the with the DICC		opporation in the information of the Comment of the	£3,492,338

Vest Greenfield	Lower Value Area	50 Units					
et Site Area	0.81 Greenfield	eld Lower Value Area	Residual Value 80,231	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	5,544 62
r of units	Private Affordab	ble 18	Social re Affordable rent 0.00 14	Intermediate 3.50		Units/pa GDV=Total costs	- 25 -
0	Development Value						
.1	Private units Flats (NIA House	A)	No. of units 0 33 33	Size sq.m 65 90	Total sq.m 0 2,925 2925 00	£psm £1,700 £1,850	Total Value £0 £5,411,250
.2	Social rent Flats (NIA House	A)	No. of units 0 0	Size sq.m 65 90	2925.00 Total sq.m 0 0 0	£psm £0 £0	Total Value £0 £0
.3	Affordable rent Flats (NIA House	A)	0 No. of units 0 14	Size sq.m 65 90	0.00 Total sq.m 0 1,260	£psm £893 £971	Total Value £0 £1,223,775
.3	Intermediate Flats (NIA House	A)	14 No. of units 0 4 4	Size sq.m 65 90	1260.00 Total sq.m 0 315	£psm £1,020 £1,110	Total Value £0 £349,650
	Gross Development value		4		315.00		£6,984,675
2.0	Development Cost						20,00.,5.5
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				Purchaser Costs		£65,125 1.75%
							66,264
2.3	Build Costs		· · · · · · · · · · · · · · · · · · ·				
2.3.1	Private units Flats (GIA House	A)	No. of units 0 33 33	Size sq.m 75	Total sq.m 0 2,925 2925.00	Cost per sq.m £1,054 £929	E0 £2,717,325.00
2.3.2	Affordable units Flats (GIA House	A)	No. of units 0 18	Size sq.m 75 90	Total sq.m 0 1,575 1575.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,463,175.00
2.3.3	Extra-over BR2013			£0	per unit		£0
2.4	Extra over construction costs		50				£4,180,500
2.4.1	Externals			10%	on build cost		£418,050.00
2.4.1	Site abnormals (remediation/demo	nolition)			per net ha		£416,030.00 £0
2.4.2	Site opening up costs				per unit		£0
2.5	Professional Fees						£418,050
2.5.1				10%	on build costs (incl: externals)		£459,855
2.6	Contingency						£459,855
2.6.1				5%	on build costs (incl: externals)		£229,928
2.7	Developer contributions						£229,928
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4				build cost		£0
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£50,000
2.7.5	Provision for energy requirements	,		£2,200	per unit		£110,000
2.8	Sale cost						£160,000
2.8 2.8.1	Sale cost Private units only			3.00%	on OM GDV		£162,338
							£162,338
	TOTAL DEVELOPMENT COSTS	S (including land)					£5,676,934
3.0	Developer's Profit Private units			20%	7 24 204		04 000 050
3.1 3.2	Private units Affordable units				on OM GDV on AH build cost (incl: externals)		£1,082,250 £96,570
							£1,178,820
	TOTAL PROJECT COSTS [EXCI						£6,855,754
4.0	TOTAL INCOME - TOTAL COST Finance Costs	S [EXCLUDING INTEREST]					£128,921
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£128,921

Elton Park	Lower Value Area		105 Units						
ITEM				Residual Value			Technical Checks	<u></u>	peterbrett
Net Site Area	1.81	Brownfield	Lower Value Area	_	per net ha		Sqm/ha Dwgs/ha	<u></u>	5,214 58
	Private	Affordable		Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		39
Nr of units	68	37		0.00 29	7.35				
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 0 68 68	Size sq.m 65 	Total sq.m 0 6,143 6142.50	£psm £1,700 £1,850	£0 £11,363,6	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Val	ue
1.3	Affordable rent	Flats (NIA)		0 No. of units 0	Size sq.m	0.00 Total sq.m 0	£psm £893	Total Val	lue
1.3	Intermediate	House		29 29 No. of units	90 Size sq.m	2,646 2646.00 Total sq.m	£971 £psm	£2,569,9.	
		Flats (NIA) House		0 7 7	65 	662 661.50	£1,020 £1,110	£0 £734,26	
	Gross Development	value						£14,667,8	318
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)				Purchaser Costs		-£1,058,1	
								-1,076,65	56
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 68	Size sq.m 75 90	Total sq.m 0 6,143	Cost per sq.m £1,054 £929	Total Co £0 £5,706,382	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	6142.50 Total sq.m 0	Cost per sq.m £1,054	Total Co	
2.3.3	Extra-over BR2013	House		<u>37</u> 37	90 	3,308 3307.50 per unit	£929	£3,072,667 £0	<u>7.50</u>
				105				£8,779,0	50
2.4	Extra over construct	tion costs							
2.4.1	Externals				10%	on build cost		£877,905	.00
2.4.2	Site abnormals (reme				£0	per net ha		£0	
2.4.2	Site opening up costs				£11,946	per unit		£1,254,3	<u> </u>
2.5	Professional Fees							£2,132,2	13
2.5.1	FIGIESSIONAL FEES				10%	on build costs (incl: externals)		£965,69	16
								£965,69	
2.6	Contingency				504			0,400,04	
2.6.1					5%	on build costs (incl: externals)		£482,84	
2.7	Developer contribut	ions						2402,04	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		D£0	
2.7.4	S106 contribution				£1,000	per unit 		£105,00	
2.7.5	Provision for energy r	equirements			£2,200	per unit		£231,00	0
								£336,00	0
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£340,90	9
								£340,90	
	TOTAL DEVELOPMI	ENT COSTS (includ	ling land)					£11,960,0	059
3.0	Developer's Profit		g					211,000,0	
3.1	Private units				20%	on OM GDV		£2,272,725	5.00
3.2	Affordable units				6%	on AH build cost (incl: externals)		£202,79	
								£2,475,5	
	TOTAL PROJECT C							£14,435,5	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXC	LUDING INTEREST]					£232,23	8
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£232,23	38
	TOTAL PROJECT C	OSTS LINICI TIDINO	INTEDEST					£14,667,8	21.0
	as been prepared by Pete	er Brett Associates fo	or the Council. The appra			ation guidance. The purpose of the a			

Helena Road	Lower Value Area		566 Units					
TEM	4.40	Dec. of all	La an Wallan Arra	Residual Value			Technical Checks:	peterbre
let Site Area	1.13	Brownfield	Lower Value Area	-37,505,577	per net ha	_	Sqm/ha Dwgs/ha Units/pa	32,667 503 93
r of units	Private 368	Affordable 198		Social re Affordable rent 0.00 158	Intermediate 39.62		GDV=Total costs	-
.0	Development Value							
1	Private units	Flats (NIA) House		No. of units 368 0 368	Size sq.m 65 90	Total sq.m 23,914 0 23913.50	£psm £1,700 £1,850	Total Value £40,652,950 £0
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
.3	Affordable rent	Flats (NIA) House		0 No. of units 158 0	Size sq.m 65 90	0.00 Total sq.m 10,301 0	£psm £893 £971	Total Value £9,193,821 £0
.3	Intermediate	Flats (NIA) House		158 No. of units 40 0	Size sq.m 65 90	10301.20 Total sq.m 2,575 0	£psm £1,020 £1,110	Total Value £2,626,806 £0
				40		2575.30		
	Gross Development	value						£52,473,577
0	Development Cost							
.1	Site Acquisition							
.1.1	Site value (residual la	nd value)				Purchaser Costs		-£42,238,856 1.75%
								-42,978,036
.3	Build Costs							
.3.1	Private units	Flats (GIA) House		No. of units 368 0 368	Size sq.m 75 90	Total sq.m 27,593 0 27592.50	Cost per sq.m £1,395 £929	Total Costs £38,491,538 £0.00
2.3.2	Affordable units	Flats (GIA) House		No. of units 198 0	Size sq.m 75	Total sq.m 14,858 0	Cost per sq.m £1,395 £929	Total Costs £20,726,212.50 £0.00
.3.3	Extra-over BR2013			198	£0	14857.50 per unit		£0
.4	Extra over construc	tion costs		566				£59,217,750
.4.1	Externals				10%	on build cost		£5,921,775.00
.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0
.4.2	Site opening up costs	,			£14,137	per unit		£8,001,378
E	Drofessional Face							£13,923,153
.5.1	Professional Fees				10%	on build costs (incl: externals)		£6,513,953
								£6,513,953
.6	Contingency				5%	on build costs (incl: externals)		£3,256,976
6.1					5%	On build costs (Incl. externals)		£3,256,976
7	Developer contribut	ions						
7.1	Lifetime homes				£0	per unit		£0
7.2	CSH Level 4				0.0%	build cost		£0
7.3	CIL				£0	per sqm		03
7.4	S106 contribution				£1,000	per unit		£566,000
.7.5	Provision for energy r	equirements			£2,200	per unit		£1,245,200
8	Sale cost							£1,811,200
8.1	Private units only				3.00%	on OM GDV		£1,219,589
								£1,219,589
.0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (includin	ng land)					£42,964,584
1	Private units				20%	on OM GDV		£8,130,590
2	Affordable units				6%	on AH build cost (incl: externals)		£1,367,930
								£9,498,520
		OSTS [EXCLUDING I						£52,463,104
.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCLU	UDING INTEREST]					£10,473
.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£10,473
. 1								

land Site	Lower Value Area		271 Units						Ch
EM				Residual Value			Technical Checks		peterb
et Site Area	1.92	Brownfield	Lower Value Area		per net ha]	Sqm/ha Dwgs/ha	<u>5.</u>	10,218 141
	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		65
f units	176	95		0.00 76	18.97				
	Development Value								
	Private units	Flats (NIA)		No. of units 123	Size sq.m 65	Total sq.m 8,015	£psm £1,700	Total Val £13,625,2	
		House		<u>53</u> 176	90	4,756 12770.88	£1,850	£8,798,6	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Val	ue
	000.00.	Flats (NIA) House		0	65 90	0	£0 £0	£0	
				0		0.00			
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 3,453	£psm £893	Total Val £3,081,3	
		House		23 76	90	2,049 5501.30	£971	£1,989,8	
	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Val	ue
		Flats (NIA) House		13 6	65 90	863 512	£1,020 £1,110	£880,39 £568,53	8
				19		1375.33	,		·
	Gross Developmen	t value						£28,944,0	74
	Development Cost								
	Site Acquisition								
.1	Site value (residual la	nd value)						-£9,413,4	65
	·					Purchaser Costs		1.75%	
								-9,578,20	
	Build Costs								
.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cos	ats
.1	Filvate units	Flats (GIA) House		123	75 90	9,248 4,756	£1,096 £929	£10,135,6 £4,418,370	571
		nouse		<u>53</u> 176	90	14003.93	1929	£4,410,370	J.45
.2	Affordable units	Floto (CIA)		No. of units	•	Total sq.m	Cost per sq.m	Total Cos £5,457,669	
		Flats (GIA) House		66 28 95	75 90	4,980 2,561 7540.58	£1,096 £929	£2,379,122	
3	Extra-over BR2013			95	£0	7540.58 per unit		£0	
								000 200 0	222
	Extra over construc	ction costs		271				£22,390,8	333
.1	Externals				10%	on build cost		£2,239,083	3.30
.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	
.2	Site opening up cost	S			£13,133	per unit		£3,559,0	96
									_
	Professional Fees							£5,798,1	79
.1					10%	on build costs (incl: externals)		£2,462,9	92
						,		£2,462,9	
	Contingency							, ,	
.1					5%	on build costs (incl: externals)		£1,231,4	96
	Developer contribu	tions						£1,231,4	96
.1	Lifetime homes	шопз			£0	per unit		£0	
.2	CSH Level 4				0.0%	build cost		£0	
.3	CIL				£0	per sqm		£0	
.4	S106 contribution				£1,000	per unit		£271,00	0
.5	Provision for energy	requirements			£2,200	per unit		£596,20	
.5	1 Tovision for energy	equilements			22,200			2000,20	0
								£867,20	0
	Sale cost							2001,20	
1	Private units only				3.00%	on OM GDV		£672,71	7
								£672,71	7
	TOTAL DEVELOPM Developer's Profit	ENT COSTS (inclu	uding land)					£23,845,2	216
					000/	Jon OM CDV		04.404.7	70
	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)	£4,484,7	
	Anordable UIIIIS				070		,	£5,002,0	
	TOTAL 25	20070 1770 177	NO INTEREST						
	TOTAL PROJECT O							£28,847,2	
	TOTAL INCOME - T Finance Costs	OTAL COSTS [EX	CLUDING INTEREST]					£96,85 ²	
	Finance				APR 7.00%	on net costs	PCM 0.565%	-£96,85	<u> </u>
						_			

ТЕМ	Lower Value Area		48 Units						O
let Site Area	0.12	Greenfield	Lower Value Area	Residual Value -24,884,478	per net ha		Technical Checks: Sqm/ha Dwgs/ha	26,579 409	reti
r of units	Private 31	Affordable		Social re Affordable rent	Intermediate 3.36		Units/pa GDV=Total costs	24	
0	Development Value								
.1	Private units	Flats (NIA) House		No. of units 31 0	Size sq.m 65 90	Total sq.m 2,028 0	£psm £1,700 £1,850	Total Value £3,447,600 £0	
.2	Social rent	Flats (NIA) House		31 No. of units 0 0	Size sq.m 65 90	2028.00 Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
.3	Affordable rent	Flats (NIA) House		0 No. of units 13 0	Size sq.m 65 90	0.00 Total sq.m 874 0	£psm £893 £971	Total Value £779,688 £0	
.3	Intermediate	Flats (NIA) House		13 No. of units 3 0		873.60 Total sq.m 218 0	£psm £1,020 £1,110	Total Value £222,768 £0	
				3		218.40			
	Gross Development	value						£4,450,056	
2. 1 2.1.1	Site Acquisition Site value (residual late	and value)						-£2,921,119	
						Purchaser Costs		1.75%	
								-2,972,238	
2.3	Build Costs								
.3.1	Private units	Flats (GIA) House		No. of units 31 0 31	Size sq.m 75 90	Total sq.m 2,340 0 2340.00	Cost per sq.m £1,395 £929	Total Costs £3,264,300 £0.00	
.3.2	Affordable units	Flats (GIA) House		No. of units 17 0 17	75 90	Total sq.m 1,260 0 1260.00	Cost per sq.m £1,395 £929	Total Costs £1,757,700.00 £0.00	
2.3.3	Extra-over BR2013				£0	per unit		£0	
2.4	Extra over construct	tion costs		48				£5,022,000	
2.4.1	Externals				10%	on build cost		£502,200.00	
2.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs	3			£0	per unit		£0	
								£502,200	
2.5	Professional Fees				400/			0550 400	
2.5.1					10%	on build costs (incl: externals)		£552,420	
2.6	Contingency								
2.6.1					5%	on build costs (incl: externals)		£276,210.00	
2.7	Developer contributi	ions						£276,210	
2.7.1	Lifetime homes				£0	per unit		03	
2.7.2	CSH Level 4 CIL				0.0% £0	build cost		£0	
2.7.3	S106 contribution				£1,000	per sqm per unit		£48,000	
2.7.5	Provision for energy re	requirements			£2,200	per unit		£105,600	
								£153,600	
2.8	Sale cost								
2.8.1	Private units only				3.00%	on OM GDV		£103,428	
	TOTAL DEVELOPMI	ENT COSTS (includir	ng land)					£3,637,620	
3.0	Developer's Profit					_			
3.1	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: external	s)	£689,520 £116,008	
								£805,528	
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£4,443,148	
.0	TOTAL INCOME - TO	OTAL COSTS [EXCL	UDING INTEREST]					£6,908	
.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£6,908	
	TOTAL PROJECT C	OSTS [INCLUDING II	NTEREST]				he appraisal is to inform the Cou	£4,450,056	

•	Mid Value Area	101 Units							
ITEM	4.55	Droumfield Mid Value A	****	Residual Value	nor not be	7	Technical Checks	_	peterbret
Net Site Area	1.55	Brownfield Mid Value A		603,184	per net ha	_	Sqm/ha Dwgs/ha Units/pa		5,870 65 38 (0)
Nr of units	Private 66	Affordable 35	Social r 0.00	e Affordable rent 28	Intermediate 7.07		GDV=Total costs		(0)
1.0	Development Valu	ie							
1.1	Private units	Flats (NIA) House		No. of units 0 66 66	Size sq.m 65 90	Total sq.m 0 5,909 5908.50	£psm £1,950 £2,200		al Value £0 ,998,700
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65	Total sq.m 0 0	£psm £0 £0	Tot	al Value £0 £0
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024		al Value
1.3	Intermediate	House Flats (NIA)		28 28 No. of units	90 Size sq.m 65	2,545 2545.20 Total sq.m 0	£1,155 £psm £1,170		939,706 al Value £0
		House		7 7	90	636 636.30	£1,254	£7	97,920
	Gross Developme	nt value						£16	,736,326
2.0	Development Cos	t							
2.1	Site Acquisition								
2.1.1	Site value (residual	land value)				Purchaser Costs			5.75%
								98	37,716
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 66 66	Size sq.m 75 90	Total sq.m 0 5,909 5908.50	Cost per sq.m £1,054 £929		£ 0 £ 0 38,996.50
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 35	Size sq.m 75 90	Total sq.m 0 3,182	Cost per sq.m £1,054 £929	:	al Costs £0.00 55,613.50
2.3.3	Extra-over BR2013			35	£0	3181.50 per unit			£0
2.4	Extra over constru	uction costs		101				£8,	444,610
2.4.1	Externals				10%	on build cost		F84	4,461.00
2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		204	£0
2.4.2	Site opening up cos	ts			£11,900	per unit		£1,	201,852
2.5	Professional Fees							£2,	046,313
2.5.1					10%	on build costs (incl: externals)			28,907
2.6	Contingency							£9	28,907
2.6.1					5%	on build costs (incl: externals)		£4	64,454
2.7	Developer contrib	utions						£4	64,454
2.7.1	Lifetime homes				£0	per unit			£0
2.7.2	CSH Level 4				0.0%	build cost			£0
2.7.3	CIL				£0	per sqm			£0
2.7.4	S106 contribution				£1,000	per unit		£1	01,000
2.7.5	Provision for energy	requirements			£2,200	per unit		£2	22,200
2.8	Sale cost							£3	23,200
2.8.1	Private units only				3.00%	on OM GDV		£3	89,961
								£3	89,961
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land)						£13	,585,161
3.1	Private units				20%	on OM GDV		£2,	599,740
3.2	Affordable units				6%	on AH build cost (incl: externals)			95,070
									794,810
		COSTS [EXCLUDING INTEREST]							,379,971
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTERE	ST]					£3	56,355
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£3	356,355

ng George V Field	Mid Value Area	99 Units						
M t Site Area	1.96 Brownfield	Mid Value Area	Residual Value 465,593	per net ha]	Technical Checks: Sqm/ha		4,547
			Social re Affordable rent	Intermediate	•	Sqm/ha Dwgs/ha Units/pa		51 38
units	Private Affordable 64 35		0.00 28	6.93	l	GDV=Total costs		
	Development Value							
	Private units Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,950	Total Value	
	House		<u>64</u> 64	90	5,792 5791.50	£2,200	£12,741,300	
	Social rent Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value	
	House		0	90	0.00	£0	£0	
	Affordable rent Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £1,024	Total Value	
	House		<u>28</u> 28	90	2,495 2494.80	£1,155	£2,881,494	
	Intermediate Flats (NIA)		No. of units $\frac{0}{2}$	Size sq.m	Total sq.m	£psm £1,170	Total Value	
	House		7	90	624 623.70	£1,254	£782,120	
	Gross Development value						£16,404,914	
	Development Cost							
	Site Acquisition							
	Site value (residual land value)				Purchaser Costs		£912,310 5.75%	
							964,768	
	Build Costs							
	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA) House		64 64	75 90	0 5,792 5791.50	£1,054 £929	£0 £5,380,303.50	
!	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (GIA) House		0 35 35	75 90	0 3,119 3118.50	£1,054 £929	£0.00 £2,897,086.50	
	Extra-over BR2013			£0	per unit		£0	
			99				£8,277,390	
	Extra over construction costs			400/	1		0007 700 00	
	Externals Site abnormals (remediation/demolition	on)			on build cost per net ha		£827,739.00	
	Site opening up costs	,		£11,876	-		£1,175,701	
							£2,003,440	
	Professional Fees						, , , , , , , , , , , , , , , , , , , ,	
				10%	on build costs (incl: externals)		£910,513	
	Contingency						£910,513	
				5%	on build costs (incl: externals)		£455,256	
	Developer contributions						£455,256	
	Lifetime homes			£0	per unit		£0	
	CSH Level 4			0.0%	build cost		D3	
	CIL S106 contribution				per sqm		03	
	S106 contribution Provision for energy requirements				per unit		£99,000 £217,800	
					-			
	Sale cost						£316,800	
	Private units only			3.00%	on OM GDV		£382,239	
							£382,239	
	TOTAL DEVELOPMENT COSTS (in Developer's Profit	ncluding land)					£13,310,406	
	Private units			20%	on OM GDV		£2,548,260	
	Affordable units			6%	on AH build cost (incl: externals)		£191,208	
							£2,739,468	
	TOTAL PROJECT COSTS [EXCLU						£16,049,874	
	TOTAL INCOME - TOTAL COSTS [Finance Costs	[EXCLUDING INTEREST]		ADD		DOM	£355,040	
	Finance			APR 7.00%	on net costs	PCM 0.565%	-£355,040	

	elc Lower Value Area		25 Units						
ITEM Net Site Area	0.22	Brownfield	Lower Value Are	Residual Val			Technical Checks: Sqm/ha	peterbret	
Net Site Area			Lower Value Are	<u>. </u>			Dwgs/ha Units/pa		8,374 116 15 0
Nr of units	Private 16	Affordable 9		Social re Affordable re 0.00 7	ent Intermedia 1.75	te	GDV=Total costs		0
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 11 5 16	Size sq.m 65 	Total sq.m 739 <u>439</u> 1178.13	£psm £1,700 £1,850	Total Value £1,256,938 £811,688	
1.2	Social rent	Flats (NIA) House		No. of u 0 0	nits Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of u 5	nits Size sq.m 65 90	0.00 Total sq.m 319 189	£psm £893 £971	Total Value £284,261 £183,566	
1.3	Intermediate	Flats (NIA)		7 No. of u	nits Size sq.m	507.50 Total sq.m 80	£psm £1,020	Total Value £81,218	
		House		1	90	47 126.88	_ £1,110	£52,448	
	Gross Development	t value						£2,670,118	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual la	nd value)						-£678,273	
						Purchaser Costs	5	1.75% -690,143	
2.3	Build Costs							-090,143	
2.3.1	Private units			No. of u	nits Size sq.r	n Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		11 5	75 	853 439	£1,096 £929	£935,025 £407,599	
2.3.2	Affordable units			16 No. of u	nits Size sq.r	1291.88 m Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		6 6	75 90	459 236	£1,096 	£503,475 £219,476	
2.3.3	Extra-over BR2013			9	£0	695.63 per unit		£0	
				25				£2,065,575	
2.4	Extra over construc	tion costs			100/			0000 550	
2.4.1	Externals Site abnormals (reme	diation/demolition)			10% £0	on build cost		£206,558	
2.4.2	Site opening up costs				£0	per unit		£0	
								£206,558	
2.5	Professional Fees							2200,000	
2.5.1					10%	on build costs (incl: extern	als)	£227,213.25	
2.6	Contingency							£227,213	
2.6.1					5%	on build costs (incl: extern	als)	£113,606.63	
2.7	Developer contribut	tions						£113,607	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£51,639	
2.7.3	CIL				£0	per sqm		03	
2.7.4	S106 contribution				£1,000	<u> </u>		£25,000	
2.7.5	Provision for energy r	equirements			£2,200	per unit		£55,000	
								£131,639	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£62,059	
2.0.1	1 Hvate units only				3.0070	GIT CIVI CEV		£62,059	
	TOTAL DEVELOPM	ENT COSTS (includi	ing land)					£2,116,507	
3.0	Developer's Profit								
3.1	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: exte	ernals)	£413,725 £47,715	
							, 	£461,440	
	TOTAL PROJECT C	OSTS [EXCLUDING	INTEREST]					£2,577,947	
	TOTAL INCOME - TO	OTAL COSTS [EXCL	UDING INTEREST]					£92,170	
4.0	Finance Costs				APR 7.00%	on net costs	PCM 0.565%	-£29,323	
4.1	Finance				00 /0		5.55576	~=0,0=0	
4.1	Finance								

