

Appendix I Development Appraisal Assumptions



Nuneaton & Bedworth Borough Council - Appendix I - Borough Plan & CIL Viability Assessment - Residential Assumptions Overview Sheet

				Percentage Affordable	Housing & Tenure Mix	Percentage Affordab	le Housing & Tenure Mix	Percentage Affordable H	ousing & Tenure Mix	Percentage Affordable	Housing & Tenure Mix	Percentage Affordable	e Housing & Tenure Mix	1
				10% Affordab	le Housing*	20% Afford	able Housing*	25% Affordable	Housing*	30% Affordab	le Housing*	40% Afford	able Housing*	
Scenario type Appraised	Site type	Indicative Density (Dwellings per hectare - dph) ¹	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Private Mix	Affordable Mix: Tenure Split 85% Rent; 15% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 85% Rent; 15% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 85% Rent; 15% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 85% Rent; 15% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 85% Rent; 15% Intermediate (shared ownership)	Build Period (Months)
1 House**	PDL / Existing Residential	30	1 x 4BH	1 x 4BH	n/a	1 x 4BH	n/a	1 x 4BH	n/a	1 x 4BH	n/a	1 x 4BH	n/a	6
3 Houses**	PDL / Existing Residential	30	2 x 2BH; 1 x 3BH	1 x 2BH; 1 x 3BH	1 x 2BH AR	1 x 2BH; 1 x 3BH	1 x 2BH AR	1 x 2BH; 1 x 3BH	1 x 2BH AR	1 x 2BH; 1 x 3BH	1 x 2BH AR	1 x 2BH; 1 x 3BH	1 x 2BH AR	6
5 Houses**	PDL / Greenfield	30	3 x 2BH; 2 x 3BH	2 x 2BH; 2 x 3BH	1 x 2BH AR	2 x 2BH; 2 x 3BH	1 x 2BH AR	2 x 2BH; 2 x 3BH	1 x 2BH AR	1 x 2BH; 2 x 3BH	1 x 2BH; 1 x 3BH AR	1 x 2BH; 2 x 3BH	1 x 2BH; 1 x 3BH AR	6
10 Houses**	Greenfield	35	5 x 2BH; 4 x 3BH; 1 x 4BH	4 x 2BH; 4 x 3BH; 1 x 4BH	1 x 2BH AR	4 x 2BH; 4 x 3BH; 1 x 4BH	1 x 2BH AR	3 x 2BH; 3 x 3BH; 1 x 4BH	1 x 2BH; 1 x 3BH AR; 1 x 2BH SO	3 x 2BH; 3 x 3BH; 1 x 4BH	1 x 2BH; 1 x 3BH AR; 1 x 2BH SO	2 x 2BH; 3 x 3BH; 1 x 4BH	2 x 2BH; 1 x 3BH AR; 1 x 2BH SO	9
15 Mixed	Greenfield	50	2 x 1BF; 4 x 2BF; 5 x 2BH; 3 x 3BH; 1 x 4BH	1 x 1BF; 4 x 2BF; 4 x 2BH; 3 x 3BH; 1 x 4BH	1 x 1BF AR	1 x 1BF; 3 x 2BF; 4 x 2BH; 3 x 3BH; 1 x 4BH	1 x 1BF; 1 x 2BF AR; 1 x 2BH SO	1 x 1BF; 3 x 2BF; 3 x 2BH; 3 x 3BH; 1 x 4BH	1 x 1BF; 1 x 2BF; 1 x 2BH AR; 1 x 2BH SO	1 x 1BF; 3 x 2BF; 3 x 2BH; 2 x 3BH; 1 x 4BH	1 x 1BF; 1 x 2BF; 1 x 2BH; 1 x 3BH AR; 1 x 2BH SO	3 x 2BF; 3 x 2BH; 2 x 3BH; 1 x 4BH	1 x 1BF; 1 x 2BF; 1 x 2BH; 1 x 3BH AR; 1 x 1BF; 1 x 2BH SO	12