Central Browning	el Lower Value Are	ea :	50 Units						X
ITEM Net Site Area	0.41	Brownfield	Lower Value Are	Residual Value	per net ha	1	Technical Checks:		rbrei
not one /nou	Private	Affordable	20Wol Valdo / II o	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	122 25	
Nr of units	33	18		0.00 14	3.50	l	ODV-Total costs		
1.0	Development Va	alue							
1.1	Private units	Flats (NIA) House		No. of units 23 10 33	Size sq.m 65 	Total sq.m 1,479 878 2356.25	£psm £1,700 £1,850	Total Value £2,513,875.00 £1,623,375	
1.2	Social rent	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	0.00 Total sq.m 637	£psm £893	Total Value £568,523	
1.3	Intermediate	House		4 14 No. of units	90 Size sq.m	378 1015.00 Total sq.m	£971 £psm	£367,133	
	intermediate	Flats (NIA) House		2 1 4	65 90	159 95 253.75	£1,020 £1,110	£162,435 £104,895	
	Gross Developm	nent value						£5,340,235	
2.0	Development Co	ost							
2.1	Site Acquisition								
2.1.1	Site value (residua	al land value)				Purchaser Costs		-£1,227,865 1.75%	
								-1,249,352	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 23 10 33	Size sq.m 75 90	Total sq.m 1,706 878 2583.75	Cost per sq.m £1,096 £929	Total Costs £1,870,050 £815,198	
2.3.2	Affordable units	Flats (GIA) House		No. of units	Size sq.m 75 90	Total sq.m 919 473	Cost per sq.m £1,096 £929	Total Costs £1,006,950 £438,953	
2.3.3	Extra-over BR201			18	£0	1391.25 per unit	2020	£0	
2.4	Extra over const	truction costs		50				£4,131,150	
2.4.1	Externals				10%	on build cost		£413,115	
2.4.2	Site abnormals (re	emediation/demolition))		£0	per net ha		£0	
2.4.2	Site opening up c	osts			£0	per unit		£0	
2.5	Professional Fed	00						£413,115	
2.5.1	T TOTO SSIONAL T CO				10%	on build costs (incl: externals)		£454,427	
						. ,		£454,427	
2.6 2.6.1	Contingency				5%	on build costs (incl: externals)		£227,213	
					070	John Dalla Goote (Intell Graenhale)		£227,213	
2.7	Developer contr	ibutions			CO.	la ar unit		CO	
2.7.1	Lifetime homes CSH Level 4				£0 2.5%	per unit build cost		£103,279	
2.7.3	CIL				£0	per sqm		£103,279	
2.7.4	S106 contribution	1			£1,000	per unit		£50,000	
2.7.5	Provision for ener	gy requirements			£2,200	per unit		£110,000	
2.8	Sale cost							£263,279	
2.8.1	Private units only				3.00%	on OM GDV		£124,118	
								£124,118	
3.0	TOTAL DEVELO Developer's Pro	PMENT COSTS (incl	luding land)					£4,363,949	
3.1	Private units				20%	on OM GDV		£827,450	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£95,430	
								£922,880	
	TOTAL PROJEC	T COSTS [EXCLUDI	NG INTEREST]					£5,286,828	
		TOTAL COSTS IEV	CLUDING INTERES	ST]	_			£53,407	
4.0	TOTAL INCOME Finance Costs	- IOTAL COSTS [EX							
4.0 4.1	TOTAL INCOME Finance Costs Finance	- 101AL COSTS (EX			APR 7.00%	on net costs	PCM 0.565%	-£53,407	

Central Brownfield	d Lower Value Are	a	25 Units						
ITEM									
Net Site Area	0.35	Brownfield	Lower Value Area	Residual Value -63,468	per net ha		Technical Checks: Sqm/ha Dwgs/ha		6,469 72
Nr of units	Private 16	Affordable 9		Social re Affordable rent	Intermediate 1.75	3	Units/pa GDV=Total costs		15 -
1.0	Development Va	llue							
1.1	Private units	Flats (NIA) House		No. of units 0 16	Size sq.m 65 90	Total sq.m 0 1,463 1462.50	£psm £1,700 £1,850	Total Value £0 £2,705,625	
1.2	Social rent	Flats (NIA) House		No. of units 0 0 0 0	Size sq.m 65 	Total sq.m 0 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of units 0 7	Size sq.m 65 	Total sq.m 0 630 630.00	£psm £893 £971	### Total Value ### £0 ### £611,888	
1.3	Intermediate	Flats (NIA) House		No. of units 0 2 2	Size sq.m 65 90	Total sq.m 0 158 157.50	£psm £1,020 £1,110	Total Value £0 £174,825	
	Gross Developm	nent value				107.00		£3,492,338	
2.0	Development Co	ost							
2.1	Site Acquisition								
2.1.1	Site value (residua							-£22,077	
2.1.1	Site value (residua	ariano value)				Purchaser Costs		1.75%	
						r ulchasel Costs			
								-22,463	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 16	Size sq.m 75 90	Total sq.m 0 1,463 1462.50	Cost per sq.m £1,054 £929	### Total Costs ### £0 ### £1,358,663	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs	
		House		9	90	788 787.50	£929	£731,588	
2.3.3	Extra-over BR201	3			£0	per unit		£0	
2.4	Extra over const	truction costs		25				£2,090,250	
2.4.1	Externals				10%	on build cost		£209,025.00	
2.4.2	Site abnormals (re	emediation/demolitio	on)		£0	per net ha		£0	
2.4.2	Site opening up c	osts			£0	per unit		£0	
	5 (: 15							£209,025	
2.5	Professional Fee	es				7			
2.5.1					10%	on build costs (incl: externals)		£229,928	
2.6	Contingency							£229,928	
2.6.1					5%	on build costs (incl: externals)		£114,964	
2.7	Developer contr	ihutions						£114,964	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£52,256	<u> </u>
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£25,000	
2.7.5	Provision for energy				£2,200	per unit		£55,000	
2.7.5	r TOVISION TOT GREE	gy requirements			22,200	per driit		255,000	
2.8	Sale cost							£132,256	
2.8.1	Private units only				3.00%	on OM GDV		£81,169	
								£81,169	
	TOTAL DEVELO	PMENT COSTS (in	ncluding land)					£2,835,128	
3.0	Developer's Pro								
3.1	Private units				20%	on OM GDV		£541,125	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£48,285	
								£589,410	
	TOTAL PROJEC	T COSTS [EXCLUI	DING INTEREST]					£3,424,538	
4.0		- TOTAL COSTS [I	EXCLUDING INTERES	п				£67,799	
4.0	Finance Costs				APR		PCM		
4.1	Finance				7.00%	on net costs	0.565%	-£67,799	
	TOTAL PROJEC	T COSTS [INCLUD	DING INTEREST]					£3,492,338	
This appraisal has be has on viability at a	peen prepared by Pe strategic level. This	eter Brett Associates appraisal is not a for	s for the Council. The apomal 'Red Book' (RICS V	praisal has been prepared ir aluation – Professional Stan	n line with the RIC ndards January 20	S valuation guidance. The purpose 014) valuation and should not be reli	of the appraisal is to inforred upon as such.	m the Council about the imp	act of planning policy

Felixstowe Road	Lower Value Are	ea '	70 Units								20
ITEM					Residual Value			Technical Checks:		pete	erbrett
Net Site Area	1.11	Brownfield	Lower Value Are		-34,121	per net ha]	Sqm/ha Dwgs/ha		5,67 6	7 <u>3</u> 53
	Private	Affordable	_		Affordable rent	Intermediate		Units/pa GDV=Total costs		3	31
Nr of units	46	25		0.00	20	4.90					
1.0	Development Va	llue									
1.1	Private units	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m	£psm £1,700		fotal Value £0	コ
		House		-	46 46	90	<u>4,095</u> 4095.00	£1,850	2	27,575,750	_
1.2	Social rent	Flats (NIA)			No. of units	Size sq.m 65	Total sq.m	£psm £0		otal Value	\neg
		House		-	0	90	0.00	£0		£0	
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm		otal Value	_
		Flats (NIA) House		-	0 20 20	65 90	0 <u>1,764</u> 1764.00	£893 £971	1	£0 £1,713,285	\exists
1.3	Intermediate				No. of units	Size sq.m	Total sq.m	£psm	1	otal Value	
		Flats (NIA) House		_	0 5	65 	0 441	£1,020 £1,110		£0 £489,510	\exists
					5		441.00				
	Gross Developm	nent value							1	29,778,545	
2.0	Development Co	ost									
2.1	Site Acquisition										
2.1.1	Site value (residua	al land value)					Durch oper Coate			-£37,892	_
							Purchaser Costs			1.75% -38,555	
2.3	Build Costs									-30,333	
					No of write	O:	Total an in	Coot man an in	-	intal Conto	
2.3.1	Private units	Flats (GIA) House			No. of units 0 46	Size sq.m 75 90	Total sq.m 0 4,095	Cost per sq.m £1,054 £929		£0 £0 5,804,255.00	コー
		Tiouse		_	46	90	4095.00	1929	Lo	,804,233.00	
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	<u></u>	fotal Costs £0.00	\neg
		House		-	25 25	90	2,205 2205.00	£929	£2	2,048,445.00	<u> </u>
2.3.3	Extra-over BR201	3				£0	_per unit			£0	_
0.4	Futus accessor	(mustices as a to			70				- 1	25,852,700	
2.4	Extra over const	truction costs					7				_
2.4.1	Externals	P & /1 P8 \				10%	on build cost		£	585,270.00	_ _
2.4.2 2.4.2	Site abnormals (re	emediation/demolition)				£0	per net ha			£0 £0	⊿ ¬
2.4.2	Site opening up c	0515				20	Thei min				_
2.5	Professional Fee	es								£585,270	
2.5.1						10%	on build costs (incl: externals)			£643,797	
										£643,797	
2.6	Contingency						_				
2.6.1						5%	on build costs (incl: externals)			£321,899	
2.7	Developer contr	ibutions								£321,899	
2.7.1	Lifetime homes					£0	per unit			£0	コ
2.7.2	CSH Level 4					2.5%	build cost			£146,318	
2.7.3	CIL					£0	per sqm			£0	<u> </u>
2.7.4	S106 contribution					£1,000	per unit			£70,000	
2.7.5	Provision for ener	gy requirements				£2,200	_per unit			£154,000	_
										£370,318	
2.8	Sale cost					_			_		
2.8.1	Private units only					3.00%	on OM GDV			£227,273	<u> </u>
										£227,273	
3.0	Developer's Pro	PMENT COSTS (inc	luding land)						ž	27,962,701	
3.1	Private units					20%	on OM GDV		9	21,515,150	
3.2	Affordable units					6%	on AH build cost (incl: externals)			£135,197	
									1	1,650,347	
	TOTAL PROJEC	T COSTS [EXCLUDI	NG INTEREST]						í	29,613,048	
4.0	TOTAL INCOME Finance Costs	- TOTAL COSTS [EX	CLUDING INTERES	ST]						£165,497	
4.1	Finance Finance					APR 7.00%	on net costs	PCM 0.565%		-£165,497	\neg
	-						_				_
	TOTAL PROJEC	T COSTS [INCLUDIN	IG INTEREST]							29,778,545	
							valuation guidance. The purpose of t		the Council abo	ut the impact of plar	ning policy

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
ITEM Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 694,776	per net ha		Technical Checks: Sqm/ha Dwgs/ha	:	3,402 38
Nr of units	Private 12	Affordable 6		Social rel Affordable rent 0.00 5	Intermediate 1.26		Units/pa GDV=Total costs		12
1.0	Development Valu	ie							
1.1	Private units	Flats (NIA) House		No. of units 0 12 12	Size sq.m 65 90	Total sq.m 0 1,053 1053.00	£psm £1,950 £2,200	Total Value £0 £2,316,600	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of units 0 5	Size sq.m 65 90	0.00 Total sq.m 0 454	£psm £1,024 £1,155	Total Value £0 £523,908	
1.3	Intermediate	Flats (NIA) House		5 No. of units 0 1	Size sq.m 65 90	453.60 Total sq.m 0 113	£psm £1,170 £1,254	Total Value £0 £142,204	
	On a Davidson			1		113.40	21,201		
	Gross Developme							£2,982,712	
2.0	Development Cost	t							
2.1 2.1.1	Site Acquisition Site value (residual	land value)				Purchaser Costs		£330,807 4.75%	
								346,520	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 12 12	Size sq.m 75 90	Total sq.m 0 1,053 1053.00	Cost per sq.m £1,054 £929	Total Costs £0 £978,237.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 6 6	Size sq.m 75 90	Total sq.m 0 567 567.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £526,743.00	
2.3.3	Extra-over BR2013			·	£0	per unit		£0	
2.4	Extra over constru	uction costs		18				£1,504,980	
		detion costs			100/			2452 422 22	
2.4.12.4.2	Externals	nediation/demolition)				on build cost		£150,498.00	
2.4.2	Site opening up cos					per net ha per unit		£0	
								£150,498	
2.5 2.5.1	Professional Fees				10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1	Commigancy				5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	utions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£37,625	
2.7.3	CIL				£0	per sqm		03	
2.7.4	S106 contribution				£1,000	per unit		£18,000	
2.7.5	Provision for energy	y requirements			£2,200	per unit		£39,600	
								£95,225	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£69,498	
								£69,498	
		MENT COSTS (inclu	ding land)					£2,415,042	
3.0	Developer's Profit								
3.1 3.2	Private units Affordable units					on OM GDV on AH build cost (incl: externals)		£463,320	
								£498,085	,
	TOTAL PROJECT	COSTS [EXCLUDIN	G INTEREST]					£2,913,127	
4.0	TOTAL INCOME - Total Finance Costs	TOTAL COSTS [EXC	CLUDING INTEREST]					£69,584	
4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£69,584	
	pared by Peter Brett Ass		cil. The appraisal has be	en prepared in line with the RIC January 2014) valuation and s		e. The purpose of the appraisal is to pon as such.	o inform the Council about the	£2,982,712 e impact of planning policy has	s on viability at a

Central/West Brownfield	Lower Value Area	25 Units						4
ITEM			Posidual Value			Technical Checks:		eterbrett
Net Site Area	0.43 Brownfiel	eld Lower Value Area	Residual Value -51,001	per net ha		Sqm/ha		5,198
	Private Affordat	hle S	Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs		58 15
Nr of units	16 Anordal	9	0.00 7	1.75		ODV-Total costs		
1.0	Development Value							
1.1	Private units Flats (NIA	IA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
	House	·y	<u>16</u> 16	90	1,463 1462.50	£1,850	£2,705,625	
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	Flats (NIA House	IA)	0 0	65 90	0 0	£0 £0	£0 £0	
			0	0.	0.00			
1.3	Affordable rent Flats (NI/ House	IA)	No. of units	Size sq.m 65 90	Total sq.m 0 630	£psm £893 £971	Total Value £0 £611,888	
	House		7	90 .	630.00	Lari	2011,000	
1.3	Intermediate Flats (NIA	IA)	No. of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Value £0	
	House	•	2 2	90	<u>158</u> 157.50	£1,110	£174,825	
	Gross Development value						£3,492,338	
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual land value	e)					-£22,077	
	`	,			Purchaser Costs		1.75%	
							-22,463	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Flats (Gl/ House	IA)	0 16	75 90	0 1,463	£1,054 £929	£0 £1,358,662.50	
			16		1462.50	_		
2.3.2	Affordable units Flats (Gl	IA)	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs £0.00	
2.3.3	House Extra-over BR2013		9	90 £0	788 787.50 per unit	£929	£731,587.50	
2.0.0	Extra-over BN2013			2.0	per unit			
2.4	Extra over construction cos	acto	25				£2,090,250	
		313		400/	an huild agat		C200 025 00	
2.4.1	Externals Site abnormals (remediation/o	/domalition\			on build cost per net ha		£209,025.00 £0	
2.4.2	Site opening up costs	rdemonition)			per unit		£0	<u> </u>
	one of emily of econo				,			
2.5	Professional Fees						£209,025	
2.5.1				10%	on build costs (incl: externals)		£229,928	
							£229,928	
2.6	Contingency						_	
2.6.1				5%	on build costs (incl: externals)		£114,964	
2.7	Developer contributions						£114,964	
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.2	CSH Level 4			2.5%	build cost		£52,256	
2.7.3	CIL			£0	per sqm		£0	
2.7.4	S106 contribution			£1,000	per unit		£25,000	
2.7.5	Provision for energy requirem	nents		£2,200	per unit		£55,000	
							0400.050	
2.8	Sale cost						£132,256	
2.8.1	Private units only			3.00%	on OM GDV		£81,169	
							£81,169	
3.0	TOTAL DEVELOPMENT CO Developer's Profit	OSTS (including land)					£2,835,128	
3.1	Private units			20%	on OM GDV		£541,125	
3.2	Affordable units				on AH build cost (incl: externals)		£48,285	
							£589,410	
	TOTAL PROJECT COSTS [[EXCLUDING INTEREST]					£3,424,538	
		COSTS [EXCLUDING INTEREST]					£67,799	
4.0	Finance Costs			APR		PCM		
4.1	Finance			7.00%	on net costs	0.565%	-£67,799	
	TOTAL BROWNS	INOLLIBRIO WITTE					A. 155 551	
		ates for the Council. The appraisal h					£3,492,338 cil about the impact of planning	policy has on
		I 'Red Book' (RICS Valuation – Profe					. 6	

EM				Residual Value			Technical Checks	_	petert
Site Area	0.81	Greenfield	Lower Value Area	-42,170	per net ha]	Sqm/ha Dwgs/ha		5,544 62
units	Private 33	Affordable	S	ocial re Affordable rent 0.00 14	Intermediate 3.50		Units/pa GDV=Total costs		25
	Development Value								
	Private units	Flata (NUA)		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 33 33	65 90	0 <u>2,925</u> 2925.00	£1,700 £1,850	£0 £5,411,250	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 0	65 	0 0 0.00	£0 £0	£0 £0	
	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 14 14	65 	0 1,260 1260.00	£893 £971	£0 £1,223,775	
	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 4	65 	0 <u>315</u>	£1,020 £1,110	£0 £349,650	
	Grace Dovalanment	volue		4		315.00		CC 004 C75	
	Gross Development	value						£6,984,675	
	Development Cost Site Acquisition								
	Site value (residual lar	nd value)						-£34,230	
	·	·				Purchaser Costs		1.75%	
								-34,829	
	Build Costs								
1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Costs	
		House		33 33	90	2,925 2925.00	£929	£2,717,325.00	
2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
		House		18 18	90	1,575 1575.00	£929	£1,463,175.00	
3	Extra-over BR2013				£0	per unit		£0	
	Fytus aven accepture	tion costs		50				£4,180,500	
1	Extra over construct	tion costs			10%	Top build cost		£419.050.00	
2	Externals Site abnormals (reme	diation/demolition)			£0	on build cost per net ha		£418,050.00 £0	
2	Site opening up costs	•			£0	per unit		£0	
								£418,050	
	Professional Fees							2110,000	
1					10%	on build costs (incl: externals)		£459,855	
	Contingency							£459,855	
1					5%	on build costs (incl: externals)		£229,928	
	Developer contributi	ions						£229,928	
	Lifetime homes				£0	per unit		£0	
2	CSH Level 4				2.5%	build cost		£104,513	
3	CIL				£0	per sqm		£0	
ŀ	S106 contribution				£1,000	per unit		£50,000	
i	Provision for energy re	equirements			£2,200	per unit		£110,000	
								£264,513	
	Sale cost					_			
	Private units only				3.00%	on OM GDV		£162,338	
	TOTAL DEVELOPME	ENT COSTS (including	g land)					£5,680,353	
	Developer's Profit				_				
	Private units				20%	on OM GDV		£1,082,250	
	Affordable units				6%	on AH build cost (incl: externals)		£96,570 £1,178,820	
	TOTAL PROJECT CO	OSTS [EXCLUDING IN	NTEREST1					£6,859,173	
		OTAL COSTS [EXCLU						£125,502	
	Finance Costs				APR		PCM	_	
	Finance				7.00%	on net costs	0.565%	-£125,502	

ITEM									
				Residual Value			Technical Checks	<u></u>	peterbrett
Net Site Area	1.81	Brownfield	Lower Value Area	_	per net ha		Sqm/ha Dwgs/ha	<u></u>	5,214 58
	Private	Affordable		Social re Affordable rent	Intermediate	_	Units/pa GDV=Total costs		39
Nr of units	68	37		0.00 29	7.35				
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 0 68 68	Size sq.m 65 90	Total sq.m 0 6,143 6142.50	£psm £1,700 £1,850	Total Val £0 £11,363,6	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Val £0 £0	ue
1.3	Affordable rent	Flats (NIA)		0 No. of units 0	Size sq.m	0.00 Total sq.m 0	£psm £893	Total Val	ue
1.3	Intermediate	House		29 29 No. of units	90 Size sq.m	2,646 2646.00 Total sq.m	£971 £psm	£2,569,92	
		Flats (NIA) House		0 7 7	65 90	0 662 661.50	£1,020 £1,110	£0 £734,26	
	Gross Development	value						£14,667,8	18
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)				Purchaser Costs		-£1,264,5 1.75%	
								-1,286,66	6
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 68	Size sq.m 75	Total sq.m 0 6,143	Cost per sq.m £1,054 £929	Total Cos £0 £5,706,382	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m	6142.50 Total sq.m	Cost per sq.m	Total Cos	
2.3.3	Extra-over BR2013	House		<u>37</u> 37	90 £0	3,308 3307.50 per unit	£929	£3,072,667 £0	.50
				105				£8,779,0	50
2.4	Extra over construct	ion costs							
2.4.1	Externals				10%	on build cost		£877,905.	00
2.4.2	Site abnormals (reme				£0	lper net ha		£0	
2.4.2	Site opening up costs				£11,946	_per unit		£1,254,30	<u> </u>
2.5	Professional Fees							£2,132,2	13
2.5.1	i roressionari ees				10%	on build costs (incl: externals)		£965,69	6
2.6	Contingency							£965,69	6
2.6.1	, and the second second				5%	on build costs (incl: externals)		£482,84	8
2.7	Developer contribution	one						£482,84	8
2.7.1	Lifetime homes	Olis			£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£219,47	6
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£105,00	0
2.7.5	Provision for energy re	equirements			£2,200	per unit		£231,00	0
2.8	Sale cost							£555,47	6
2.8.1	Private units only				3.00%	on OM GDV		£340,90	9
								£340,90	9
	TOTAL DEVELOPME	ENT COSTS (includ	ling land)					£11,969,5	25
3.0	Developer's Profit					_			
3.1 3.2	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£2,272,725	
	, aroradoro drinto				L 0/0			£2,475,52	
	TOTAL PROJECT CO	OSTS (EXCLUDING	S INTEREST1					£14,445,0	
	TOTAL INCOME - TO							£222,77	
	Finance Costs		2		ADD		PCM	or the fact of the	
4.0					ΔΟΟ				
4.0 4.1	Finance				APR 7.00%	on net costs	0.565%	-£222,77	<u>'</u> 2

elena Road	Lower Value Area		566 Units					
ЕМ				Residual Value			Technical Checks:	
t Site Area	1.13	Brownfield	Lower Value Area	-38,795,341	per net ha		Sqm/ha Dwgs/ha	32,667 503
of units	Private 368	Affordable 198		Social re Affordable rent 0.00 158	Intermediate 39.62		Units/pa GDV=Total costs	93
	Development Value							
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		368 0	65 90	23,914	£1,700 £1,850	£40,652,950 £0
	Social rent			368 No. of units	Size sq.m	23913.50 Total sq.m	£psm	Total Value
	Goolal Telle	Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0
				0	_	0.00		
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 10,301	£psm £893	Total Value £9,193,821
		House		<u>0</u> 158	90	0 10301.20	£971	03
	Intermediate	Flats (NIA)		No. of units 40	Size sq.m 65	Total sq.m 2,575	£psm £1,020	Total Value £2,626,806
		House		<u>0</u> 40	90	0 2575.30	£1,110	£0
	Gross Development	value						£52,473,577
	Development Cost							
	Site Acquisition							
.1	Site value (residual la	nd value)						-£43,691,390
						Purchaser Costs		1.75%
								-44,455,990
	Build Costs							
3.1	Private units	Flats (GIA)		No. of units 368	Size sq.m 75	Total sq.m 27,593	Cost per sq.m £1,395	Total Costs £38,491,538
		House		0 368	90	27592.50	£929	£0.00
3.2	Affordable units	Floto (CIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m £1,395	Total Costs £20,726,212.50
		Flats (GIA) House		198 0 198	75 90	14,858 0 14857.50	£1,395 £929	£20,726,212.50 £0.00
.3	Extra-over BR2013			100	£0	per unit		£0
				566				£59,217,750
	Extra over construct	tion costs						
.1	Externals					on build cost		£5,921,775.00
1.2	Site abnormals (reme	,				per net ha		03
l.2	Site opening up costs				£14,137	per unit		£8,001,378
	Professional Fees							£13,923,153
.1					10%	on build costs (incl: externals)		£6,513,953
								£6,513,953
	Contingency					1		
.1					5%	on build costs (incl: externals)		£3,256,976
	Developer contributi	ions						£3,256,976
.1	Lifetime homes					per unit		£0
.2	CSH Level 4					build cost		£1,480,444
.3	CIL S106 contribution]per sqm]per unit		£566,000
.5	Provision for energy re	eauirements				per unit		£1,245,200
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- 1			,	le e		,,
	Colo sort							£3,291,644
.1	Sale cost Private units only				3.00%	on OM GDV		£1,219,589
	ato armo offiy				<u> </u>			£1,219,589
	TOTAL DEVELOPME	ENT COSTS (include	ding land)					£42,967,074
	Developer's Profit					1		
	Private units					on OM GDV	.,	£8,130,590
	Affordable units				6%	on AH build cost (incl: externals)	£1,367,930 £9,498,520
	TOTAL PROJECT C	OSTS IEVOLUDINA	G INTERFECTI					£9,498,520 £52,465,594
	TOTAL INCOME - TO							£52,465,594 £7,983
	Finance Costs	00010 [EAU			APR		PCM	۵۱,000
	Finance					on net costs	0.565%	-£7,983

Island Site	Lower Value Area		271 Units						ha
ITEM				<u> </u>			<u> </u>		eterbrett
Net Site Area	1.92	Brownfield	Lower Value Area	Residual Valu -5,177,95		⊐	Technical Checks: Sqm/ha Dwgs/ha	10,	218 141
Nr of units	Private 176	Affordable 95		Social re Affordable ren	nt Intermediate 18.97		Units/pa GDV=Total costs		65 (0)
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 123 53 176	Size sq.m 65 90	Total sq.m 8,015 4,756 12770.88	£psm £1,700 £1,850	Total Value £13,625,203 £8,798,693	
1.2	Social rent	Flats (NIA) House		No. of unit	ts Size sq.m 65 90	Total sq.m 0 0 0 0.00	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		No. of uni t 53 23	ts Size sq.m 65 90	Total sq.m 3,453 2,049	£psm £893 £971	Total Value £3,081,392 £1,989,858	
1.3	Intermediate	Flats (NIA) House		76 No. of unit 13 6 19	ts Size sq.m 65 90	5501.30 Total sq.m 863 512 1375.33	£psm £1,020 £1,110	Total Value £880,398 £568,531	
	Cross Davidenment	velue		13		1070.30		C20 044 074	
	Gross Development	value						£28,944,074	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)				D. wal are as Octate		-£9,956,051	
						Purchaser Costs		1.75%	
								-10,130,282	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of unit 123 53 176	75 90	Total sq.m 9,248 4,756 14003.93	Cost per sq.m £1,096 £929	Total Costs £10,135,671 £4,418,370.45	
2.3.2	Affordable units	Flats (GIA) House		No. of unit 66 28 95	75 90	Total sq.m 4,980 2,561 7540.58	Cost per sq.m £1,096 £929	Total Costs £5,457,669.00 £2,379,122.55	
2.3.3	Extra-over BR2013				£0	per unit		£0	
2.4	Extra over construct	tion costs		271				£22,390,833	
2.4.1	Externals				10%	on build cost		£2,239,083.30	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£13,133	per unit		£3,559,096	
								AT TAX 4TA	
2.5	Professional Fees							£5,798,179	
2.5.1					10%	on build costs (incl: external	s)	£2,462,992	
2.6	Contingency							£2,462,992	
2.6.1					5%	on build costs (incl: externals	s)	£1,231,496	
0.7	Barrella management della controlla	•						£1,231,496	
2.7 2.7.1	Developer contribution Lifetime homes	ions			£0	per unit		£0	\neg
2.7.2	CSH Level 4				2.5%	build cost		£559,771	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£271,000	
2.7.5	Provision for energy re	equirements			£2,200	per unit		£596,200	
2.0	Sala a sat							£1,426,971	
2.8 2.8.1	Sale cost Private units only				3.00%	on OM GDV		£672,717	
2.0.1	1 invale units only				3.0070			£672,717	
	TOTAL DEVELOPME	ENT COSTS (incl.	ıding land\					£23,852,905	
3.0	Developer's Profit	55515 (111010	g wird)					~~0,002,000	
3.1	Private units				20%	on OM GDV		£4,484,779	
3.2	Affordable units				6%	on AH build cost (incl: extern	nals)	£517,228	
								£5,002,007	
	TOTAL PROJECT CO							£28,854,912	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EX	CLUDING INTEREST]					£89,161	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£89,161	
	TOTAL PROJECT CO							£28,944,074	
This appraisal has has on viability at a	been prepared by Pete a strategic level. This ap	er Brett Associates opraisal is not a forr	for the Council. The app nal 'Red Book' (RICS Va	raisal has been prepared Iluation – Professional Sta	in line with the RICS andards January 20	S valuation guidance. The purp 14) valuation and should not be	pose of the appraisal is to inform the relied upon as such.	ne Council about the impact of p	olanning policy

Silo	Lower Value Area		48 Units							00
ITEM				Decidual Value			Taskwisel Cheel			erbrett
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -25,929,070	per net ha		Technical Check	<u>(S:</u>	26,57	79
	Drivete	Affordable		Social re Affordable rent	luto uno odioto		Dwgs/ha Units/pa			109 24
Nr of units	Private 31	Affordable 17		0.00 13	Intermediate 3.36		GDV=Total costs		<u>.</u>	<u>-</u>
1.0	Development Value									
1.1	Private units	Floto (NUA)		No. of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House		31 0 31	65 	2,028 0 2028.00	£1,700 £1,850		£3,447,600 £0	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House		0	65 90	0	£0 £0		£0 £0	\exists
				0		0.00				
1.3	Affordable rent	Flats (NIA)		No. of units 13	Size sq.m 65	Total sq.m 874	£psm £893		Total Value £779,688	
		House		0 13	90	0 873.60	£971		£0	
1.3	Intermediate	FI- (- (NIA)		No. of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House		3 3	65 	218 0 218.40	£1,020 £1,110		£222,768 £0	
						210.40			04.450.050	
	Gross Development	value							£4,450,056	
2.0	Development Cost									
2.1	Site Acquisition									
2.1.1	Site value (residual la	nd value)							-£3,043,740	
						Purchaser Costs			1.75%	
									-3,097,006	
2.3	Build Costs									
2.3.1	Private units	Flats (GIA)		No. of units 31	Size sq.m 75	Total sq.m 2,340	Cost per sq.m £1,395		Total Costs £3,264,300	
		House		<u> </u>	90	0 2340.00	£929		£0.00	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m		Total Costs £1,757,700.00	
		House		17 0 17	75 90	1,260 0 1260.00	£1,395 £929		£0.00	
2.3.3	Extra-over BR2013			17	£0	per unit			£0	
				48					£5,022,000	_
2.4	Extra over construct	tion costs								
2.4.1	Externals				10%	on build cost			£502,200.00	
2.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha			£0	\Box
2.4.2	Site opening up costs				£0	per unit			£0	
									£502,200	
2.5	Professional Fees								,	
2.5.1					10%	on build costs (incl: externals)			£552,420	
2.6	Contingency								£552,420	
2.6.1	Commigency				5%	on build costs (incl: externals)			£276,210.00	\neg
					0,0				£276,210	
2.7	Developer contributi	ions								
2.7.1	Lifetime homes				£0	per unit			£0	\equiv
2.7.2	CSH Level 4				2.5%	build cost			£125,550	_
2.7.3	CIL CIL				£0	per sqm			£0	_
2.7.4	S106 contribution	o quiro monto			£1,000 £2,200	per unit			£48,000 £105,600	<u> </u>
2.7.5	Provision for energy re	equirements			£2,200	per unit			£105,600	
									£279,150	
2.8	Sale cost					_				
2.8.1	Private units only				3.00%	on OM GDV			£103,428	
									£103,428	
3.0	TOTAL DEVELOPME Developer's Profit	ENT COSTS (includ	ing land)						£3,638,402	
3.1	Private units				20%	on OM GDV			£689,520	
3.2	Affordable units				6%	on AH build cost (incl: externals)			£116,008	
									£805,528	
	TOTAL PROJECT C	OSTS [EXCLUDING	S INTEREST]						£4,443,930	
	TOTAL INCOME - TO	OTAL COSTS [EXC	LUDING INTEREST]						£6,126	
4.0	Finance Costs				APR		РСМ			
					7.00%	on net costs	0.565%		-£6,126	
4.1	Finance								, , ,	
4.1	Finance TOTAL PROJECT C		INTER-20-						£4,450,056	

Former Tooks Bakery	Mid Value Area	101 Uni	ts						Obc
ITEM	4 55	Drougfield Mid	Volue Area	Residual Value	mar not bo	7	Technical Checks		peterbret
let Site Area	1.55		Value Area	479,819	per net ha	4	Sqm/ha Dwgs/ha Units/pa		5,870 65 38 (0)
Ir of units	Private 66	Affordable 35	Soci	al re Affordable rent 00 28	Intermediate 7.07		GDV=Total costs		(0)
.0	Development Valu	ie							
.1	Private units	Flats (NIA) House		No. of units 0 66 66	Size sq.m 65 90	Total sq.m 0 5,909 5908.50	£psm £1,950 £2,200	£0 £12,998,70	
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Value £0	e
.3	Affordable rent	Flats (NIA) House		0 No. of units 0 28	Size sq.m 65 90	0.00 Total sq.m 0 2,545	£psm £1,024 £1,155	Total Value £0 £2,939,706	
.3	Intermediate	Flats (NIA)		No. of units	Size sq.m	2545.20 Total sq.m 0	£psm £1,170	Total Value	e
		House		<u>7</u>	90	636 636.30	£1,254	£797,920	
	Gross Developme	ent value						£16,736,32	6
.0	Development Cos	st .							
2.1	Site Acquisition								
2.1.1	Site value (residual	land value)				Purchaser Costs		£742,985 5.75%	
								785,707	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 66 66	Size sq.m 75 90	Total sq.m 0 5,909 5908.50	Cost per sq.m £1,054 £929	£5,488,996.	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 35 35	Size sq.m 75 90	Total sq.m 0 3,182 3181.50	Cost per sq.m £1,054 £929	Total Cost £0.00 £2,955,613.9	
2.3.3	Extra-over BR2013			33	£0	per unit		£0	
				101				£8,444,610)
2.4	Extra over constru	uction costs			4.00/	7 h		0044 404 0	
2.4.1	Externals Site abnormals (rem	nediation/demolition)			10% £0	on build cost per net ha		£844,461.0	
2.4.2	Site opening up cos	·				per unit		£1,201,852	2
2.5	Professional Fees	3						£2,046,313	3
2.5.1					10%	on build costs (incl: externals)		£928,907	
2.6	Contingency							2920,907	
2.6.1					5%	on build costs (incl: externals)		£464,454	
2.7	Developer contrib	outions						£464,454	
2.7.1	Lifetime homes				£0	per unit		03	
2.7.2	CSH Level 4				2.5%	build cost		£211,115	
2.7.3	CIL				£0	per sqm		03	
2.7.4	S106 contribution				£1,000	per unit		£101,000	
2.7.5	Provision for energy	y requirements			£2,200	_per unit		£222,200	
0.0	Sale cost							£534,315	
2.8.1	Private units only				3.00%	on OM GDV		£389,961	
								£389,961	
		MENT COSTS (including land)					£13,594,26	6
.0	Developer's Profit				20%	Jon OM CDV		C2 500 740	
s.1 s.2	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)		£2,599,740 £195,070	
						· 		£2,794,810	
	TOTAL PROJECT	COSTS [EXCLUDING INTER	EST]					£16,389,07	7
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING	INTEREST]					£347,249	
4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£347,249	
		COSTS [INCLUDING INTERE						£16,736,32	

King George V Field	Mid Value Area		99 Units						cho
ITEM									peterbrett
Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value 370,039	per net ha	1	Technical Checks: Sqm/ha		4,547
						-	Dwgs/ha Units/pa		51 38
Nr of units	Private 64	Affordable 35		Social re Affordable rent 0.00 28	Intermediate 6.93	I	GDV=Total costs		-
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	i iivate units	Flats (NIA) House		0 64	65 90	0 5,792	£1,950 £2,200	£0 £12,741,300	
		Tiouse		64		5791.50	22,200	212,741,000	
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value	
		House		0	90	0.00	£0	£0	
1.3	Affordable rent			No. of units	Sizo sa m		fnem	Total Value	
1.3	Allordable rent	Flats (NIA) House		0	Size sq.m 65 90	Total sq.m 0 2,495	£psm £1,024 £1,155	£0 £2,881,494	
		Tiouse		<u>28</u> 28	90	2494.80	£1,133	22,001,434	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m	Total sq.m 0	£psm £1,170	Total Value	
		House			65 90	624 623.70	£1,170	£782,120	
						023.70			
	Gross Development	value						£16,404,914	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lan	nd value)						£725,075	
						Purchaser Costs		5.75%	
								766,767	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 64	75 90	0 5,792	£1,054 £929	£0 £5,380,303.50)
				64	_	5791.50			
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
		House		<u>35</u> 35	90	3,119 3118.50	£929	£2,897,086.50)
2.3.3	Extra-over BR2013				£0	per unit		£0	
				99				£8,277,390	
2.4	Extra over construct	tion costs							
2.4.1	Externals				10%	on build cost		£827,739.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,876	per unit		£1,175,701	
2.5	Professional Fees							£2,003,440	
2.5.1					10%	on build costs (incl: externals)		£910,513	
								£910,513	
2.6	Contingency								
2.6.1					5%	on build costs (incl: externals)		£455,256	
2.7	Developer contributi	ions						£455,256	
2.7.1	Lifetime homes	ions			£0	per unit		£0	
2.7.2	CSH Level 4					build cost		£206,935	
2.7.3	CIL					per sqm		£0	
2.7.4	S106 contribution					per sqm		£99,000	
2.7.5	Provision for energy re	oguiromente				per unit		£217,800	
2.7.5	Provision for energy re	equirements			£2,200	jper unit		£217,000	
								£523,735	
2.8	Sale cost							2020,100	
2.8.1	Private units only				3.00%	on OM GDV		£382,239	
								£382,239	
	TOTAL DEVELOPME	ENT COSTS (includi	ng land)					£13,319,340	
3.0	Developer's Profit					1			
3.1	Private units					on OM GDV		£2,548,260	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£191,208	
								£2,739,468	
	TOTAL PROJECT CO	OSTS EXCLUDING	INTEREST]					£16,058,808	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£346,106	
	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£346,106	
4.1	т шанос				<u> </u>	Journal costs	0.30370	-£340,1U0	
	TOTAL PROJECT OF	OSTS IINOLUDING "	NTEDEST1					040 404 04	
This appraisal has been or	TOTAL PROJECT CO repared by Peter Brett As		NTEREST] ncil. The appraisal has been prepared in line w	rith the RICS valuation guidance	e. The purpose of	the appraisal is to inform the Council	about the impact of plann	£16,404,914 ing policy has on viability at	
			ndards January 2014) valuation and should not		, , , , , , , , ,		1 2.2. 0. 5.00.00	J. , ,	J : 2

	elc Lower Value Area		25 Units							Ob	\circ
ITEM Net Site Area	0.22	Brownfield	Lower Value Area	2	Residual Value	per net ha		Technical Checks:	_	peterb	
Net Site Area			Lower value Area			-		Dwgs/ha Units/pa			8,374 116 15
Nr of units	Private 16	Affordable 9		Social re	e Affordable rent 7	Intermediate 1.75		GDV=Total costs			-
1.0	Development Value										
1.1	Private units	Flats (NIA) House			No. of units 11 5 16	Size sq.m 65	Total sq.m 739 439 1178.13	£psm £1,700 £1,850		Total Value £1,256,938 £811,688	
1.2	Social rent	Flats (NIA) House			No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0		Fotal Value £0 £0	
1.3	Affordable rent	Flats (NIA) House			0 No. of units 5	Size sq.m 65 90	0.00 Total sq.m 319 189	£psm £893 £971		Total Value £284,261 £183,566	
1.3	Intermediate	Flats (NIA)			7 No. of units	Size sq.m 65	507.50 Total sq.m 80	£psm £1,020		Total Value £81,218	
		House			2	90 _	47 126.88	£1,110		£52,448	
	Gross Developmen	t value								£2,670,118	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	and value)					D			-£625,701	
							Purchaser Costs			1.75% -636,651	
2.3	Build Costs									-030,031	
2.3.1	Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m		Γotal Costs	
		Flats (GIA) House			11 5 16	75 90	853 439 1291.88	£1,096 £929		£935,025 £407,599	
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 459	Cost per sq.m £1,096		Fotal Costs £503,475	
2.3.3	Extra-over BR2013	House			9	90	236 695.63 per unit	£929		£219,476	
2.0.0	Extra-over Bit2013						Ser unit			20	
2.4	Extra over construc	ction costs			25					£2,065,575	
2.4.1	Externals					10%	on build cost			£206,558	
2.4.2	Site abnormals (reme	ediation/demolition)				£0	per net ha			£0	
2.4.2	Site opening up costs	3				£0	per unit			£0	
										£206,558	
2.5 2.5.1	Professional Fees					10%	on build costs (incl: externals)	1		2227,213.25	
2.5.1						10%	on build costs (Incl. externals))		£227,213.25	
2.6	Contingency										
2.6.1						5%	on build costs (incl: externals))	:	2113,606.63	
2.7	Developer contribu	tions								£113,607	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4						ouild cost			£51,639	
2.7.3	CIL						per sqm			£0	
2.7.4	S106 contribution						per unit			£25,000	
2.7.5	Provision for energy r	requirements				£0 p	per unit			£0	
2.0	Colo as at									£76,639	
2.8 2.8.1	Sale cost Private units only					3.00%	on OM GDV			£62,059	
										£62,059	
2.0	TOTAL DEVELOPM	ENT COSTS (include	ding land)							£2,115,000	
3.0	Developer's Profit					0001	on OM CDV			0440.705	
3.1 3.2	Private units Affordable units						on OM GDV on AH build cost (incl: externa	als)		£413,725 £47,715	
							,			£461,440	
	TOTAL PROJECT C	OSTS [EXCLUDING	G INTEREST]							£2,576,440	
4.0		OTAL COSTS [EXC	LUDING INTEREST]							£93,678	
4.0 4.1	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%		-£30,831	
This appraisal has	TOTAL PROJECT C s been prepared by Pete not a formal 'Red Book' (er Brett Associates for		al has beer uary 2014)	n prepared in line with valuation and should	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	ne appraisal is to inform the Council		£2,607,271 uning policy has on	viability at a strategic lev