30 Mixed	Greenfield	50	3 x 1BF; 5 x 2BF; 7 x 2BH; 12 x 3BH; 3 x 4BH	1 x 1BF; 5 x 2BF; 6 x 2BH; 12 x 3BH; 3 x 4BH	1 x 1BF; 1 x 2BH AR; 1 x 1BF SO	4 x 2BF; 6 x 2BH; 11 x 3BH; 3 x 4BH	2 x 1BF; 1 x 2BF; 1 x 2BH; 1 x 3BH AR; 1 x 1BF SO	4 x 2BF; 6 x 2BH; 10 x 3BH; 3 x 4BH	3 x 1BF; 1 x 2BF; 1 x 2BH; 1 x 3BH AR; 1 x 2BH SO	4 x 2BF; 5 x 2BH; 9 x 3BH; 3 x 4BH	2 x 1BF; 1 x 2BF; 1 x 2BH; 3 x 3BH AR; 1 x 1BF: 1 x 2BH SO	2 x 2BF; 5 x 2BH; 9 x 3BH; 2 x 4BH	3 x 1BF; 2 x 2BF; 1 x 2BH; 3 x 3BH; 1 x 4BH AR; 1 x 2BF; 1 x 2BH SO	; 18
30 Flats (Sheltered)	Greenfield	125	11 x 1BF; 19 x 2BF	9 x 1BF; 18 x 2BF	1 x 1BF; 1 x 2BF AR; 1 x 1BF SO	7 x 1BF; 17 x 2BF	3 x 1BF; 2 x 2BF AR; 1 x 1BF SO	6 x 1BF; 16 x 2BF	4 x 1BF; 3 x 2BF AR; 1 x 1BF SO	6 x 1BF; 15 x 2BF	4 x 1BF; 3 x 2BF AR; 1 x 1BF; 1 x 2BF SO	4 x 1BF; 14 x 2BF	6 x 1BF; 4 x 2BF AR; 1 x 1BF; 1 x 2BF SO	18
100 Mixed	Greenfield	50	10 x 1BF; 19 x 2BF: 20 x 2BH; 42 x 3BH; 9 x 4BH	5 x 1BF; 18 x 2BF; 18 x 2BH; 40 x 3BH; 9 x 4BH	4 x 1BF; 1 x 2BF; 2 x 2BH; 2 x 3BH AR; 1 x 1BF 5O	2 x 1BF; 16 x 2BF; 16 x 2BH; 38 x 3BH; 8 x 4BH	7 x 1BF; 2 x 2BF; 3 x 2BH; 4 x 3BH; 1 x 4BH AR; 1 x 1BF; 1 x 2BF; 1 x 2BH SO	15 x 2BF; 15 x 2BH; 37 x 3BH; 8 x 4BH	8 x 18F; 3 x 28F; 3 x 28H; 5 x 38H; 1 x 48H AR; 2 x 18F; 1 x 28F; 2 x 28H SO	14 x 2BF; 14 x 2BH; 36 x 3BH; 7 x 4BH	8 x 18F; 4 x 28F; 4 x 28H; 6 x 38H; 2 x 48H AR; 2 x 18F; 1 x 28F; 2 x 28H SO	12 x 2BF; 12 x 2BH; 29 x 3BH; 7 x 4BH	8 x 1BF; 6 x 2BF; 6 x 2BH; 13 x 3BH; 2 x 4BH AR; 2 x 1BF; 1 x 2BF; 2 x 2BH SO	24
500 Mixed	Greenfield	35	50 x 1BF; 95 x 2BF: 100 x 2BH; 210 x 3BH; 45 x 4BH	n/a	n/a	n/a	n/a	75 x 2BF; 75 x 2BH; 185 x 3BH; 45 x 4BH	40 x 1BF; 15 x 2BF; 15 x 2BH; 25 x 3BH; 5 x 4BH AR; 10 x 1BF; 5 x 2BF; 10 x 2BH SO	n/a	n/a	n/a	n/a	48***
750 Mixed	Greenfield	35	75 x 1BF; 142 x 2BF: 150 x 2BH; 315 x 3BH; 68 x 4BH	n/a	n/a	n/a	n/a	112 x 2BF; 113 x 2BH; 277 x 3BH; 61 x 4BH	60 x 1BF; 22 x 2BF; 22 x 2BH; 38 x 3BH; 7 x 4BH AR; 15 x 1BF; 8 x 2BF; 15 x 2BH SO	n/a	n/a	n/a	n/a	60***
1,000 Mixed	Greenfield	35	100 x 1BF; 190 x 2BF: 200 x 2BH; 420 x 3BH; 90 x 4BH	n/a	n/a	n/a	n/a	150 x 2BF; 150 x 2BH; 370 x 3BH; 80 x 4BH	80 x 1BF; 30 x 2BF; 30 x 2BH; 50 x 3BH; 10 x 4BH AR; 20 x 1BF; 10 x 2BF; 20 x 2BH SO	n/a	n/a	n/a	n/a	78***
3,000 Mixed	Greenfield	35	300 x 1BF; 570 x 2BF: 600 x 2BH; 1260 x 3BH; 270 x 4BH	n/a	n/a	n/a	n/a	450 x 2BF; 450 x 2BH; 1110 x 3BH; 240 x 4BH	240 x 1BF; 90 x 2BF; 90 x 2BH; 150 x 3BH; 30 x 4BH AR; 60 x 1BF; 30 x 2BF; 60 x 2BH SO	n/a	n/a	n/a	n/a	180***

Unit Sizes (sq m)*	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Open Market Value & Value Indications	VL1	VL2	VL3	VL4	VL5	VL6+
1 Bed Flat	£67,500	£76,500	£85,500	£94,500	£103,500	£112,500
2 Bed Flat	£90,000	£102,000	£114,000	£126,000	£138,000	£150,000
2 Bed House	£112,500	£127,500	£142,500	£157,500	£172,500	£187,500
3 Bed House	£142,500	£161,500	£180,500	£199,500	£218,500	£237,500
4 Bed House	£187,500	£212,500	£237,500	£262,500	£287,500	£312,500
Value House (£/m2)	£1,500	£1,700	£1,900	£2,100	£2,300	£2,500

Affordable Housing Revenue -

Affordable Rented - capitalisation based on up to 80% of net market rent. Applied Nuneaton and Bedworth (Coventry) BRMA LHA rates for 1 & 2-bed properties (£91 & £106 per week respectively) and £127 & £167 per week respectively for 3 and 4 beds.

Appendix I - Development Assumptions

^{**} Sensitivity tested with affordable housing financial contributions at 10%, 20%, 25%, 30%, and 40% in lieu of on-site provision

Affordable housing mix based on N&B BC emerging policies (based on SHMA) but assumes for affordability purposes that only units of 2-beds or less are transferred for intermediate housing (assumed as Shared ownership - 50) wherever possible.

Assume multiple developers

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Development / Policy Costs	Base	Sensitivity - Build]
RESIDENTIAL BUILDING, MARKETING & S106 COSTS		costs	1
RESIDENTIAL BOILDING, MARKETING & 3100 COSTS			
Build Costs Flats (Generally) (£/sq. m) ¹	£869	£1,002	
Build Costs Flats (3-5 storey) ¹	£857	£1,000	
Build Costs Houses (Estate Housing - generally) (£/sq. m) ¹	£765	£875	
Build Costs (Sheltered Housing - 3-storey) (£/sq.m) ¹	£904	£1.031	
Build Costs Houses (One-off housing - =<3 units) (£/sq. m) ¹	£1,088	£1,273	
Site Prep & Survey Costs (£ / unit)	£4,500		£300,000/net hectare - strategic scale development
Contingencies (% of build cost)	5%		
Professional & Other Fees (% of build cost)	10.0%		
Sustainable Design / Construction Standards (average £ per unit E/O cost) - C/SH L4 ² Sustainable Design / Construction Standards (average £ per unit	£1,932		
E/O cost) ² - Sensitivity testing - increased carbon reduction / zero	£15,845		Sensitivity Test Only
carbon standards CfSH L5 equivalent. Sustainable Design / Construction Standards (average £ per unit			
E/O cost) ² - Sensitivity testing - increased carbon reduction / zero	£25,135		Sensitivity Test Only
carbon standards - CfSH L6.			
Renewable Energy Costs ³ per unit	£3,532		Sensitivity Test Only
Rainwater Harvesting Costs per dwelling. ⁴	£1,500		Sensitivity Test Only
Lifetime Homes (35% of dwellings) ⁵	£1,975	ase	Sensitivity Test Only
Residual s.106 /non-CIL costs (£ per unit)	£1,000	As Base	In addition to CIL trial rates applied
Marketing & Sales Costs (%of GDV)	3%		
Legal Fees on sale (£ per unit)	£750		
DEVELOPER'S RETURN FOR RISK AND PROFIT			
Open Market Housing Profit (% of GDV)	17.5%		
Affordable Housing Profit (% of GDV)	6.0%		
FINANCE & ACQUISITION COSTS			
Arrangement Fees - (% of loan)	2.0%	1	
Agents Fees (% of site value)	1.50%		
Legal Fees (% of site value)	0.75%	1	
Stamp Duty Land Tax (% of site value)	0% to 5%		HMRC scale
Finance Rate - Build (%)	6.5%		
Finance Rate - Land (%)	6.5%		
Notes:		1	<u> </u>