М								pete
Site Area	0.41	Brownfield	Lower Value Area	Residual Valu]	Technical Checks Sqm/ha	8,852
	Private	Affordable		Social re Affordable re	nt Intermediate	3	Dwgs/ha Units/pa GDV=Total costs	122 25
ınits	33	18		0.00 14	3.50			
	Development Va	llue						
	Private units	Flats (NIA) House		No. of units 23 10	Size sq.m 65 90	Total sq.m 1,479 878	£psm £1,700 £1,850	Total Value £2,513,875.00 £1,623,375
	Social rent			33 No. of uni		2356.25 Total sq.m		Total Value
	Social rent	Flats (NIA) House		0 0	65 90	0	£psm £0 £0	£0 £0
	Affordable rent			0 No. of un i	its Size sq.m	0.00 Total sq.m	£psm	Total Value
		Flats (NIA) House		10 4 14	65 90	637 378 1015.00	£893 £971	£568,523 £367,133
	Intermediate	Flats (NIA)		No. of uni	its Size sq.m 65	Total sq.m 159	£psm £1,020	Total Value £162,435
		House		<u>1</u> 4	90	95 253.75	£1,110	£104,895
	Gross Developm	nent value						£5,340,235
	Development Co	ost						
	Site Acquisition							
.1	Site value (residua	al land value)						-£1,123,293
						Purchaser Costs		1.75%
								-1,142,950
	Build Costs							
.1	Private units			No. of uni	-		Cost per sq.m	Total Costs
		Flats (GIA) House		23 10	75 90	1,706 878	£1,096 £929	£1,870,050 £815,198
				33		2583.75		,
2	Affordable units	Flats (GIA)		No. of un i 12	its Size sq.m 75	Total sq.m 919	Cost per sq.m £1,096	Total Costs £1,006,950
		House		<u> </u>	90	<u>473</u> 1391.25	£929	£438,953
3	Extra-over BR201	3			£0	per unit		£0
				50				£4,131,150
	Extra over const	truction costs		30				,,
.1	Externals				10%	on build cost		£413,115
2	Site abnormals (re	emediation/demolition)	1		£0	per net ha		£0
2	Site opening up c				£0	per unit		£0
	<u> </u>							
	Professional Fee	es						£413,115
1					10%	on build costs (incl: externals)		£454,427
1					1070	OTT build costs (incl. externals)		£454,427
	Contingency							1434,421
.1					5%	on build costs (incl: externals)		£227,213
								£227,213
	Developer contr	ibutions						
.1	Lifetime homes				£0	per unit		£0
2	CSH Level 4				2.5%	build cost		£103,279
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£50,000
5	Provision for ener	gy requirements			£0	per unit		£0
	Sala acat							£153,279
1	Sale cost				2.555			010/11/2
1	Private units only				3.00%	on OM GDV		£124,118
								£124,118
	TOTAL DEVELO Developer's Prof	PMENT COSTS (inc	luding land)					£4,360,351
	Private units				20%	on OM GDV		£827,450
	Affordable units				6%	on AH build cost (incl: externa	als)	£95,430
	, moruable utills				U 70	UTATA DAINA GOST (IITGI. EXTERNA	, inc.,	
								£922,880
	TOTAL PROJEC	T COSTS [EXCLUDI	NG INTEREST]					£5,283,230
		- TOTAL COSTS [EX	CLUDING INTERES	T]				£57,005
	Finance i vere						PCM	
	Finance Costs Finance				APR 7.00%	on net costs	0.565%	-£57,005

	d Lower Value Are	:a	25 Units							XX
ЕМ					dual Value		-	Technical Checks		eterbr
et Site Area	0.35	Brownfield	Lower Value Are	ea	87,673	per net ha]	Sqm/ha Dwgs/ha Units/pa	6	72 15
of units	Private 16	Affordable 9		Social r∈ Affo 0.00	rdable rent 7	Intermediate 1.75		GDV=Total costs		(0)
	Development Va	ılue								
	Private units	Flats (NIA)		No.	of units	Size sq.m 65	Total sq.m 0	£psm £1,700	Total Value £0	
		House			16 16	90	1,463 1462.50	£1,700 £1,850	£2,705,625	
<u>!</u>	Social rent			1	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House			0	65 	0 0	£0 £0	£0 £0	
;	Affordable rent				0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
•	Anorable felic	Flats (NIA) House		·	0 7	65 90	0 630	£893 £971	£0 £611,888	
					7		630.00			
3	Intermediate	Flats (NIA) House		1	No. of units 0 2	Size sq.m 65 90	Total sq.m 0 158	£psm £1,020 £1,110	Total Value £0 £174,825	
		riouse			2		157.50	21,110	2174,023	
	Gross Developm	nent value							£3,492,338	
	Development Co	ost								
	Site Acquisition									
.1	Site value (residua	al land value)							£30,496	
							Purchaser Costs		1.75%	
	Duild Coate								31,030	
3	Build Costs Private units				No. of units	Sizo oa m	Total ca m	Cost per ea m	Total Costs	
3.1	Private units	Flats (GIA) House		'	0 16	Size sq.m 75 90	Total sq.m 0 1,463	Cost per sq.m £1,054 £929	£0 £1,358,663	
					16		1462.50			
.2	Affordable units	Flats (GIA)		I	No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	£0	
.3	Extra-over BR201	House			9	90 £0	788 787.50 per unit	£929	£731,588	
.5	LATIA-OVEI DIVZOI	3				2.0	The min		2.0	
ı	Extra over const	truction costs			25				£2,090,250	
I .1	Externals					10%	on build cost		£209,025.00	$\overline{}$
1.2		emediation/demoliti	ion)			£0	per net ha		£0	
1.2	Site opening up c	osts				£0	per unit		£0	
									£209,025	
	Professional Fee	es								
5.1						10%	on build costs (incl: externals	5)	£229,928	
;	Contingency								£229,928	
5.1						5%	on build costs (incl: externals	3)	£114,964	
	Developer contr	ibutions							£114,964	
.1	Lifetime homes	buttons				£0	per unit		£0	$\overline{}$
.2	CSH Level 4					2.5%	build cost		£52,256	
.3	CIL					£0	per sqm		£0	
.4	S106 contribution	1				£1,000	per unit		£25,000	
.5	Provision for ener	gy requirements				£0	per unit		03	
									277.252	
	Sale cost								£77,256	
.1	Private units only					3.00%	on OM GDV		£81,169	
									£81,169	
	Developer's Pro	PMENT COSTS (i fit	including land)						£2,833,621	
	Private units					20%	on OM GDV		£541,125	
	Affordable units					6%	on AH build cost (incl: extern	nals)	£48,285	
									£589,410	
			UDING INTEREST]						£3,423,031	
	TOTAL INCOME Finance Costs	- TOTAL COSTS	[EXCLUDING INTERES	ST]					£69,307	
	Finance					APR 7.00%	on net costs	PCM 0.565%	-£69,307	

Felixstowe Road	Lower Value Area		70 Units							20
ITEM				Resid	ual Value			Technical Checks	pete	erbreti
Net Site Area	1.11 E	Brownfield	Lower Value Are	a	96,993	per net ha]	Sqm/ha Dwgs/ha	5,673 6:	3
Nr of units	Private A	Affordable 25		Social re Afford	dable rent	Intermediate 4.90		Units/pa GDV=Total costs	3	1
1.0	Development Value			0.00	20	4.90				
1.1	Private units	-		No. of	units	Size sq.m	Total sq.m	£psm	Total Value	
	F	Flats (NIA) House			0 46	65 	0 4,095	£1,700 £1,850	£0 £7,575,750	
					46		4095.00	_		_
1.2		Flats (NIA) House		N	o. of units	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	コ ニ
	Г	Touse			0	90	0.00	£U	Σ.0	
1.3	Affordable rent	Flats (NIA)		N	o. of units	Size sq.m 65	Total sq.m	£psm £893	Total Value £0	\neg
		House			20 20	90	1,764 1764.00	£971	£1,713,285	
1.3	Intermediate	Tloto (NUA)		N	o. of units	Size sq.m	Total sq.m	£psm	Total Value £0	\neg
		Flats (NIA) House			0 5 5	65 90	0 441 441.00	£1,020 £1,110	£489,510	
	Gross Developmen	nt value							£9,778,545	
2.0									20,110,040	
2.0	Development Cost									
2.1 2.1.1	Site Acquisition Site value (residual la	and value)							£107,711	\neg
2.1.1	One value (residual le	and value)					Purchaser Costs		1.75%	
									109,596	
2.3	Build Costs									
2.3.1	Private units			N	o. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House			0 46	75 90	0 4,095	£1,054 £929	£0 £3,804,255.00	
2.3.2	Affordable units			NI	46 o. of units	Size sq.m	4095.00 Total sq.m	Cost per sq.m	Total Costs	
2.3.2	F	Flats (GIA) House		IN	0 25	75 90	0 2,205	£1,054 £929	£0.00 £2,048,445.00	\exists
2.3.3	Extra-over BR2013				25	£0	2205.00 per unit	2020	£0	_
2.4	Extra over construc	ction costs			70				£5,852,700	
2.4.1	Externals					10%	on build cost		£585,270.00	
2.4.2	Site abnormals (reme	ediation/demolitior	n)			£0	per net ha		£0	
2.4.2	Site opening up cost	:s				£0	per unit		03	
									£585,270	
2.5	Professional Fees									
2.5.1						10%	on build costs (incl: externa	ls)	£643,797	
2.6	Contingency								£643,797	
2.6.1						5%	on build costs (incl: externa	ls)	£321,899	
0.7	Davidanan antiiku	4:							£321,899	
2.7 2.7.1	Developer contribute Lifetime homes	itions				£0	per unit		03	\neg
2.7.2	CSH Level 4					2.5%	build cost		£146,318	_
2.7.3	CIL					£0	per sqm		£0	
2.7.4	S106 contribution					£1,000	per unit		£70,000	
2.7.5	Provision for energy	requirements				£0	per unit		£0	
2.8	Sale cost								£216,318	
2.8.1	Private units only					3.00%	on OM GDV		£227,273	
									£227,273	
3.0	TOTAL DEVELOPN Developer's Profit	MENT COSTS (inc	cluding land)						£7,956,851	
3.1	Private units					20%	on OM GDV		£1,515,150	7
3.2	Affordable units					6%	on AH build cost (incl: exter	nals)	£135,197	_ _
									£1,650,347	
		COSTS IEVOLUS	ING INTERESTI						£9,607,198	
	TOTAL PROJECT (COS 19 [EXCLUD	into intrenteory							
	TOTAL INCOME - T		XCLUDING INTERES	ST]					£171,347	
4.0	TOTAL INCOME - T Finance Costs			ST]		APR	1	PCM		_
4.0 4.1	TOTAL INCOME - T			ST]			on net costs	PCM 0.565%	£171,347 -£171,347	

tificial Hockey Pitch	Mid Value Area		18 Units					
t Site Area	0.48	Brownfield	Mid Value Area	Residual Value 772,210	per net ha		Technical Checks: Sqm/ha	3,402
of units	Private	Affordable		Social re Affordable rent	Intermediate		Dwgs/ha Units/pa GDV=Total costs	38 12 -
runits	12 Development Value	6		0.00 5	1.26	•		
	Private units	u c		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	i iivate units	Flats (NIA) House		0 12 12	65 90	0 1,053 1053.00	£1,950 £2,200	£0 £2,316,600
	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value
		House		0 0	90	0.00	£0	60
	Affordable rent	Flats (NIA) House		No. of units 0 5	Size sq.m 65 90	Total sq.m 0 454	£psm £1,024 £1,155	Total Value £0 £523,908
				5		453.60		
	Intermediate	Flats (NIA) House		No. of units 0 1	Size sq.m 65 	Total sq.m 0 113	£psm £1,170 £1,254	Total Value £0 £142,204
	Gross Developme	ent value		1		113.40		£2,982,712
	Development Cos							42,302,112
	Site Acquisition							
1	Site value (residua	ıl land value)						£367,676
						Purchaser Costs		4.75%
								385,140
	Build Costs							
1	Private units	Floto (CIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		0 12 12	75 	0 1,053 1053.00	£1,054 £929	£0 £978,237.00
2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
•	Arror duble drines	Flats (GIA) House		0	75 90	0 567	£1,054 £929	£0.00 £526,743.00
	Extra-over BR2013			6	£0	567.00 per unit	2020	£0
				18				£1,504,980
	Extra over constr	ruction costs				_		
1	Externals				10%	on build cost		£150,498.00
2		mediation/demolition)		£0	per net ha		03
2	Site opening up co	osts			£0	_per unit		£0
	Professional Fees	s						£150,498
					10%	on build costs (incl: externals)		£165,548
								£165,548
	Contingency					_		
					5%	on build costs (incl: externals)		£82,774
	Developer contrib	butions						£82,774
	Lifetime homes				£0	per unit		£0
2	CSH Level 4				2.5%	build cost		£37,625
3	CIL				£0	per sqm		£0
4	S106 contribution				£1,000	per unit		£18,000
5	Provision for energ	gy requirements			£0	per unit		£0
								£55,625
	Sale cost							
	Private units only				3.00%	on OM GDV		£69,498
	TOTAL DEVELOR	MENT COSTO (in-	LeePerer Leve IV					£69,498
	Developer's Profi	PMENT COSTS (inc it	luding land)					£2,414,063
	Private units				20%	on OM GDV		£463,320
	Affordable units				6%	on AH build cost (incl: externals)		£34,765
								£498,085
	TOTAL PROJECT	COSTS [EXCLUD	NG INTEREST]					£2,912,148
		TOTAL COSTS [E	XCLUDING INTEREST]					£70,564
	Einange Costs						PCM	
	Finance Costs				APR		r Civi	
	Finance Costs Finance				7.00%	on net costs	0.565%	-£70,564

Central/West Brown	field Lower Value Area 25 Units				
ITEM		Residual Value		Technical Checks:	peterbrett
Net Site Area	0.43 Brownfield Lower Value Are		ha	Sqm/ha Dwgs/ha	5,198 58
N 6 %	Private Affordable	Social re Affordable rent Interme		Units/pa GDV=Total costs	15 (0)
Nr of units	16 9	0.00 7 1.7	5		
1.0	Development Value	No of units Circ ou	Total as w	Cu our	Total Value
1.1	Private units Flats (NIA) House	No. of units Size sq. 0 65 16 90	0	£psm £1,700 £1,850	Total Value £0 £2,705,625
1.2	Social rent Flats (NIA) House	No. of units Size sq. 0 65	0 0 0	£psm £0 £0	Total Value £0 £0
1.3	Affordable rent Flats (NIA)	0 No. of units Size sq. 0 69	5 0	£psm £893	Total Value £0
1.3	House Intermediate	7 7 90 No. of units Size sq.	630.00 m Total sq.m	£971	£611,888 Total Value
	Flats (NIA) House	0 65 2 90 2		£1,020 £1,110	£0 £174,825
	Gross Development value				£3,492,338
2.0	Development Cost				
2.1	Site Acquisition				
2.1.1	Site value (residual land value)		Purchaser Costs		£30,496
					31,030
2.3	Build Costs				
2.3.1	Private units Flats (GIA) House	No. of units 0 75 16 90	0	Cost per sq.m £1,054 £929	Total Costs £0 £1,358,662.50
2.3.2	Affordable units Flats (GIA) House	No. of units Size s 0 75 9 90	sq.m Total sq.m	Cost per sq.m £1,054 £929	Total Costs £0.00 £731,587.50
2.3.3	Extra-over BR2013	9 £0	787.50		£0
		25			£2,090,250
2.4	Extra over construction costs				
2.4.1	Externals	10'			£209,025.00
2.4.2	Site abnormals (remediation/demolition)	£(£0
2.4.2	Site opening up costs	£(per unit		£0
2.5	Professional Fees				£209,025
2.5.1		10'	on build costs (incl: externals)		£229,928
2.6	Contingency				£229,928
2.6.1	5	59	on build costs (incl: externals)		£114,964
0.7					£114,964
2.7 2.7.1	Developer contributions Lifetime homes	£	per unit		£0
2.7.1	CSH Level 4	2.5	 		£52,256
2.7.3	CIL	£0			£0
2.7.4	S106 contribution	£1,0	 		£25,000
2.7.5	Provision for energy requirements	£(£0
2.7.0	1 Tovision for Griefgy requirements		por dinc		
2.8	Sale cost				£77,256
2.8.1	Private units only	3.00	on OM GDV		£81,169
			<u>.</u>		£81,169
	TOTAL DEVELOPMENT COSTS (including land)				£2,833,621
3.0	Developer's Profit				12,000,02
3.1	Private units	20	on OM GDV		£541,125
3.2	Affordable units	69	on AH build cost (incl: externals)		£48,285
					£589,410
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£3,423,031
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST				£69,307
10					
4.0	Finance Costs	AP		PCM	
4.0 4.1	Finance Costs Finance	AP 7.00		PCM 0.565%	-£69,307

Vest Greenfield	Lower Value Area	50 Units					
let Site Area	0.81 Greenfie	eld Lower Value Area	Residual Value 86,657	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	5,544 62
of units	Private Affordal	able 18	Social re Affordable rent 0.00 14	Intermediate 3.50		Units/pa GDV=Total costs	25 (0)
	Development Value						
1	Private units Flats (NI, House	IA)	No. of units 0 33 33	Size sq.m 65 90	Total sq.m 0 2,925 2925.00	£psm £1,700 £1,850	Total Value £0 £5,411,250
2	Social rent Flats (NI House	IA)	No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0
.3	Affordable rent Flats (NI, House	IA)	0 No. of units 0 14	Size sq.m 65 90	0.00 Total sq.m 0 1,260	£psm £893 £971	Total Value £0 £1,223,775
.3	Intermediate Flats (NI House	IA)	14 No. of units 0 4 4	Size sq.m 65 90	1260.00 Total sq.m 0 315 315.00	£psm £1,020 £1,110	Total Value £0 £349,650
	Gross Development value				313.00		£6,984,675
2.0	Development Cost						Rejoo ije. o
2.1	Site Acquisition						
2.1.1	Site value (residual land value)				Purchaser Costs		£70,341 1.75%
							71,572
2.3	Build Costs						
2.3.1	Private units Flats (Gl. House	IA)	No. of units 0 33 33	Size sq.m 75	Total sq.m 0 2,925 2925.00	Cost per sq.m £1,054 £929	£0 £2,717,325.00
2.3.2	Affordable units Flats (GI House	IA)	No. of units 0 18	Size sq.m 75 90	Total sq.m 0 1,575 1575.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £1,463,175.00
2.3.3	Extra-over BR2013			£0	per unit		£0
2.4	Extra over construction costs		50				£4,180,500
2.4.1	Externals			10%	on build cost		£418,050.00
2.4.2	Site abnormals (remediation/dem	nolition)			per net ha		£0
2.4.2	Site opening up costs			£0	per unit		£0
2.5	Professional Fees						£418,050
2.5.1				10%	on build costs (incl: externals)		£459,855
2.6	Contingency						£459,855
2.6.1	_			5%	on build costs (incl: externals)		£229,928
2.7	Developer contributions						£229,928
2.7.1	Lifetime homes			£0	per unit		£0
2.7.2	CSH Level 4				build cost		£104,513
2.7.3	CIL			£0	per sqm		£0
2.7.4	S106 contribution			£1,000	per unit		£50,000
2.7.5	Provision for energy requirements	S		£0	per unit		£0
2.8	Sale cost						£154,513
2.8.1	Private units only			3.00%	on OM GDV		£162,338
							£162,338
3.0	TOTAL DEVELOPMENT COSTS Developer's Profit	S (including land)					£5,676,755
3.1	Private units			20%	on OM GDV		£1,082,250
3.2	Affordable units				on AH build cost (incl: externals)		£1,082,250 £96,570
							£1,178,820
	TOTAL PROJECT COSTS [EXC						£6,855,574
4.0	TOTAL INCOME - TOTAL COST	TS [EXCLUDING INTEREST]					£129,101
4.1	Finance			APR 7.00%	on net costs	PCM 0.565%	-£129,101