Notes:

Build oot taken as Lower Quartile (Median -sensitivity test) figure from 8CIS for that build type - e.g. flats; houses storey heights etc. and then rounded. Median figure gives a better figure than the Menan as in a not so influenced by roque figures that can distort the mean on small sample sizes. The BCIS figure for Numenton has been used (location notes 0391, 8CIS date: Plats (Generally): 1790 - 6911/n, m GAX; Flats () - 5 storey): 1779 - 1909/n, m GAX: State Housing Generally (generally): 1695 - 1795/n, m GAX. Shettered housing - 1822 - 933/m²; one off housing (lettached): 1898 - 11,137/m².

BCIS build cots rebased to Average figure of Numenton Location Factor (compared with national base 100) including preliminaries and contractor's profit but without externals, contingencies or fees.

Above build costs include external works at 10% (added to BCIS basis).

The above costs are based on the DCLG Housing Standards Review impact Assessment costings assuming CSH LG base. Appraisals assume cost upfilt in line with figures above assuming average cost upfill from each unit type (EL, 1932 per unit average). Sensitivity testing on CSH LS and LG has also been undertaken with an average extra over cost of £15,845 for CDSH LS and £25,135 for CDSH LG. Assume these costs include carbon reduction target requirements (below) at CDSH LS and LG.

Renewable energy - N&BBC require either provision of district heating network (L,000 or more dwellings); connection to existing network (or financial contribution) (-1,000 dwellings) and; until 2016 20% greater carbon reduction than Bullding Regulations compliance. For the purpose of this study DSP have assumed a cost equivalent to generating 20% on-site renewable energy with costs taken from DCLG Housing Standards Review - average of approximately £3,532 per unit.

**Rainwater harvesting cost taken from www.htmp://www.yougen.co.uk/energy-aving/Rain+Harvesting/- typical costs £2,000 per unit. We have assumed economies of scale for new development (compared to one-off refor-off).

**Allowater to achieve Lifetime homes Standards acknowledged within report as potential variable cost issue (depending on design etc.) DCLG Housing Standards Review Impact Assessment costings indicate bevarage entro one crost to be £1,045 (works cost) and £330 (additional space cost). Total average for LTH = £1,975 per unit. Building for Life requirements assumed not to add any additional cost over those included.

Appendix I - Development Assumptions

Nuneaton & Bedworth Borough Council - (Draft) Appendix I - Borough Plan & CIL Viability Assessment - Commercial Assumptions Overview Sheet