ITEM									
				Residual Value			Technical Checks	 S:	peterbrett
Net Site Area	1.81	Brownfield	Lower Value Area	_	per net ha		Sqm/ha Dwgs/ha		5,214 58
	Private	Affordable		Social re Affordable rent	Intermediate		Units/pa GDV=Total costs		39
Nr of units	68	37		0.00 29	7.35				
1.0	Development Value								
1.1	Private units	Flats (NIA) House		No. of units 0 68 68	Size sq.m 65 90	Total sq.m 0 6,143 6142.50	£psm £1,700 £1,850	£0 £11,363,6	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Va £0 £0	lue
1.3	Affordable rent	Flats (NIA)		0 No. of units 0	Size sq.m	0.00 Total sq.m 0	£psm £893	Total Va	lue
1.3	Intermediate	House		29 29 No. of units	90 Size sq.m	2,646 2646.00 Total sq.m	£971 £psm	£2,569,9	
		Flats (NIA) House		0 7 7	65 90	0 662 661.50	£1,020 £1,110	£0 £734,26	
	Gross Development	value						£14,667,8	318
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lar	nd value)				Purchaser Costs		-£1,047,3	
								-1,065,63	30
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 68	Size sq.m 75	Total sq.m 0 6,143	Cost per sq.m £1,054 £929	Total Co £0 £5,706,38	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	6142.50 Total sq.m 0	Cost per sq.m £1,054	Total Co	
2.3.3	Extra-over BR2013	House		37 37	90 £0	3,308 3307.50 per unit	£929	£3,072,66 £0	7.50
				105				£8,779,0	50
2.4	Extra over construct	ion costs							
2.4.1	Externals				10%	on build cost		£877,905	.00
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,946	per unit		£1,254,3	08
2.5	Professional Fees							£2,132,2	13
2.5 2.5.1	Professional rees				10%	on build costs (incl: externals)		£965,69	9 6
								£965,69	
2.6	Contingency				F0/			C402.04	10
2.6.1					5%	on build costs (incl: externals)		£482,84	
2.7	Developer contribution	ons						2402,04	
2.7.1	Lifetime homes				£0	per unit		03	
2.7.2	CSH Level 4				2.5%	build cost		£219,47	6
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	lper unit		£105,00	10
2.7.5	Provision for energy re	equirements			£0	per unit		<u>03</u>	
2.0	Sale cost							£324,47	'6
2.8 2.8.1	Private units only				3.00%	on OM GDV		£340,90	09
								£340,90	9
	TOTAL DEVELOPME	ENT COSTS (includ	ling land)					£11,959,	562
3.0	Developer's Profit								
3.1	Private units				20%	on OM GDV		£2,272,72	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£202,79	
	TOTAL PROJECT CO	OSTS IEVOLUDINO	NTEDESTI					£2,475,5	
	TOTAL INCOME - TO							£14,435,1	
		, INE 00313 [EAU	LUDING INTEREST					1232,73	
4.0	Finance Costs						DO: -		
4.0 4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£232,73	35

elena Road	Lower Value Area		566 Units					
ЕМ				Residual Value			Technical Checks:	
t Site Area	1.13	Brownfield	Lower Value Area	-37,710,522	per net ha		Sqm/ha Dwgs/ha	32,667 503
of units	Private 368	Affordable 198		Social re Affordable rent 0.00 158	Intermediate 39.62		Units/pa GDV=Total costs	93
	Development Value							
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		368 0	65 	23,914	£1,700 £1,850	£40,652,950 £0
	Social rent			368 No. of units	Size sq.m	23913.50 Total sq.m	£psm	Total Value
	Coolar Tene	Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0
				0		0.00		
	Affordable rent	Flats (NIA) House		No. of units	Size sq.m 65 90	Total sq.m 10,301 0	£psm £893 £971	Total Value £9,193,821 £0
		Tiouse		0 158		10301.20	2371	20
	Intermediate	Flats (NIA)		No. of units 40	Size sq.m 65	Total sq.m 2,575	£psm £1,020	Total Value £2,626,806
		House		<u>0</u> 40	90	0 2575.30	£1,110	03
	Gross Development	value						£52,473,577
	Development Cost							
	Site Acquisition							
.1	Site value (residual la	nd value)						-£42,469,665
						Purchaser Costs		1.75%
								-43,212,884
	Build Costs							
.1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 27,593	Cost per sq.m £1,395	Total Costs £38,491,538
		House		<u>0</u> 368	90	0 27592.50	£929	£0.00
.2	Affordable units	Flats (GIA)		No. of units 198	Size sq.m 75	Total sq.m 14,858	Cost per sq.m £1,395	Total Costs £20,726,212.50
		House		0 198	90	0 14857.50	£929	£0.00
.3	Extra-over BR2013				£0	per unit		03
	Follow	4		566				£59,217,750
	Extra over construct	tion costs			400/	l		05.004.775.00
l.1 l.2	Externals Site abnormals (reme	ediation/demolition)				on build cost per net ha		£5,921,775.00 £0
.2	Site opening up costs	,				per unit		£8,001,378
								042.002.452
	Professional Fees							£13,923,153
.1					10%	on build costs (incl: externals)		£6,513,953
j	Contingency							£6,513,953
.1	,				5%	on build costs (incl: externals)		£3,256,976
						, , , , , , , , , , , , , , , , , , ,		£3,256,976
1	Developer contribution Lifetime homes	ions			£0	per unit		03
.1 .2	CSH Level 4					build cost		£1,480,444
.3	CIL					per sqm		£0
.4	S106 contribution				£1,000	per unit		£566,000
.5	Provision for energy re	equirements			£0	per unit		£0
	-	-	-		-			
	Sale cost							£2,046,444
.1	Private units only				3.00%	on OM GDV		£1,219,589
								£1,219,589
	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (include	ding land)					£42,964,979
	Private units				20%	on OM GDV		£8,130,590
	Affordable units				6%	on AH build cost (incl: externals	s)	£1,367,930
								£9,498,520
	TOTAL PROJECT C	OSTS [EXCLUDING	G INTEREST]					£52,463,500
	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXC	CLUDING INTEREST]					£10,077
					APR	I	PCM 0.565%	-£10,077
	Finance				7.00%	on net costs	0.0007	~.0.0

Island Site	Lower Value Area		271 Units					
ITEM				Residual Value			Technical Checks	peterbret
Net Site Area	1.92	Brownfield	Lower Value Are		per net ha		Sqm/ha Dwgs/ha	10,218 141
Nr of units	Private 176	Affordable 95		Social re Affordable rent	Intermediate 18.97		Units/pa GDV=Total costs	65 -
1.0	Development Value			0.00	10.97			
1.1	Private units	7		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Filvate units	Flats (NIA) House		123 53	65 90	8,015 4,756	£1,700 £1,850	£13,625,203 £8,798,693
1.2	Social rent			176 No. of units	Size sq.m	12770.88 Total sq.m	fnem	Total Value
1.2	Social rent	Flats (NIA) House		0 0 0	65 90	0 0 0 0.00	£psm £0 £0	£0 £0
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value
	, • . • . • . • . • . • . • . • . •	Flats (NIA) House		53 23 76	65 	3,453 2,049 5501.30	£893 £971	£3,081,392 £1,989,858
1.3	Intermediate			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		13 6 19	65 	863 512 1375.33	£1,020 £1,110	£880,398 £568,531
	Gross Developmen	nt value						£28,944,074
2.0	Development Cost							
2.1	Site Acquisition							
2.1.1	Site value (residual la	and value)						-£9,378,211
						Purchaser Costs		1.75%
								-9,542,330
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)		No. of units 123	Size sq.m 75	Total sq.m 9,248	Cost per sq.m £1,096	Total Costs £10,135,671
		House		53 176	90	4,756 14003.93	£929	£4,418,370.45
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		66 28	75 90	4,980 2,561	£1,096 £929	£5,457,669.00 £2,379,122.55
2.3.3	Extra-over BR2013			95	£0	7540.58 per unit		£0
				271				£22,390,833
2.4	Extra over construc	ction costs		271				222,000,000
2.4.1	Externals				10%	on build cost		£2,239,083.30
2.4.2	Site abnormals (reme	ediation/demolition)			£0	per net ha		£0
2.4.2	Site opening up cost	S			£13,133	per unit		£3,559,096
								£5,798,179
2.5	Professional Fees							
2.5.1					10%	on build costs (incl: externals)		£2,462,992
2.6	Contingency							£2,462,992
2.6.1					5%	on build costs (incl: externals)		£1,231,496
2.7	Developer contribu	utions						£1,231,496
2.7.1	Lifetime homes	itions			£0	per unit		£0
2.7.2	CSH Level 4					build cost		£559,771
2.7.3	CIL					per sqm		£0
2.7.4	S106 contribution					per unit		£271,000
2.7.5	Provision for energy	requirements				per unit		£0
2.7.3	Trovision for energy	requirements			20	per unit		
2.8	Sale cost							£830,771
2.8.1	Private units only				3.00%	on OM GDV		£672,717
	-							£672,717
	TOTAL DEVELOPM	MENT COSTS (inclu	ıding land)					£23,844,657
3.0	Developer's Profit							
3.1	Private units					on OM GDV		£4,484,779
3.2	Affordable units				6%	on AH build cost (incl: externals)		£5,002,007
	TOTAL PROJECT	COSTS IEVOLUSIN	C INTEREST					
	TOTAL INCOME. T							£28,846,664
4.0	TOTAL INCOME - T Finance Costs	OTAL COSTS [EXC	CLUDING INTEREST]					£97,409
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£97,409

Silo	Lower Value Area	48	Units					ot	
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -25,050,448	per net ha		Technical Checks: Sqm/ha Dwgs/ha	26,579 409	
r of units	Private 31	Affordable		Social re Affordable rent 0.00 13	Intermediate 3.36		Units/pa GDV=Total costs	24	<u> </u>
0	Development Value								
1	Private units	Flats (NIA) House		No. of units 31 0 31	Size sq.m 65 90	Total sq.m 2,028 0 2028.00	£psm £1,700 £1,850	Total Value £3,447,600 £0]
.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Value £0 £0]
.3	Affordable rent	Flats (NIA) House		0 No. of units 13 0	Size sq.m 65 90	0.00 Total sq.m 874 0	£psm £893 £971	Total Value £779,688 £0]
.3	Intermediate	Flats (NIA) House		13 No. of units 3 0	Size sq.m 65 	873.60 Total sq.m 218 0	£psm £1,020 £1,110	Total Value £222,768 £0]
				3		218.40			
	Gross Development	value						£4,450,056	
.0	Development Cost Site Acquisition								
2.1.1	Site value (residual la	nd value)				Purchaser Costs		-£2,940,602 1.75%]
.3	Build Costs							-2,992,062	<u> </u>
2.3.1	Private units	Flats (GIA) House		No. of units 31 0 31	Size sq.m 75 90	Total sq.m 2,340 0 2340.00	Cost per sq.m £1,395 £929	Total Costs £3,264,300 £0.00]
2.3.2	Affordable units	Flats (GIA) House		No. of units 17 0	Size sq.m 75 90	Total sq.m 1,260 0	Cost per sq.m £1,395 £929	Total Costs £1,757,700.00 £0.00]
3.3	Extra-over BR2013			17	03	1260.00 per unit		03 000]
.4	Extra over construc	tion costs		48				£5,022,000	
.4.1	Externals				10%	on build cost		£502,200.00]
2.4.2	Site abnormals (reme				£0	per net ha		£0]]
								£502,200	
2.5	Professional Fees								7
2.5.1					10%	on build costs (incl: externals)		£552,420 £552,420	J
2.6	Contingency							£552,420	
2.6.1					5%	on build costs (incl: externals)		£276,210.00]
2.7	Developer contribut	ions						£276,210	
2.7.1	Lifetime homes				£0	per unit		£0]
2.7.2	CSH Level 4				2.5%	build cost		£125,550]
2.7.3	CIL				£0	per sqm		£0]
2.7.4	S106 contribution				£1,000	per unit		£48,000]
2.7.5	Provision for energy r	requirements			£0	per unit		£0	J
2.8	Sale cost							£173,550	
2.8.1	Private units only				3.00%	on OM GDV		£103,428]
								£103,428	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (including la	ind)					£3,637,746	
3.1	Private units				20%	on OM GDV		£689,520]
3.2	Affordable units				6%	on AH build cost (incl: externals)		£116,008]
								£805,528	
		OSTS [EXCLUDING INTE						£4,443,274	
l.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCLUDIN	NG INTEREST]					£6,782	
l.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£6,782]
	s been prepared by Pete		Council. The apprai			ation guidance. The purpose of the		£4,450,056 Incil about the impact of planning policy	/ has on

Former Tooks Bakery	Mid Value Area	101 Units							ODC
ITEM Net Site Area	1.55	Brownfield Mid Va	alue Area	Residual Value 609,661	per net ha	 1	Technical Checks Sqm/ha	_	peterbret
	Private	Affordable		re Affordable rent	Intermediate	-	Dwgs/ha Units/pa GDV=Total costs		65 38
Nr of units	66	35	0.00		7.07		GDV=10tal 600t3		
.0	Development Valu	le .							
l.1	Private units	Flats (NIA) House		No. of units 0 66 66	Size sq.m 65	Total sq.m 0 5,909 5908.50	£psm £1,950 £2,200	### Total Value	
1.2	Social rent	Flats (NIA) House		No. of units 0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	Total Valu	ie
1.3	Affordable rent	Flats (NIA)		No. of units	Size sq.m	0.00 Total sq.m	£psm £1,024	Total Valu	
1.3	Intermediate	House Flats (NIA)		28 28 No. of units	90 Size sq.m 65	2,545 2545.20 Total sq.m 0	£1,155 £psm £1,170	£2,939,70 Total Valu	
		House		7 7	90	636 636.30	£1,254	£797,920	
	Gross Developme	ent value						£16,736,32	26
2.0	Development Cos	t							
2.1	Site Acquisition								
2.1.1	Site value (residual	land value)				Purchaser Costs		£944,041 5.75%	
								998,323	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 66 66	Size sq.m 75 90	Total sq.m 0 5,909 5908.50	Cost per sq.m £1,054 £929	Total Cos £0 £5,488,996	
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054	Total Cos £0.00	
2.3.3	Extra-over BR2013	House		35 35	90 £0	3,182 3181.50 per unit	£929	£2,955,613.	50
				101				£8,444,61	0
2.4	Extra over constru	uction costs							
2.4.1	Externals				10%	on build cost		£844,461.0	00
2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up cos	ets			£11,900	per unit		£1,201,85	
2.5	Professional Fees	3						£2,046,31	3
2.5.1					10%	on build costs (incl: externals)		£928,907	
2.6	Contingency							£928,907	
2.6.1					5%	on build costs (incl: externals)		£464,454	
2.7	Developer contrib	outions						£464,454	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				2.5%	build cost		£211,115	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£101,000	
2.7.5	Provision for energy	y requirements			£0	per unit		03	
2.8	Sale cost							£312,115	
2.8.1	Private units only				3.00%	on OM GDV		£389,961	
								£389,961	
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land)						£13,584,68	33
3.1	Private units	•			20%	on OM GDV		£2,599,74	0
3.2	Affordable units				6%	on AH build cost (incl: externals)		£195,070	
		00070 171101						£2,794,81	
		COSTS [EXCLUDING INTERES						£16,379,49	
4.0	Finance Costs	TOTAL COSTS [EXCLUDING IN	IEKE 3 I]		455		D011	£356,833	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£356,833	3
		COSTS [INCLUDING INTEREST						£16,736,32	

King George V Field	Mid Value Area		99 Units						Cho
ITEM								_	peterbrett
Net Site Area	1.96	Brownfield	Mid Value Area	Residual Value 470,611	per net ha	1	Technical Checks: Sqm/ha		4,547
						-	Dwgs/ha Units/pa		51 38
Nr of units	Private 64	Affordable 35		Social re Affordable rent 0.00 28	Intermediate 6.93	I	GDV=Total costs		-
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
	i iivate units	Flats (NIA) House		0 64	65 90	0 5,792	£1,950 £2,200	£0 £12,741,300	
		Tiouse		64		5791.50	22,200	212,741,000	
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m	£psm £0	Total Value	
		House		0	90	0.00	£0	£0	
1.3	Affordable rent			No. of units	Sizo sa m	Total sq.m	fnem	Total Value	
1.3	Allordable rent	Flats (NIA) House		0 28	Size sq.m 65 90	0 2,495	£psm £1,024 £1,155	£0 £2,881,494	
		Tiouse		28	90	2494.80	£1,133	22,001,434	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m	Total sq.m 0	£psm £1,170	Total Value	
		House		7 7	65 90	624 623.70	£1,170	£782,120	
						023.70			
	Gross Development	value						£16,404,914	
2.0	Development Cost								
2.1	Site Acquisition								
2.1.1	Site value (residual lan	nd value)						£922,141	
						Purchaser Costs		5.75%	
								975,164	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 64	75 90	0 5,792	£1,054 £929	£0 £5,380,303.50	
				64		5791.50			
2.3.2	Affordable units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Costs £0.00	
		House		<u>35</u> 35	90	3,119 3118.50	£929	£2,897,086.50)
2.3.3	Extra-over BR2013				£0	per unit		£0	
				99				£8,277,390	
2.4	Extra over construct	tion costs						;;	
2.4.1	Externals				10%	on build cost		£827,739.00	
2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up costs				£11,876	per unit		£1,175,701	
2.5	Professional Fees							£2,003,440	
2.5.1					10%	on build costs (incl: externals)		£910,513	
					•	·		£910,513	
2.6	Contingency								
2.6.1					5%	on build costs (incl: externals)		£455,256	
2.7	Developer contributi	:						£455,256	
	·	ions			C0	loor unit		60	
2.7.1	Lifetime homes					per unit		03	
2.7.2	CSH Level 4					build cost		£206,935	
2.7.3	CIL CALCULATION OF THE CALCULATI]per sqm		03	
2.7.4	S106 contribution					per unit		£99,000	
2.7.5	Provision for energy re	equirements			£0	per unit		03	
								C20E 02E	
2.8	Sale cost							£305,935	
2.8.1	Private units only				3.00%	on OM GDV		£382,239	
								£382,239	
	TOTAL DEVELOPME	ENT COSTS (includi	ng land)					£13,309,937	
3.0	Developer's Profit					_			
3.1	Private units					on OM GDV		£2,548,260	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£191,208	
								£2,739,468	
	TOTAL PROJECT CO	OSTS EXCLUDING	INTEREST]					£16,049,405	
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXCL	UDING INTEREST]					£355,509	
					APR	lan not assis	PCM	2055 500	
4.1	Finance				7.00%	on net costs	0.565%	-£355,509	
	TOTAL PRO 1707	0070 800 15	NTEDECT!					***	
This appraisal has been or	TOTAL PROJECT CO		NTEREST] ncil. The appraisal has been prepared in line w	rith the RICS valuation guidance	e. The purpose of	the appraisal is to inform the Council	about the impact of plann	£16,404,914 ing policy has on viability at	
			ndards January 2014) valuation and should not		, , , , , , , , , , , ,		1 2.2. 0. 5101111	J. , ,	J 2 2

	elc Lower Value Area		25 Units							OD	\circ
ITEM Net Site Area	0.22	Brownfield	Lower Value Area		Residual Value -2,662,911	per net ha		Technical Checks: Sqm/ha	_	peterb	
Net Site Area			Lower value Area			-		Dwgs/ha Units/pa			8,374 116 15
Nr of units	Private 16	Affordable 9		Social re 0.00	Affordable rent 7	Intermediate 1.75		GDV=Total costs			-
1.0	Development Value)									
1.1	Private units	Flats (NIA) House		-	No. of units 11 5	Size sq.m 65 90	Total sq.m 739 439	£psm £1,700 £1,850	£	otal Value 1,256,938 £811,688	
1.2	Social rent	Flats (NIA)			No. of units	Size sq.m	1178.13 Total sq.m	£psm £0		total Value	
1.3	Affordable rent	House		-	0 0 No. of units	90	0 0.00 Total sq.m	£0 £psm		£0 otal Value	
		Flats (NIA) House		-	5 2 7	65 90 _	319 189 507.50	£893 £971		£284,261 £183,566	
1.3	Intermediate	Flats (NIA) House		-	No. of units	Size sq.m 65	Total sq.m 80 47 126.88	£psm £1,020 £1,110		£81,218 £52,448	
	Gross Developmen	t value							í	2,670,118	
2.0	Development Cost										
2.1	Site Acquisition										
2.1.1	Site value (residual la	and value)								£576,341	
							Purchaser Costs			1.75%	
0.0	Puild Coats									-586,427	
2.3 2.3.1	Build Costs Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	т	otal Costs	
2.3.1	i rivate units	Flats (GIA) House		-	11 5 16	75 90	853 439 1291.88	£1,096 £929		£935,025 £407,599	
2.3.2	Affordable units	Flats (GIA) House			No. of units 6 3	Size sq.m 75 90	Total sq.m 459 236	Cost per sq.m £1,096 £929		otal Costs £503,475 £219,476	
2.3.3	Extra-over BR2013	House		-	9		695.63 per unit	LSZS		£0	
2.4	Futus avan as naturus	4i 4.			25				1	2,065,575	
2.4	Extra over construc	ction costs				400/				0000 550	
2.4.1 2.4.2	Externals Site abnormals (reme	ediation/demolition)					on build cost per net ha			£206,558 £0	
2.4.2	Site opening up costs						per unit			£0	
										£206,558	
2.5	Professional Fees										
2.5.1						10%	on build costs (incl: externals)		227,213.25	
2.6	Contingency									£227,213	
2.6.1						5%	on build costs (incl: externals)	£	113,606.63	
2.7	Developer contribu	tions								£113,607	
2.7.1	Lifetime homes					£0 p	per unit			£0	
2.7.2	CSH Level 4					0.0%	ouild cost			£0	
2.7.3	CIL					£0	per sqm			£0	
2.7.4	S106 contribution					£1,000	per unit			£25,000	
2.7.5	Provision for energy r	requirements				£0 g	per unit			£0	
2.8	Sale cost									£25,000	
2.8.1	Private units only					3.00%	on OM GDV			£62,059	
										£62,059	
3.0	TOTAL DEVELOPM Developer's Profit	ENT COSTS (inclu	ding land)						1	2,113,584	
3.1	Private units					20%	on OM GDV			£413,725	
3.2	Affordable units						on AH build cost (incl: externa	als)		£47,715	
										£461,440	
	TOTAL PROJECT C	OSTS [EXCLUDIN	G INTEREST]						£	2,575,024	
4.0	TOTAL INCOME - To	OTAL COSTS [EXC	LUDING INTEREST]							£95,093	
4.0 4.1	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%		-£32,247	
	TOTAL BBO ISSE	OCTO IINO UST	INTEDEST							22 607 074	
This appraisal had This appraisal is r	TOTAL PROJECT C is been prepared by Pete not a formal 'Red Book' (er Brett Associates fo		al has been uary 2014) v	prepared in line with	h the RICS valuation d not be relied upon a	guidance. The purpose of the such.	ne appraisal is to inform the Council		ning policy has on v	viability at a strategic lev

EM				Docidual Value			Tooknied Charles	_	petert
Site Area	0.41	Brownfield	Lower Value Area	Residual Value -2,503,227	per net ha		Technical Checks: Sqm/ha Dwgs/ha		8,852 122
f units	Private 33	Affordable 18		Social re Affordable rent	Intermediate 3.50		Units/pa GDV=Total costs		25 -
	Development Va	ılue							
	Private units	Flats (NIA)		No. of units 23	Size sq.m 65	Total sq.m 1,479	£psm £1,700	Total Value £2,513,875.0	
		House		10 33	90	878 2356.25	£1,850	£1,623,375	
	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0	65 	0	£0 £0	£0	
	Affordable rent			0 No. of units	Size on m	0.00	Cnom	Total Value	
	Allordable rent	Flats (NIA) House		10 4	Size sq.m 65 90	Total sq.m 637 378	£psm £893 £971	Total Value £568,523 £367,133	
				14	_	1015.00	20	2001,100	
	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 159	£psm £1,020	Total Value £162,435	
		House		<u> </u>	90	95 253.75	£1,110	£104,895	
	Gross Developn	nent value						£5,340,235	
	Development Co	ost							
	Site Acquisition								
.1	Site value (residua	al land value)						-£1,025,110	
						Purchaser Costs		1.75%	
								-1,043,050	
	Build Costs								
3.1	Private units	Flats (GIA)		No. of units	Size sq.m 75	Total sq.m 1,706	Cost per sq.m £1,096	Total Costs £1,870,050	
		House		10 33	90	878 2583.75	£929	£815,198	
3.2	Affordable units	Flats (GIA)		No. of units 12	Size sq.m 75	Total sq.m 919	Cost per sq.m £1,096	Total Costs £1,006,950	
		House		<u> </u>	90	473 1391.25	£929	£438,953	
.3	Extra-over BR201	3			£0	_per unit		£0	
				50				£4,131,150	
	Extra over cons	truction costs				¬			
.1	Externals				10%	on build cost		£413,115	
·.2 ·.2	Site abnormals (re	emediation/demolition)			£0	per net ha per unit		£0	
	one spenning up s								
	Professional Fed	es						£413,115	
1					10%	on build costs (incl: externals)		£454,427	
								£454,427	
4	Contingency				F0/			C227 242	
1					5%	on build costs (incl: externals)		£227,213	
	Developer contr	ibutions						221,210	
.1	Lifetime homes				£0	per unit		£0	
2	CSH Level 4				0.0%	build cost		03	
.4	CIL S106 contribution	1			£1,000	per sqm per unit		£50,000	
5	Provision for ener				£0	per unit		£0	
	Sale cost							£50,000	
1	Private units only				3.00%	on OM GDV		£124,118	
								£124,118	
		PMENT COSTS (incl	luding land)					£4,356,972	
	Developer's Pro	fit			0001	Ton OM OBY		2007 :	
	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals	s)	£827,450 £95,430	
	or Gable utillo						,	£922,880	
	TOTAL PROJEC	T COSTS [EXCLUDI	NG INTERESTI					£5,279,852	
		- TOTAL COSTS [EX		T]				£60,383	
	Finance Costs				APR		PCM		
	Finance				7.00%	on net costs	0.565%	-£60,383	

entral Brownfield	d Lower Value Are	a .	25 Units							Oh
ЕМ				Residua	I Value			Technical Checks	<u> </u>	peterb
et Site Area	0.35	Brownfield	Lower Value Are	ea 23	1,273	per net ha		Sqm/ha Dwgs/ha		6,469 72
of units	Private 16	Affordable 9		Social re Affordal	ole rent	Intermediate 1.75	ı	Units/pa GDV=Total costs		15 -
	Development Va			3.66			·			
	Private units			No. of u	nits	Size sq.m	Total sq.m	£psm	Total Va	alue
		Flats (NIA) House			0 16	65 90	0 1,463	£1,700 £1,850	£0 £2,705,	625
	Social rent				16 of units	Siza ag m	1462.50	Cnom	Total Va	alua
	Social rent	Flats (NIA) House		NO.	0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	£0	ilue
		110000			0	_	0.00	20		
	Affordable rent	Flats (NIA)		No.	of units 0	Size sq.m 65	Total sq.m 0	£psm £893	Total Va	
		House		_	7	90	630 630.00	£971	£611,8	88
	Intermediate	Flats (NIA)		No.	of units	Size sq.m 65	Total sq.m 0	£psm £1,020	Total Va	alue
		House			2	90	158 157.50	£1,110	£174,8	25
	Gross Developn	nent value							£3,492,	338
	Development Co	ost								
	Site Acquisition									
	Site value (residua								£80,44	16
							Purchaser Costs		1.75%	6
									81,85	3
	Build Costs									
I	Private units	Flats (GIA)		No.	of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054	Total Co	osts
		House			16 16	90	1,463 1462.50	£1,034 £929	£1,358,	663
2	Affordable units				of units	Size sq.m	Total sq.m	Cost per sq.m	Total Co	osts
		Flats (GIA) House			0 9	75 90	0 788	£1,054 £929	£0 £731,5	.88
S	Extra-over BR201	3			9	£0	787.50 per unit		£0	
					25				£2,090,	250
	Extra over cons	truction costs							22,000,	200
I	Externals					10%	on build cost		£209,02	5.00
2	Site abnormals (re	emediation/demolition	on)			£0	per net ha		£0	
2	Site opening up o	osts				£0	per unit		£0	
									£209,0	25
	Professional Fe	∌S				100/	1		0000	
						10%	on build costs (incl: externa	IS)	£229,9	_
	Contingency								LZZ9,9	20
						5%	on build costs (incl: externa	ls)	£114,9	64
	Developer contr	ibutions							£114,9	64
	Lifetime homes					£0	per unit		£0	
2	CSH Level 4					0.0%	build cost		£0	
3	CIL					£0	per sqm		03	
	S106 contribution	1				£1,000	per unit		£25,00	00
;	Provision for ener	gy requirements				£0	per unit		03	
	Sale cost								£25,00)0
	Private units only					3.00%	on OM GDV		£81,16	39
									£81,16	39
	TOTAL DEVELO Developer's Pro	PMENT COSTS (i	ncluding land)						£2,832,	188
	Private units					20%	on OM GDV		£541,1	25
	Affordable units					6%	on AH build cost (incl: exter	nals)	£48,28	
									£589,4	10
	TOTAL PROJEC	T COSTS [EXCLU	JDING INTEREST]						£3,421,	598
	TOTAL INCOME Finance Costs	- TOTAL COSTS	[EXCLUDING INTERES	ST]					£70,73	39
	Finance Costs Finance					APR 7.00%	on net costs	PCM 0.565%	-£70,7	39
							, 	0.00070	£10,1	<u> </u>

Felixstowe Road	Lower Value Are	a	70 Units								20
ITEM					Residual Value		_	Technical Checks	_	0.00	rbrett
Net Site Area	1.11	Brownfield	Lower Value Area	a	219,411	per net ha		Sqm/ha Dwgs/ha		5,673 63	3
Nr of units	Private 46	Affordable 25		Social re	Affordable rent	Intermediate 4.90		Units/pa GDV=Total costs		31 	
1.0	Development Va	lue									
1.1	Private units				No. of units	Size sq.m	Total sq.m	£psm		Total Value	-
		Flats (NIA) House			0 46 46	65 90	0 <u>4,095</u> 4095.00	£1,700 £1,850		£0 £7,575,750	_
1.2	Social rent				No. of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House			0 0 0	65 	0 0 0.00	£0 £0		£0 £0	
1.3	Affordable rent				No. of units	Size sq.m	Total sq.m	£psm		Total Value	
		Flats (NIA) House			0 20	65 90	0 1,764	£893 £971		£0 £1,713,285	
1.3	Intermediate				20 No. of units	Size sq.m	1764.00 Total sq.m	£psm		Total Value	
		Flats (NIA) House			0 5	65 	0 	£1,020 £1,110		£0 £489,510	
	One as Davidson				5		441.00			CO 770 F4F	_
0.0	Gross Developm									£9,778,545	
2.0	Development Co Site Acquisition										
2.1.1	Site value (residua									£243,655	٦
	`	,					Purchaser Costs			2.75%	_
										250,355	
2.3	Build Costs										
2.3.1	Private units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m 0	Cost per sq.m £1,054		Total Costs £0	\neg
		House			<u>46</u> 46	90	4,095 4095.00	£929		£3,804,255.00	
2.3.2	Affordable units	Flats (GIA)			No. of units	Size sq.m 75	Total sq.m	Cost per sq.m £1,054		Total Costs £0.00	\neg
		House			25 25	90	2,205 2205.00	£929		£2,048,445.00	_
2.3.3	Extra-over BR201	3				£0	per unit			£0	
2.4	Extra over const	truction costs			70					£5,852,700	
2.4.1	Externals	ruction costs				10%	on build cost			£585,270.00	\neg
2.4.2		emediation/demolitic	on)			£0	per net ha			£0	_ _
2.4.2	Site opening up co	osts				£0	per unit			£0	
										£585,270	
2.5	Professional Fee	es .								, 	
2.5.1						10%	on build costs (incl: externals)			£643,797	<u> </u>
2.6	Contingency									£643,797	
2.6.1						5%	on build costs (incl: externals)			£321,899	
2.7	Developer contri	ibutions								£321,899	
2.7.1	Lifetime homes					£0	per unit			£0	
2.7.2	CSH Level 4					0.0%	build cost			£0	_
2.7.3	CIL					£0	per sqm			£0 £70,000	」 ¬
2.7.42.7.5	S106 contribution Provision for energy					£1,000	per unit per unit			£70,000 £0	」 ᄀ
		33 - 1					⊐ , ∗ , ∗				_
2.8	Sale cost									£70,000	
2.8.1	Private units only					3.00%	on OM GDV			£227,273	
										£227,273	
3.0	TOTAL DEVELO Developer's Prof	PMENT COSTS (ir	ncluding land)							£7,951,293	
3.1	Private units					20%	on OM GDV			£1,515,150	
3.2	Affordable units					6%	on AH build cost (incl: externals)			£135,197]
										£1,650,347	
		T COSTS [EXCLU								£9,601,640	
4.0	TOTAL INCOME Finance Costs	- TOTAL COSTS [EXCLUDING INTERES	ST]						£176,905	
4.1	Finance					APR 7.00%	on net costs	PCM 0.565%		-£176,905	コ
This appraisal has be has on viability at a st	en prepared by Pete	T COSTS [INCLUD er Brett Associates fo praisal is not a form	or the Council. The app	raisal has	been prepared in lin Professional Standa	ne with the RICS rds January 2014	valuation guidance. The purpose of valuation and should not be relie	of the appraisal is to inform d upon as such.	the Council a	£9,778,545 about the impact of plant	ning po

Artificial Hockey Pitch	Mid Value Area		18 Units						obo
ITEM Net Site Area	0.48	Brownfield	Mid Value Area	Residual Value 845,782	per net ha		Technical Checks		oeterbrett
Nr of units	Private 12	Affordable 6		Social re Affordable rent	Intermediate 1.26		Dwgs/ha Units/pa GDV=Total costs		38 12 -
1.0	Development Valu	ie							
1.1	Private units	Flats (NIA) House		No. of units 0 12	Size sq.m 65 90	Total sq.m 0 1,053	£psm £1,950 £2,200	Total Value £0 £2,316,600	
1.2	Social rent	Flats (NIA) House		12 No. of units 0 0	Size sq.m 65 	1053.00 Total sq.m 0 0	£psm £0 £0	Total Value £0 £0	
1.3	Affordable rent	Flats (NIA) House		0 No. of units 0 5	Size sq.m 65 90	0.00 Total sq.m 0 454	£psm £1,024 £1,155	Total Value £0 £523,908	
1.3	Intermediate	Flats (NIA) House		No. of units	Size sq.m 65 90	453.60 Total sq.m 0 113	£psm £1,170 £1,254	Total Value £0 £142,204	
	Grass Davidanma			- i		113.40	21,204		
	Gross Developme							£2,982,712	
2.0	Development Cos	t							
2.1 2.1.1	Site Acquisition Site value (residual	land value)				Purchaser Costs		£402,706 4.75%	
								421,834	
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		No. of units 0 12 12	Size sq.m 75 90	Total sq.m 0 1,053 1053.00	Cost per sq.m £1,054 £929	£978,237.00	
2.3.2	Affordable units	Flats (GIA) House		No. of units 0 6 6	Size sq.m 75 90	Total sq.m 0 567 567.00	Cost per sq.m £1,054 £929	Total Costs £0.00 £526,743.00	
2.3.3	Extra-over BR2013				£0	per unit		£0	
2.4	Extra over constru	uction costs		18				£1,504,980	
					4.00/	on build post		C450, 400, 00	
2.4.1	Externals					on build cost		£150,498.00	
2.4.22.4.2	Site abnormals (ren	nediation/demolition)				per net ha per unit		£0	
								£150,498	
2.5	Professional Fees								
2.5.1					10%	on build costs (incl: externals)		£165,548	
2.6	Contingency							£165,548	
2.6.1					5%	on build costs (incl: externals)		£82,774	
2.7	Developer contrib	utions						£82,774	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£18,000	
2.7.5	Provision for energy	y requirements			£0	per unit		£0	
								242.000	
2.8	Sale cost							£18,000	
2.8.1	Private units only				3.00%	on OM GDV		£69,498	
								£69,498	
3.0	TOTAL DEVELOPI Developer's Profit	MENT COSTS (inclu	ding land)					£2,413,132	
3.1	Private units				20%	on OM GDV		£463,320	
3.2	Affordable units					on AH build cost (incl: externals)		£34,765	
								£498,085	
		COSTS [EXCLUDIN	-					£2,911,217	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXC	CLUDING INTEREST]					£71,495	
4.1	Finance				APR 7.00%	on net costs	PCM 0.565%	-£71,495	
	pared by Peter Brett Ass		cil. The appraisal has be	en prepared in line with the RICs January 2014) valuation and s		e. The purpose of the appraisal is to pon as such.	o inform the Council about the	£2,982,712 e impact of planning policy has	s on viability at a

Central/West Brown	field Lower Value Area 25 Units					
TEM		Residual Value			Technical Checks:	peterbre
Net Site Area	0.43 Brownfield Lower Value Are		per net ha		Sqm/ha Dwgs/ha	5,198 58
Nr of units	Private Affordable 16 9	Social re Affordable rent	Intermediate 1.75		Units/pa GDV=Total costs	
1.0	Development Value	0.00	1.73			
.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA) House	0 16	65 90	0 1,463	£1,700 £1,850	£0 £2,705,625
2	Social rent	16 No. of units	Size sq.m	1462.50 Total sq.m	£psm	Total Value
1.2	Flats (NIA) House	0 0	65 90	0 0	£0 £0	£0 £0
		0	_	0.00		
.3	Affordable rent Flats (NIA) House	No. of units 0 7	Size sq.m 65 90	Total sq.m 0 630	£psm £893 £971	Total Value £0 £611,888
		7	_	630.00		
.3	Intermediate Flats (NIA) House	No. of units	Size sq.m 65 90	Total sq.m 0 158	£psm £1,020 £1,110	Total Value £0 £174,825
	nouse	2	90 _	157.50	£1,110	£174,020
	Gross Development value					£3,492,338
.0	Development Cost					
1	Site Acquisition					
2.1.1	Site value (residual land value)			D. ord. a ser Ocata		£80,446
				Purchaser Costs		1.75% 81,853
3	Build Costs					01,000
2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 16	75 90	0 1,463	£1,054 £929	£0 £1,358,662.50
		16		1462.50		
2.3.2	Affordable units Flats (GIA) House	No. of units 0 9	Size sq.m 75 90	Total sq.m 0 788	Cost per sq.m £1,054 £929	Total Costs £0.00 £731,587.50
2.3.3	Extra-over BR2013	9		787.50 per unit	1929	£0
			<u> </u>			
2.4	Extra over construction costs	25				£2,090,250
2.4.1	Externals		10%	on build cost		£209,025.00
2.4.2	Site abnormals (remediation/demolition)		£0	per net ha		£0
2.4.2	Site opening up costs		£0	per unit		£0
						£209,025
2.5	Professional Fees		400/	and the state (see Landau to see La)		2000 000
2.5.1			10%	on build costs (incl: externals)		£229,928
2.6	Contingency					ALLO;0LU
2.6.1			5%	on build costs (incl: externals)		£114,964
2.7	Developer contributions					£114,964
2.7.1	Lifetime homes		£0	per unit		£0
2.7.2	CSH Level 4		0.0%	ouild cost		£0
2.7.3	CIL			per sqm		£0
2.7.4	S106 contribution Provision for energy requirements			per unit per unit		£25,000 £0
7.5	Provision for energy requirements		[20]	er unit		20
						£25,000
2. 8 2.8.1	Sale cost Private units only		3.00%	on OM GDV		£81,169
	1 Tivate units only		3.0070			£81,169
	TOTAL DEVELOPMENT COSTS (including land)					£2,832,188
.0	Developer's Profit					
5.1	Private units Affordable units			on OM GDV on AH build cost (incl: externals)		£541,125 £48,285
5.2	Anordable driks		0 /6	on Air build cost (incl. externals)		£589,410
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£3,421,598
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	тј				£70,739
.0	Finance Costs		APR		PCM	
	Finance		7.00%	on net costs	0.565%	-£70,739
l.1						

TEM				Residual Value			Technical Checks:	_	peterbre
let Site Area	0.81	Greenfield	Lower Value Area	207,024	per net ha		Sqm/ha Dwgs/ha		5,544 62
Ir of units	Private 33	Affordable 18		Social re Affordable rent 0.00 14	Intermediate 3.50		Units/pa GDV=Total costs		-
.0	Development Value								
.1	Private units	5 1.4.4010		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 <u>33</u> 33	65 90	0 <u>2,925</u> 2925.00	£1,700 £1,850	£0 £5,411,250	
1.2	Social rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 0	65 	0 0	£0 £0	£0	
1.3	Affordable rent			0 No. of units	Size sq.m	0.00 Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 14	65 	0 1,260	£893 £971	£0 £1,223,775	
1.3	Intermediate			14 No. of units	Size sq.m	1260.00 Total sq.m	£psm	Total Value	
		Flats (NIA) House		0 4	65 	0 315	£1,020 £1,110	£0 £349,650	
				4		315.00		00 004 077	
	Gross Development	value						£6,984,675	
2.0	Development Cost								
2.1 2.1.1	Site Acquisition Site value (residual la	and value)						£168,045	
	One value (recidual la	na valao)				Purchaser Costs		2.75%	
								172,666	
2.3	Build Costs								
2.3.1	Private units	Floto (CIA)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		33 33	75 90	0 <u>2,925</u> 2925.00	£1,054 £929	£0 £2,717,325.00	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) House		0 18 18	75 90	0 <u>1,575</u> 1575.00	£1,054 £929	£0.00 £1,463,175.00	
2.3.3	Extra-over BR2013			10	£0	per unit		£0	
				50				£4,180,500	
2.4	Extra over construct	tion costs				_			
2.4.1	Externals				10%	on build cost		£418,050.00	
2.4.2 2.4.2	Site abnormals (reme				£0	per net ha per unit		£0	
	2 17 17 3 17 12 12 1								
2.5	Professional Fees							£418,050	
2.5.1					10%	on build costs (incl: externals)		£459,855	
2.6	Contingency							£459,855	
2.6.1	general de la constant de la constan				5%	on build costs (incl: externals)		£229,928	
								£229,928	
2.7 2.7.1	Developer contribut Lifetime homes	ions			£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		£0	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£50,000	
2.7.5	Provision for energy r	requirements			£0	per unit		£0	
2.8	Sale cost							£50,000	
2.8.1	Private units only				3.00%	on OM GDV		£162,338	
								£162,338	
3.0	TOTAL DEVELOPMI Developer's Profit	ENT COSTS (including	land)					£5,673,336	
3.1	Private units				20%	on OM GDV		£1,082,250	
3.2	Affordable units				6%	on AH build cost (incl: externals)		£96,570	
								£1,178,820	
		COSTS [EXCLUDING INT						£6,852,156	
1.0	Finance Costs	OTAL COSTS [EXCLUD	ING INTEREST]		APR		PCM	£132,519	
4.1	Finance				7.00%	on net costs	0.565%	-£132,519	
	TOTAL PROJECT C	OSTS [INCLUDING INT	EREST]					£6,984,675	

Marchan Part	Elton Park	Lower Value Area		105 Units						abo.		
No. cont. No.	ITEM				5				_	peterbrett		
Part	Net Site Area	1.81	Brownfield	Lower Value Area	_	per net ha		Sqm/ha		5,214		
March Marc								Units/pa		58 39		
Processor Proc	Nr of units							GDV=Total costs				
1	1.0	Development Value										
Section Property	1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value			
Scientified					68		6,143	£1,700				
April												
Ministrator	1.2	Social rent			No. of units 0	65	Total sq.m 0	£0	£0			
Teacherships			House		0	90		£0	03			
Marie Mari	1.3	Affordable rent			_			£psm				
Second			Flats (NIA) House		29		2,646	£893 £971				
Part	4.0	lesta una a diata				0:		C 10 a 100	Tatal Value			
Part	1.3	intermediate			No. of units	65	0	£1,020	£0			
			поиѕе		7	90		£1,110	£134,203			
2.1 Standard Decision		Gross Development	value						£14,667,818			
2.7 Obroduce December 1942 Obroduce Decemb	2.0	Development Cost										
		•										
Priority	2.1.1		nd value)						-£840,904			
Provide units		`	,				Purchaser Costs					
Principle units									-855,619			
Principle units	2 3	Build Costs										
Page (CA)					No. of units	Sizo sa m	Total sa m	Cost por sa m	Total Costs			
Section	2.5.1	riivate units			0	75	0	£1,054	£0			
Pais (DA)			Tiouse					1929	25,700,362.30			
Hance	2.3.2	Affordable units	Flats (GIA)									
					37		3,308	£929				
10	2.3.3	Extra-over BR2013			Ç,	£0			£0			
10					105				£8,779.050			
24.2 Site staramate (remediator/steroptism)	2.4	Extra over construct	ion costs						,			
	2.4.1	Externals				10%	on build cost		£877,905.00			
	2.4.2	Site abnormals (remed	diation/demolition)			£0	per net ha		£0			
Processor Proc	2.4.2	Site opening up costs				£11,946	per unit		£1,254,308			
Processor Proc									£2 132 213			
	2.5	Professional Fees							22,132,213			
2.6.1	2.5.1					10%	on build costs (incl: externals)		£965,696			
									£965,696			
Private units only		Contingency					7					
	2.6.1					5%	on build costs (incl: externals)		,			
2.7.2 CSH Level 4	2.7	Developer contribution	ons						£482,848			
CIL ED per sgm	2.7.1	Lifetime homes				£0	per unit		£0			
2.7.4 \$106 contribution \$\frac{\	2.7.2	CSH Level 4				0.0%	build cost		03			
2.7.5 Provision for energy requirements	2.7.3	CIL				£0	per sqm		£0			
2.8.1 Private units only 3.00% on OM GDV 5.340,909 1.340,909 2.340	2.7.4	S106 contribution				£1,000	per unit		£105,000			
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £340,909 TOTAL DEVELOPMENT COSTS (including land) £11,950,095 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £2,272,725.00 3.2 Affordable units 6% on AH build cost (incl: externals) £2,475,521 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £14,425,616 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £242,201 4.0 Finance Costs APR PCM 4.1 Finance Costs [INCLUDING INTEREST] £14,667,818 TOTAL PROJECT Costs [Including Interest] £14,667,818 <td <="" colspan="2" td=""><td>2.7.5</td><td>Provision for energy re</td><td>equirements</td><td></td><td></td><td>£0</td><td>per unit</td><td></td><td>£0</td><td></td></td>	<td>2.7.5</td> <td>Provision for energy re</td> <td>equirements</td> <td></td> <td></td> <td>£0</td> <td>per unit</td> <td></td> <td>£0</td> <td></td>		2.7.5	Provision for energy re	equirements			£0	per unit		£0	
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £340,909 TOTAL DEVELOPMENT COSTS (including land) £11,950,095 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £2,272,725.00 3.2 Affordable units 6% on AH build cost (incl: externals) £2,475,521 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £14,425,616 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £242,201 4.0 Finance Costs APR PCM 4.1 Finance Costs [INCLUDING INTEREST] £14,667,818 TOTAL PROJECT Costs [Including Interest] £14,667,818 <td <="" colspan="2" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>	<td></td>											
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit 3.1 Private units	2.8	Sale cost							£105,000			
TOTAL DEVELOPMENT COSTS (including land) £11,950,095	2.8.1	Private units only				3.00%	on OM GDV		£340,909			
3.0 Peveloper's Profit 3.1 Private units									£340,909			
3.1 Private units 20% on OM GDV £2,272,725.00 3.2 Affordable units £202,796 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £14,425,616 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £24,201 4.0 Finance Costs This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL DEVELOPME	ENT COSTS (inclu	ding land)					£11,950,095			
3.2 Affordable units E202,796 E24,75,521 E14,425,616 TOTAL PROJECT COSTS [EXCLUDING INTEREST] APR APR APR APR APR APR Finance Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] APR TOTAL PROJECT COSTS [INCLUDING INTEREST] APR APR APR APR APR APR TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Total Project Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.0											
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs APR 7.00% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] E14,667,818 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.1											
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs APR 4.1 Finance PCM 7.00% on net costs 0.565% -£242,201 TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] E14,667,818 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.2	Affordable units				6%	on AH build cost (incl: externals)					
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Osts 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] 5. \$\frac{APR}{7.00\%}\$ on net costs \$\frac{APR}{7.00\%}\$ on net costs \$\frac{APR}{7.00\%}\$ on net costs \$\frac{E14,667,818}{1.000000000000000000000000000000000000												
4.0 Finance Costs APR APR APR APR APR APR APR APR APR AP												
APR PCM 4.1 Finance 7.00% on net costs 0.565% -£242,201 TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	4.0		TAL COSTS [EXC	CLUDING INTEREST]					£242,201			
TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,667,818 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	4.1						on net costs		-£242.201			
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on							_					
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL PROJECT CO	OSTS [INCLUDING	G INTEREST]					£14,667.818			
DESIGNATION OF THE STREET OF A TOTAL PORT OF THE STREET AND PORT OF THE STREET OF THE		s been prepared by Pete	r Brett Associates f	for the Council. The appra						ning policy has on		

elena Road	Lower Value Area		566 Units					
ЕМ				Residual Value			Technical Checks:	
t Site Area	1.13	Brownfield	Lower Value Area	-36,420,976	per net ha		Sqm/ha Dwgs/ha	32,667 503
of units	Private 368	Affordable 198		Social re Affordable rent 0.00 158	Intermediate 39.62		Units/pa GDV=Total costs	93
	Development Value							
	Private units			No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA) House		368 0	65 	23,914	£1,700 £1,850	£40,652,950 £0
	Social rent			368 No. of units	Size sq.m	23913.50 Total sq.m	£psm	Total Value
	ociai icii	Flats (NIA) House		0 0	65 90	0 0	£0 £0	£0 £0
				0		0.00		
	Affordable rent	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 10,301	£psm £893	Total Value £9,193,821
		House		<u>0</u> 158	90	0 10301.20	£971	03
	Intermediate	Flats (NIA)		No. of units 40	Size sq.m 65	Total sq.m 2,575	£psm £1,020	Total Value £2,626,806
		House		<u> </u>	90	0 2575.30	£1,110	03
	Gross Development	value						£52,473,577
	Development Cost							
	Site Acquisition							
1	Site value (residual la	nd value)						-£41,017,376
						Purchaser Costs		1.75%
								-41,735,180
	Build Costs							
.1	Private units	Flats (GIA)		No. of units 368	Size sq.m 75	Total sq.m 27,593	Cost per sq.m £1,395	Total Costs £38,491,538
		House		<u>0</u> 368	90	<u>0</u> 27592.50	£929	£0.00
.2	Affordable units	Flata (01A)		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		198 0 198	75 90	14,858 0 14857.50	£1,395 £929	£20,726,212.50 £0.00
3	Extra-over BR2013			190	£0	per unit		£0
				566				£59,217,750
	Extra over construct	tion costs						
.1	Externals				10%	on build cost		£5,921,775.00
2	Site abnormals (reme	,				per net ha		£0
2	Site opening up costs				£14,137	per unit		£8,001,378
	Professional Fees							£13,923,153
.1					10%	on build costs (incl: externals)		£6,513,953
						, , , , , , , , , , , , , , , , , , ,		£6,513,953
	Contingency							
.1					5%	on build costs (incl: externals)		£3,256,976
	Developer contributi	ions						£3,256,976
1	Lifetime homes				£0	per unit		£0
2	CSH Level 4					build cost		03
3	CIL					per sqm		03
5	S106 contribution Provision for energy re	equirements				per unit		£566,000 £0
	r rovision for energy iv	equirements				per unit		20
								£566,000
.1	Sale cost Private units only				3.00%	on OM GDV		£1,219,589
. 1	r mate antis Uniy				L 0.00 /0			£1,219,589
	TOTAL DEVELOPME	ENT COSTS (inclu	ding land)					£42,962,239
	Developer's Profit							
	Private units					on OM GDV		£8,130,590
	Affordable units				6%	on AH build cost (incl: externals	5)	£1,367,930
	TOTAL DDG IFOT C	OSTS IEVOLUSIE:	C INTEREST!					£9,498,520
	TOTAL INCOME - TO		CLUDING INTEREST]					£52,460,760 £12,817
	Finance Costs	CIAL GOOTS [EAC	CLODINO MI ENEGI]		APR		PCM	212,011
	Finance					on net costs	0.565%	-£12,817

Island Site	Lower Value Area		271 Units					
ITEM				Residual Value			Technical Checks:	peterbret
Net Site Area	1.92	Brownfield	Lower Value Area		per net ha		Sqm/ha Dwgs/ha	10,218 141
Nr of units	Private 176	Affordable 95		Social re Affordable rent	Intermediate 18.97		Units/pa GDV=Total costs	65 -
1.0	Development Value			0.00 76	10.97			
I.1	Private units	7		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Tilvate units	Flats (NIA) House		123 53	65 90	8,015 4,756	£1,700 £1,850	£13,625,203 £8,798,693
1.2	Social rent			176 No. of units	Size on m	12770.88	Cnom	Total Value
1.2	Social rent	Flats (NIA) House		0 0	Size sq.m 65 	Total sq.m 0 0	£psm £0 £0	£0 £0
1.2	Affordable rent			0 No. of units	Cina as m	0.00	Concessor	Total Value
1.3	Affordable rent	Flats (NIA) House		53 23	Size sq.m 65 90	Total sq.m 3,453 2,049	£psm £893 £971	Total Value £3,081,392 £1,989,858
1.3	Intermediate			76	Size sq.m	5501.30 Total sq.m	£psm	Total Value
	intermediate	Flats (NIA) House		13 6	65 90	863 512	£1,020 £1,110	£880,398 £568,531
	Gross Developmen	t value		19		1375.33		£28,944,074
2.0	Development Cost	it value						220,344,014
2.1	Site Acquisition							
2.1.1	Site value (residual la	and value)						-£8,836,544
						Purchaser Costs		1.75%
								-8,991,183
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)		No. of units 123	Size sq.m 75	Total sq.m 9,248	Cost per sq.m £1,096	Total Costs £10,135,671
		House		53 176	90	4,756 14003.93	£929	£4,418,370.45
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA) House		66 28 95	75 90 _	4,980 2,561 7540.58	£1,096 £929	£5,457,669.00 £2,379,122.55
2.3.3	Extra-over BR2013			93	£0	per unit		£0
				271				£22,390,833
2.4	Extra over construc	ction costs						
2.4.1	Externals	adiation/domalitian)				on build cost		£2,239,083.30 £0
2.4.2	Site abnormals (remo					per net ha per unit		£3,559,096
	3.1				,			
2.5	Professional Fees							£5,798,179
2.5.1					10%	on build costs (incl: externals)		£2,462,992
2.6	Contingency							£2,462,992
2.6.1	,				5%	on build costs (incl: externals)		£1,231,496
								£1,231,496
2.7 2.7.1	Developer contribution Lifetime homes	itions			£0	per unit		£0
2.7.2	CSH Level 4					build cost		£0
2.7.3	CIL					per sqm		£0
2.7.4	S106 contribution				£1,000	per unit		£271,000
2.7.5	Provision for energy	requirements			£0	per unit		£0
								0074.000
2.8	Sale cost							£271,000
2.8.1	Private units only				3.00%	on OM GDV		£672,717
	TOTAL DEVELOPM	IENT COSTS (inclu	ding land)					£672,717 £23,836,033
3.0	Developer's Profit	. <u> 50513 (inciu</u>	aniy idiid)					£23,030,033
3.1	Private units					on OM GDV		£4,484,779
3.2	Affordable units				6%	on AH build cost (incl: externals)		£517,228
	TOTAL PRO 1777	20070 1740 177	O INTEREST					£5,002,007
	TOTAL INCOME. T							£28,838,040
4.0	Finance Costs	OTAL GUSTS [EXC	CLUDING INTEREST]		A D D		DOM	£106,033
					APR 7.00%	on net costs	PCM 0.565%	-£106,033
4.1	Finance							

Silo	Lower Value Area		48 Units						
ITEM									
Net Site Area	0.12	Greenfield	Lower Value Area	Residual Value -24,007,398	per net ha		Technical Check Sqm/ha	<u>s:</u>	26,579
							Dwgs/ha Units/pa		409 24
Nr of units	Private 31	Affordable 17		Social re Affordable rent 0.00 13	Intermediate 3.36		GDV=Total costs		-
1.0	Development Value								
1.1	Private units			No. of units	Size sq.m	Total sq.m	£psm		Value
		Flats (NIA) House		31 0	65 	2,028	£1,700 £1,850		17,600 CO
1.2	Social rent			31 No. of units	Size sq.m	2028.00 Total sq.m	£psm	Total	Value
1.2	ooda rem	Flats (NIA) House		0	65 90	0	£0 £0	£	20
				0		0.00			
1.3	Affordable rent	Flats (NIA)		No. of units 13	Size sq.m 65	Total sq.m 874	£psm £893	£779	Value 9,688
		House		0 13	90	0 873.60	£971	£	20
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 65	Total sq.m 218	£psm £1,020		Value 2,768
		House		3	90	0 218.40	£1,110		20
	Gross Development	valuo				210.10		SA 45	50,056
		value						24,43	0,030
2.0	Development Cost								
2.1	Site Acquisition	ad valua)						C2 04	10.464
2.1.1	Site value (residual la	nd value)				Purchaser Costs			18,161 '5%
						r dichaser costs		-2,86	
2.2	Duild Costs							-2,00	1,413
2.3	Build Costs			No of weite	Cina an m	Total an m	Coot non on m	Tatal	Conto
2.3.1	Private units	Flats (GIA) House		No. of units 31 0	Size sq.m 75 90	Total sq.m 2,340 0	Cost per sq.m £1,395 £929	£3,26	Costs 64,300 .00
		поuse		31	90	2340.00	1929	2.0	.00
2.3.2	Affordable units	Flats (GIA)		No. of units 17	Size sq.m 75	Total sq.m 1,260	Cost per sq.m £1,395		Costs 7,700.00
		House		0 17	90	0 1260.00	£929		.00
2.3.3	Extra-over BR2013				£0	per unit		£	20
				48				£5,02	22,000
2.4	Extra over construct	tion costs							
2.4.1	Externals				10%	on build cost		£502,2	200.00
2.4.2	Site abnormals (reme	diation/demolition)			£0	per net ha		£	20
2.4.2	Site opening up costs				£0	per unit		£	20
								£502	2,200
2.5	Professional Fees					_			<u></u>
2.5.1					10%	on build costs (incl: externals)			2,420
2.6	Contingency							£552	2,420
2.6.1					5%	on build costs (incl: externals)		£276,2	210.00
2.7	B 1 1 1 1 1							£276	6,210
2.7 2.7.1	Developer contributi Lifetime homes	ons			£0	per unit			00
2.7.2	CSH Level 4				0.0%	build cost			20
2.7.3	CIL				£0	per sqm			20
2.7.4	S106 contribution				£1,000	per unit			,000
2.7.5	Provision for energy re	equirements			£0	per unit		£	20
2.8	Sale cost							£48	,000
2.8.1	Private units only				3.00%	on OM GDV		£103	3,428
					3.3370				3,428
	TOTAL DEVELOPME	ENT COSTS (includ	ling land)						66,779
3.0	Developer's Profit	_ \							
3.1	Private units				20%	on OM GDV			9,520
3.2	Affordable units	_	-		6%	on AH build cost (incl: externals)			5,008
									5,528
	TOTAL PROJECT C								12,308
4.0	TOTAL INCOME - TO Finance Costs	OTAL COSTS [EXC	LUDING INTEREST]					£7,	748
					APR 7.00%	on net costs	PCM 0.565%	-£7,	.748
4.1	Finance								
4.1	Finance								,

Former Tooks Bakery	Mid Value Area	101 Units							ODC
ITEM Net Site Area	1.55	Brownfield Mid Value Are		ual Value 733,025	per net ha		Technical Checks Sqm/ha		peterbret
Net Site Area						4	Dwgs/ha Units/pa		65 38
Nr of units	Private 66	Affordable 35	Social re Afford 0.00	able rent 28	Intermediate 7.07		GDV=Total costs		-
1.0	Development Valu	ie .							
I.1	Private units	Flats (NIA) House	No. of	units 0 66 66	Size sq.m 65 90	Total sq.m 0 5,909 5908.50	£psm £1,950 £2,200	Total Va £0 £12,998,	
1.2	Social rent	Flats (NIA) House	N-	o. of units 0 0	Size sq.m 65 90	Total sq.m 0 0	£psm £0 £0	Total Va £0 £0	ilue
1.3	Affordable rent	Flats (NIA) House	N	0 o. of units 0 28	Size sq.m 65 90	0.00 Total sq.m 0 2,545	£psm £1,024 £1,155	Total Va £0 £2,939,7	
1.3	Intermediate	Flats (NIA)	N	28 o. of units	Size sq.m 65	2545.20 Total sq.m 0	£psm £1,170	Total Va	ilue
		House		7	90	636 636.30	£1,254	£797,92	20
	Gross Developme	nt value						£16,736,	326
2.0	Development Cos	t							
2.1	Site Acquisition								
2.1.1	Site value (residual	land value)				Purchaser Costs		£1,135,0	
								1,200,3	33
2.3	Build Costs								
2.3.1	Private units	Flats (GIA) House		0 66 66	Size sq.m 75 90	Total sq.m 0 5,909 5908.50	Cost per sq.m £1,054 £929	£5,488,99	
2.3.2	Affordable units	Flats (GIA) House	N-	0 35	Size sq.m 75	Total sq.m 0 3,182	Cost per sq.m £1,054 £929	Total Co £0.00 £2,955,61	
2.3.3	Extra-over BR2013			35	£0	3181.50 _per unit		£0	
2.4	Extra over constru	uction costs		101				£8,444,6	610
2.4.1	Externals				10%	on build cost		£844,46	1.00
2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up cos	ts			£11,900	per unit		£1,201,8	352
2.5	Professional Fees							£2,046,3	313
2.5.1					10%	on build costs (incl: externals)		£928,90	
2.6	Contingency							£928,9	07
2.6.1					5%	on build costs (incl: externals)		£464,4	54
2.7	Developer contrib	utions						£464,4	54
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	CSH Level 4				0.0%	build cost		03	
2.7.3	CIL				£0	per sqm		£0	
2.7.4	S106 contribution				£1,000	per unit		£101,0	00
2.7.5	Provision for energy	requirements			03	per unit		03	
2.8	Sale cost							£101,0	00
2.8.1	Private units only				3.00%	on OM GDV		£389,9	61
								£389,9	61
		MENT COSTS (including land)						£13,575,	577
3.0	Developer's Profit				200/	Ter on ony		00.500	740
3.2	Private units Affordable units				20% 6%	on OM GDV on AH build cost (incl: externals)	£2,599,7 £195,0	
								£2,794,8	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]						£16,370,	388
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTERES	Τ]					£365,9	39
4.1	Finance Costs Finance				APR 7.00%	on net costs	PCM 0.565%	-£365,9	39

М		Residual V		_	Technical Checks:	■ pete
te Area	1.96 Brownfield Mid	Value Area 566,1	165 per net ha]	Sqm/ha Dwgs/ha Units/pa	4,547 51
nits	Private Affordable 64 35	Social re Affordable			Units/pa GDV=Total costs	38 0
	Development Value	0.00 28	0.93			
	Private units	No. of units	s Size sq.m	Total sq.m	£psm _	Total Value
	Flats (NIA) House	0 64	65 4 90	0 5,792	£1,950 £2,200	£0 £12,741,300
		64		5791.50		
	Social rent Flats (NIA) House	No. of	units Size sq.m 65 90	Total sq.m	£psm £0 £0	£0 £0
	nouse	0		0.00	έ0 [
	Affordable rent Flats (NIA)	No. of 0	units Size sq.m	Total sq.m	£psm £1,024	Total Value £0
	House		8 90	2,495 2494.80	£1,155	£2,881,494
	Intermediate	No. of	_	Total sq.m	£psm	Total Value
	Flats (NIA) House		65	0 624 623.70	£1,170 £1,254	£0 £782,120
	Gross Development value			<u> </u>		£16,404,914
	Development Cost					210,101,011
	Site Acquisition					
	Site value (residual land value)				Γ	£1,109,376
	,			Purchaser Costs	_	5.75%
						1,173,165
	Build Costs					
	Private units	No. of		Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 64 64	4 90	0 <u>5,792</u> 5791.50	£1,054 £929	£0 £5,380,303.50
	Affordable units	No. of		Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA) House	0 35	75 5 90	0 3,119	£1,054 £929	£0.00 £2,897,086.50
	Extra-over BR2013	35		3118.50]per unit		£0
						CO 077 200
	Extra over construction costs	99	,			£8,277,390
	Externals		10%	on build cost	[£827,739.00
	Site abnormals (remediation/demolition)		£0	per net ha	[£0
	Site opening up costs		£11,876	per unit	[£1,175,701
						£2,003,440
	Professional Fees					
			10%	on build costs (incl: externals)		£910,513
	Contingency					£910,513
			5%	on build costs (incl: externals)	[£455,256
	Dovolonov contributions					£455,256
	Developer contributions Lifetime homes		£0	per unit	Г	£0
	CSH Level 4			build cost	[£0
	CIL		£0	per sqm	-	£0
	S106 contribution		£1,000	per unit		£99,000
	Provision for energy requirements		£0	per unit	[£0
	Sale cost					£99,000
	Private units only		3.00%	on OM GDV		£382,239
						£382,239
	TOTAL DEVELOPMENT COSTS (including land) Developer's Profit					£13,301,004
	Private units		20%	on OM GDV	Г	£2,548,260
	Affordable units			on AH build cost (incl: externals)		£191,208
						£2,739,468
	TOTAL PROJECT COSTS [EXCLUDING INTERES	ST]				£16,040,471
	TOTAL INCOME - TOTAL COSTS [EXCLUDING II	NTEREST]				£364,442
	Finance Costs		APR		PCM	
	Finance			on net costs	0.565%	-£364,442



Appendix E Non-residential Appraisal Assumptions



Assumption	Source	Notes		
Revenue				
Sales value of completed scheme	EGI & Consultation	Offices - £160 per sq m capitalised at 8% Industrial - £60 per sq m capitalised at 9% Comparison (465 sq m) - £190 per sq m capita Comparison (5,000 sq m) - £160 per sq m capit Convenience (5,000 sq m) - £180 per sq m capit Convenience (465 sq m) - £200 per sq m capit	talised at 7.5%. bitalised at 5.5%.	
Construction costs				
Construction	BCIS Online	BCIS is published by RICS on a quarterly basis dependent on the final specification. The following build costs used are derived from marketplace, rebased for Ipswich:		
		Offices	£1,312	per sq m
		Industrial	£573	per sq m
		Comparison (5,000 sq m)	£595	per sq m
		Convenience	£1,127	per sq m
		Comparison (465 sq m)	£798	per sq m
Contingency	Industry standard	Contingency is an expression of risk relating to from site to site. We have adopted a generic availl vary.	a specific schen verage of 5% tho	ne and will vary ough in practice it
Plot external	Industry standard	On-site preparation for internal access roads ar vary from site to site, but we have assumed 109 appropriate.		
Fees				
Professional fees	Industry standards	We have assumed 10% of development costs be standards.	oased on accept	ed industry
		With regards to comparison retail we have allow letting agents' fees and 5% for sales agents' fee marketing or letting fees for the convenience re assumed the development would be pre-let. Fees associated with the investment sale are by	es. We have no tail scenarios as	allowed for we have
Sale costs/Letting Fees	Industry standards	standards:	asea apoir the re	mowning madatiy
		Surveyor - 1.00%		
		Legal - 0.75%		
		Stamp duty has been charged at the prevailing	rate.	
Finance costs	Industry standards	Finance costs assume an interest rate of 7%.		
Stamp Duty on Land Purchase	HMRC	Stamp duty has been charged on the land purc	hase at the prev	ailing rate.
		Fees associated with the land purchase are bas industry standards:	sed upon the foll	owing
Professional fees on Land Purchase	Industry standards	Surveyor - 1.00% 0.75%		
		Legal -		

Viability Testing for the Ipswich Development Plan



Profit		
Profit	Industry standards	A developer's profit of 20% on total development costs has been allowed in all retail appraisals.



Appendix F Detailed Non-residential Appraisals

Development Appraisal

Town Centre Offices - 465 sqm

Town Centre Offices - 465 sqm

Summary Appraisal for Phase 1

REVENUE

Town Centre Offices Market Rent (Oyrs 6mths Rent Free) 63,240 YP @ 8.0000% 12.5000 0.9623 760,659 0.9623 760,659 0.9623 760,659 0.9623 0.9625 0.96	Rental Area Summary Town Centre Offices	Units 1	m² 395.25	Rate m ² £160.00	Initial MRV/Unit £63,240	Net Rent at Sale 63,240	Initial MRV 63,240
Purchaser's Costs NET DEVELOPMENT VALUE 5.75% (43,738) 716,921 NET REALISATION 716,921 716,921 OUTLAY ACQUISITION COSTS Residualised Price (242,054) (242,054) CONSTRUCTION COSTS Construction Town Centre Offices m² Rate m² Cost 701,592 701,592 701,592 Developers Contingency 5.00% 35,080 35,080 PROFESSIONAL FEES Architect 10.00% 70,159 70,159 MARKETING & LETTING Letting Agent Fee 10.00% 6,324 10.00% 3,162 9,486 DISPOSAL FEES Sales Agent Fee 1.00% 7,169 7,169	Town Centre Offices Market Rent	63,240				760,659	
OUTLAY ACQUISITION COSTS Residualised Price (242,054) (242,054) CONSTRUCTION COSTS Construction Town Centre Offices m² Rate m² Cost F1,508.80 Cost 701,592 701,592 Developers Contingency 5.00% 35,080 35,080 PROFESSIONAL FEES Architect 10.00% 70,159 MARKETING & LETTING Letting Agent Fee Letting Legal Fee 10.00% 6,324 Letting Legal Fee 9,486 DISPOSAL FEES Sales Agent Fee 1.00% 7,169	Purchaser's Costs		5.75%	(43,738)			
ACQUISITION COSTS Residualised Price (242,054) (242,054) (242,054) (242,054) CONSTRUCTION COSTS Construction Town Centre Offices 465.00 E1,508.80 701,592 701,592 Developers Contingency 5.00% 35,080 PROFESSIONAL FEES Architect 10.00% 70,159 MARKETING & LETTING Letting Agent Fee Letting Legal Fee 5.00% 10.00%	NET REALISATION				716,921		
Residualised Price (242,054) CONSTRUCTION COSTS Construction m² Rate m² Cost Town Centre Offices 465.00 £1,508.80 701,592 701,592 Developers Contingency 5.00% 35,080 PROFESSIONAL FEES	OUTLAY						
Construction m² A65.00 Rate m² £1,508.80 Cost 701,592 Developers Contingency 5.00% 35,080 PROFESSIONAL FEES Architect 10.00% 70,159 MARKETING & LETTING Letting Agent Fee Letting Legal Fee 10.00% 6,324 5.00% Letting Legal Fee 5.00% 3,162 9,486 DISPOSAL FEES Sales Agent Fee 1.00% 7,169				(242,054)	(242,054)		
## States Agent Fee Solve Solve Solve Solve States Agent Fee Solve Solve States Agent Fee Solve	Construction				701,592		
Architect 10.00% 70,159 MARKETING & LETTING Letting Agent Fee 10.00% 6,324 Letting Legal Fee 5.00% 3,162 DISPOSAL FEES Sales Agent Fee 1.00% 7,169	Developers Contingency		5.00%	35,080	35,080		
MARKETING & LETTING Letting Agent Fee 10.00% 6,324 Letting Legal Fee 5.00% 3,162 9,486 DISPOSAL FEES Sales Agent Fee 1.00% 7,169			10.00%	70,159	70,159		
DISPOSAL FEES Sales Agent Fee 1.00% 7,169	Letting Agent Fee						
	Sales Agent Fee				3,400		

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Town Centre Offices (465sqm).wcfx ARGUS Developer Version: 6.00.000

Town Centre Offices - 465 sqm

10,754

FINANCE
Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Land (12,381) Construction 24,798

Total Finance Cost 12,418

TOTAL COSTS 597,434

PROFIT

119,487

Performance Measures

 Profit on Cost%
 20.00%

 Profit on GDV%
 15.71%

 Profit on NDV%
 16.67%

 Development Yield% (on Rent)
 10.59%

 Equivalent Yield% (Nominal)
 8.00%

 Equivalent Yield% (True)
 8.42%

IRR N/A

Rent Cover 1 yr 11 mths Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

Date: 10/12/2014

Development Appraisal

Town Centre Offices - 10,000 sqm

Town Centre Offices - 10,000 sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Town Centre Offices	1	8,500.00	£160.00	£1,360,000	1,360,000	1,360,000
Investment Valuation Town Centre Offices Current Rent Rent Free	1,360,000 (1,360,000)	YP @ YP 0yrs 6mths @ PV 5yrs @	8.0000% 8.0000% 8.0000%	12.5000 0.4719 0.6806	17,000,000 (436,759) 16,563,241	
GROSS DEVELOPMENT VALUE Purchaser's Costs		5.75%	(952,386)	16,563,241		
NET DEVELOPMENT VALUE		3.1376	(932,300)	<u>15,610,855</u>		
NET REALISATION				15,610,855		
OUTLAY						
ACQUISITION COSTS Residualised Price			(5,053,639)	(5,053,639)		
CONSTRUCTION COSTS Construction Town Centre Offices	m² 10,000.00	Rate m ² £1,508.80	Cost 15,088,000	15,088,000		
Contingency		5.00%	754,400	754,400		
PROFESSIONAL FEES Architect		10.00%	1,508,800	1,508,800		
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		10.00% 5.00%	136,000 68,000	204.000		
DISPOSAL FEES				204,000		

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Town Centre Offices (10,000sqm).wcfx ARGUS Developer Version: 6.00.000

Town Centre Offices - 10,000 sqm

 Sales Agent Fee
 1.00%
 156,109

 Sales Legal Fee
 0.50%
 78,054

234,163

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Land (259,971) Construction 533,292

Total Finance Cost 273,321

TOTAL COSTS 13,009,045

PROFIT

2,601,809

Performance Measures

 Profit on Cost%
 20.00%

 Profit on GDV%
 15.71%

 Profit on NDV%
 16.67%

 Development Yield% (on Rent)
 10.45%

 Equivalent Yield% (Nominal)
 8.00%

 Equivalent Yield% (True)
 8.41%

IRR N/A

Rent Cover 1 yr 11 mths
Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

Development Appraisal

R&D, Industrial & Warehousing - 3,500 sqm

APPRAISAL SUMMARY

PETER BRETT ASSOCIATES

Date: 10/12/2014

R&D, Industrial & Warehousing - 3,500 sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary	11.24		D .4	Initial	Net Rent	Initial
R&D, Industrial & Distribution	Units 1	m² 3,500.00	Rate m² £60.00	MRV/Unit £210,000	at Sale 210,000	MRV 210,000
Investment Valuation R&D, Industrial & Distribution Market Rent (0yrs 6mths Rent Free)	210,000	YP 4yrs 6mths @ PV 0yrs 6mths @	9.0000% 9.0000%	3.5717 0.9578	718,421	
GROSS DEVELOPMENT VALUE Purchaser's Costs		5.75%	(41,309)	718,421		
NET DEVELOPMENT VALUE		3.7376	(41,309)	677,112		
NET REALISATION				677,112		
OUTLAY						
ACQUISITION COSTS Residualised Price CONSTRUCTION COSTS			(2,132,065)	(2,132,065)		
Construction R&D, Industrial & Distribution	m² 3,500.00	Rate m² £658.95	Cost 2,306,325	2,306,325		
Contingency		5.00%	115,316	115,316		
PROFESSIONAL FEES Architect		10.00%	230,632	230,632		

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\R&D, Industrial & Warehousing (3,500sqm).wcfx ARGUS Developer Version: 6.00.000

APPRAISAL SUMMARY				PETER BRETT ASSOCIATES
R&D, Industrial & Warehousing - 3,500 sqm				
MARKETING & LETTING				
Letting Agent Fee	10.00%	21,000		
Letting Legal Fee	5.00%	10,500		
			31,500	
DISPOSAL FEES				
Sales Agent Fee	1.00%	6,771		
Sales Legal Fee	0.50%	3,386	40.455	
FINANCE			10,157	
FINANCE Debit Boto 7 0000/ Condit Boto 0 0000/ (Norminal)				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)		(50,500)		
Land Construction		(56,533)		
Total Finance Cost		58,928	2,395	
Total Finance Cost			2,393	
TOTAL COSTS			564,260	
PROFIT				
			112,852	
Performance Measures				
Profit on Cost%	20.00%			
Profit on GDV%	15.71%			
Profit on NDV%	16.67%			
Development Yield% (on Rent)	37.22%			
Equivalent Yield% (Nominal)	9.00%			
Equivalent Yield% (True)	12.06%			
IRR	(16.53)%			
Rent Cover	0 yrs 6 mths			
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths			

Date: 10/12/2014

Development Appraisal

Employment Park - Offices at 5,000sqm & Ind. at 3,500sqm

Employment Park - Offices at 5,000sqm & Ind. at 3,500sqm

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary Offices Industrial Totals	Units	m² 4,250.00 <u>3,500.00</u> 7,750.00	Rate m ² £160.00 £60.00	Initial MRV/Unit £680,000 £210,000	Net Rent at Sale 680,000 210,000 890,000	Initial MRV 680,000 210,000 890,000
Investment Valuation Offices Market Rent (0yrs 6mths Rent Free) Industrial Market Rent (0yrs 6mths Rent Free)	680,000 210,000	YP @ PV 0yrs 6mths @ YP @ PV 0yrs 6mths @	8.0000% 8.0000% 9.0000% 9.0000%	12.5000 0.9623 11.1111 0.9578	8,179,129 2,234,928 10,414,057	
GROSS DEVELOPMENT VALUE Purchaser's Costs NET DEVELOPMENT VALUE NET REALISATION		5.75%	(598,808)	10,414,057 9,815,249 9,815,249		
ACQUISITION COSTS Residualised Price CONSTRUCTION COSTS Construction Offices Industrial Totals Contingency	m² 5,000.00 3,500.00 <u>8,500.00</u>	Rate m ² £1,508.80 £654.35	(3,577,152) Cost 7,544,000 2,290,225 9,834,225 491,711	(3,577,152) 9,834,225 491,711		
PROFESSIONAL FEES Architect		10.00%	983,422			

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Employment Park (Off.@5,000sqm&Ind.@3,500sqm).wcfx ARGUS Developer Version: 6.00.000

APPRAISAL SUMMARY				PETER BRETT ASSOCIATES
Employment Park - Offices at 5,000sqm & Ind. at 3,500sqm				
			983,422	
MARKETING & LETTING				
Letting Agent Fee	10.00%	89,000		
Letting Legal Fee	5.00%	44,500		
			133,500	
DISPOSAL FEES				
Sales Agent Fee	1.00%	98,152		
Sales Legal Fee	0.50%	49,076		
			147,229	
FINANCE				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land		(181,157)		
Construction		347,595		
Total Finance Cost			166,438	
TOTAL COSTS			8,179,373	
PROFIT				
			1,635,875	
Performance Measures				
	20.009/			
Profit on CDV///	20.00%			
Profit on GDV%	15.71%			
Profit on NDV%	16.67%			

Date: 10/12/2014

Profit on NDV%	16.67%
Development Yield% (on Rent)	10.88%
Equivalent Yield% (Nominal)	8.22%
Equivalent Yield% (True)	8.66%
IRR	N/A
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

Development Appraisal

Convenience Retail - 465 sqm

PETER BRETT ASSOCIATES

Convenience Retail - 465 sqm

Summary Appraisal for Phase 1

REVENUE

Profit on Cost% Profit on GDV%

Profit on NDV%

Rental Area Summary	llnita	m-2	Data m²	Initial	Net Rent	Initial
Convenience Retail	Units 1	m² 418.50	Rate m ² £200.00	MRV/Unit £83,700	at Sale 83,700	MRV 83,700
Investment Valuation Convenience Retail Market Rent (0yrs 6mths Rent Free)	83,700	YP @ PV 0yrs 6mths @	6.0000% 6.0000%	16.6667 0.9713	1,354,944	
GROSS DEVELOPMENT VALUE Purchaser's Costs NET DEVELOPMENT VALUE		5.75%	(77,909)	1,354,944 1,277,035		
NET REALISATION				1,277,035		
OUTLAY						
ACQUISITION COSTS Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.50%	311,155 12,446 3,112 1,556	328,268		
CONSTRUCTION COSTS Construction Convenience Retail	m² 465.00	Rate m² £1,127.00	Cost 524,055	524,055		
Contingency		5.00%	26,203	20, 202		
Other Construction External Works		10.00%	52,406	26,203 52,406		
PROFESSIONAL FEES Architect		10.00%	57,646	57,646		
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		10.00% 5.00%	8,370 4,185			
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.50%	12,770 6,385	12,555 19,156		
FINANCE Debit Rate 7.000% Credit Rate 0.000% (Nominal) Land Construction Total Finance Cost			23,613 20,295	43,907		
TOTAL COSTS				1,064,195		
PROFIT				212,839		
Performance Measures		00.000/				

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Convenience Retail (465sqm) KG Update.wcfx ARGUS Developer Version: 6.00.000 Date: 10/12/2014

20.00%

15.71%

PETER BRETT ASSOCIATES

Convenience Retail - 465 sqm

Development Yield% (on Rent) 7.87% Equivalent Yield% (Nominal) 6.00% Equivalent Yield% (True) 6.23%

IRR 37.67%

Rent Cover 2 yrs 7 mths Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

Development Appraisal

Convenience Retail - 5,000 sqm

PETER BRETT ASSOCIATES

Convenience Retail - 5,000 sqm

Summary Appraisal for Phase 1

REVENUE

Profit on GDV%

Profit on NDV%

Rental Area Summary	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Convenience Retail	1	5,000.00	£180.00	£900,000	900,000
Investment Valuation Convenience Retail Market Rent (0yrs 6mths Rent Free)	900,000	YP @ PV 0yrs 6mths @	5.5000% 5.5000%	18.1818 0.9736	15,931,387
GROSS DEVELOPMENT VALUE Purchaser's Costs		5.75%	(916,055)	15,931,387	
NET DEVELOPMENT VALUE			, ,	<u>15,015,332</u>	
NET REALISATION				15,015,332	
OUTLAY					
ACQUISITION COSTS Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	4,264,613 170,585 42,646 31,985	4,509,828	
CONSTRUCTION COSTS Construction	m²	Rate m²	Cost		
Convenience Retail	5,000.00	£1,127.00	5,635,000	5,635,000	
Contingency		5.00%	281,750	204 750	
Other Construction External Works		10.00%	563,500	281,750 563,500	
PROFESSIONAL FEES Architect		10.00%	619,850	619,850	
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		10.00% 5.00%	90,000 45,000	135,000	
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.50%	150,153 75,077		
FINANCE Debit Rate 7.000% Credit Rate 0.000% (Nominal) Land Construction Total Finance Cost			324,395 218,223	225,230 542,618	
TOTAL COSTS				12,512,776	
PROFIT					
				2,502,556	
Performance Measures Profit on Cost%		20.00%			

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Convenience Retail (5,000sqm) KG Update.wcfx ARGUS Developer Version: 6.00.000 Date: 10/12/2014

15.71%

PETER BRETT ASSOCIATES

Conve	nience	Retail	- 5 000	eam
COLIVE	HILLICE	netan	- J.UUU	Sulli

Development Yield% (on Rent) 7.19%
Equivalent Yield% (Nominal) 5.50%
Equivalent Yield% (True) 5.69%

IRR 36.21%

Rent Cover 2 yrs 9 mths

Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

PETER BRETT ASSOCIATES

Convenience Retail - 5,000 sqm

Initial MRV 900,000

APPRAISAL SUMMARY	PETER BRETT ASSOCIATES
Convenience Retail - 5,000 sqm	
•	

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Convenience Retail (5,000sqm) KG Update.wcfx ARGUS Developer Version: 6.00.000 Date: 10/12/2014

Development Appraisal

Comparison Retail - 465 sqm

PETER BRETT ASSOCIATES

Comparison Retail - 465 sqm

Summary Appraisal for Phase 1

REVENUE

Profit on GDV%

Profit on NDV%

Rental Area Summary	Units	····2	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Comparison Retail	onits 1	m² 465.00	£190.00	£88,350	88,350	88,350
Investment Valuation Comparison Retail Market Rent (0yrs 6mths Rent Free)	88,350	YP @ PV 0yrs 6mths @	8.0000% 8.0000%	12.5000 0.9623	1,062,685	
GROSS DEVELOPMENT VALUE Purchaser's Costs NET DEVELOPMENT VALUE		5.75%	(61,104)	1,062,685 1,001,581		
NET REALISATION				1,001,581		
OUTLAY						
ACQUISITION COSTS Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	286,226 11,449 2,862 2,147	302,684		
CONSTRUCTION COSTS Construction Comparison Retail	m² 465.00	Rate m² £798.00	Cost 371,070	371,070		
Contingency		5.00%	18,554	40.554		
Other Construction External Works		10.00%	37,107	18,554 37,107		
PROFESSIONAL FEES Architect		10.00%	40,818	40,818		
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		10.00% 5.00%	8,835 4,418			
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.50%	10,016 5,008	13,253		
FINANCE Debit Rate 7.000% Credit Rate 0.000% (Nominal) Land Construction			21,772 14,370	15,024		
Total Costs				36,142		
TOTAL COSTS				834,651		
PROFIT				166,930		
Performance Measures Profit on Cost%		20.00%				

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Comparison Retail (465sqm) KG Update.wcfx ARGUS Developer Version: 6.00.000 Date: 10/12/2014

15.71%

PETER BRETT ASSOCIATES

Date: 10/12/2014

Comparison Retail - 465 sqm

Development Yield% (on Rent) 10.59% Equivalent Yield% (Nominal) 8.00% Equivalent Yield% (True) 8.42%

IRR 36.26%

Rent Cover 1 yr 11 mths Profit Erosion (finance rate 7.000%) 2 yrs 8 mths

Development Appraisal

Comparison Retail - 5,000 sqm

PETER BRETT ASSOCIATES

Comparison Retail - 5,000 sqm

Summary Appraisal for Phase 1

REVENUE

Profit on NDV%

Rental Area Summary	Units	m²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Comparison Retail	1	5,000.00	£160.00	£800,000	800,000	800,000
Investment Valuation Comparison Retail Market Rent (1yr Rent Free)	800,000	YP @ PV 1yr @	7.5000% 7.5000%	13.3333 0.9302	9,922,481	
GROSS DEVELOPMENT VALUE Purchaser's Costs		5.75%	(570,543)	9,922,481		
NET DEVELOPMENT VALUE				<u>9,351,938</u>		
NET REALISATION				9,351,938		
OUTLAY						
ACQUISITION COSTS Residualised Price (1.10 Ha £2,942,676.00 pHect) Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	3,236,944 129,478 32,369 24,277	3,423,068		
CONSTRUCTION COSTS Construction	m²	Rate m ²	Cost	, ,		
Comparison Retail	5,000.00	£595.00	2,975,000	2,975,000		
Contingency		5.00%	148,750	148,750		
Other Construction External Works		10.00%	297,500	297,500		
PROFESSIONAL FEES Architect		10.00%	327,250	327,250		
MARKETING & LETTING Letting Agent Fee Letting Legal Fee		10.00% 5.00%	80,000 40,000	120,000		
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.50%	93,519 46,760	140,279		
FINANCE Debit Rate 7.000% Credit Rate 0.000% (Nominal) Land Construction Total Finance Cost			246,224 115,211	361,435		
TOTAL COSTS				7,793,281		
PROFIT				1,558,657		
Performance Measures Profit on Cost% Profit on GDV%		20.00% 15.71%				

File: J:\RTP_CURRENT\31854 Ipswich Whole Plan Viability\003 Appraisals\Comparison Retail (5,000sqm) KG Update.wcfx ARGUS Developer Version: 6.00.000 Date: 10/12/2014

PETER BRETT ASSOCIATES

Comparison Retail - 5,000 sqm

Development Yield% (on Rent) 10.27% Equivalent Yield% (Nominal) 7.50% Equivalent Yield% (True) 7.87%

IRR 34.37%

Rent Cover 1 yr 11 mths
Profit Erosion (finance rate 7.000%) 2 yrs 8 mths