Development Use Type / Use Class indication	Example Scheme Type	GIA (sq. m)	Site Coverage	Site Size (Ha)	Build Period (Months)**	Values Range - A	Annual Rents £				Total Build Cost	Notes:
		,		(,	,	Low	Mid	High	Build Cost (£/sq. m)*	works cost addition (%)	(£/sq. m excl fees etc.)	
Retail - larger format (A1) - convenience	Smaller supermarket - Town centre	1000	40%	0.25	12	£200	£225	£250	£948	20%	£1,138	BCIS - Hypermarkets / Supermarkets - generally
Retail - larger format (A1) - comparison	Retail Warehousing	1000	40%	0.25	7	£100	£130	£160	£544	20%	£653	BCIS - Retail Warehousing - up to 1000 sq. m
A1- A5 - Town centre retail - mainly comparison	Nuneaton town centre	300	30%	0.10	6	£150	£225	£300	£841	50%	£1,262	BCIS - Shopping centres
A1-A5 - Small Retail units generally - conv. / other	Nuneaton other, Bedworth & various / other areas	300	50%	0.06	6	£75	£100	£125	£690	20%	£828	BCIS - Shops - Generally
B1(a) Offices - Town Centre	Office Building (principally Nuneaton)	500	60%	0.08	12	£125	£150	£175	£1,222	20%	£1,466	BCIS - Offices - 3-5 stories; air-conditioned
B1(a) Offices - Out of town centre	Office Building (business park type - various)	250	40%	0.06	6	£140	£160	£180	£1,116	20%	£1,339	BCIS - Offices generally
B1, B2, B8 - Industrial / Warehousing	Start-up / move-on unit	500	40%	0.13	6	£60	£70	£80	£848	20%	£1,018	BCIS - Advance factories / offices - mixed facilities (B1) 500 - 2,000 sq. m
B1, B2, B8 - Industrial / Warehousing	Larger industrial / warehousing unit including offices - edge of centre	2500	45%	0.56	9	£55	£65	£75	£627	20%	£752	BCIS - Advance factories / offices - mixed facilities (B1) > 2,000 sq. m
B8 - warehousing / distribution	Distribution unit	10000	50%	2.00	12	£50	£60	£70	£448	20%	£538	BCIS - Purpose-built warehouses > 2,000 sq. m
C1 - Hotel	Hotel - budget (approx. 60 rooms) - revenue indications per room	1800	50%	0.36	14	£4,000	£5,000	£6,000	£1,269	20%	£1,523	BCIS data - hotels (median average figure shown - range applied)
C2 - Residential Institution	Nursing home / care home	3000	60%	0.50	16	£160	£180	£200	£1,262	20%	£1,514	BCIS - Nursing Homes, convalescent homes, short stay medical homes
	Variable - considered on strength of values / costs relationship basis for a											
	range of other development uses including agricultural / horticultural / clinics /						Value / co	sts relationship	strength conside	ered in report		
Other / Sui Generis	fitness / leisure (D Class uses) etc.											

Other / Sui Generis * Convenience stores with sales area of less than 3,000 sq ft (280 sq m), assuming longer opening hours.

Development Costs	
BREAAM / other enhancements addition contingency (%	
of cost) ¹	8%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc. / insurances (% of cost)	2.0%
Site survey / preparation costs / S106	Variable
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales	
period)	6.5%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	15%
Yields	Variable applicability - tested across range at 5.0%, 6.0%, 7.0% & 8.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

^{*}BCIS Median - Blended (average) Location Factor for Nuneaton (94; compared with 100 base)

Appendix I - NBBC - Development Appraisal Assumptions FINAL.xlsx

^{**}BCIS Construction Duration Calculator

For non-residential developments requirement for 25% reduction in carbon emissions (including 10% from on-site renewables) between 2013-2016 and 44% reduction in carbon emissions (including 20% from on-site renewables) between 2016-2019. Cost addition estimate only.

Nuneaton & Bedworth Borough Council - Policy Schedule

Policy	Addressed where applicable through study approach / assumptions - Y/N?
Scale of Growth - DEV1	Y - site types / development scenarios (residential and non-residential), locations , densities, dwelling mixes, affordable housing sensitivity testing etc. designed to reflect N&BBC strategy. Build cost / sales value assumptions reflect development typologies. (See Appendix I - Residential Development Assumptions)
Settlement Hierarchy & Roles - DEV2	Y - A variety of residential & non-residential scenarios has been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the Borough. (See Appendix I - Residential Development Assumptions)
Urban Focus & Strategic Sites - DEV3	Y - A variety of residential & non-residential scenarios has been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the Borough. Strategic sites tested through large scale residential appraisals representing key strategic sites. Commercial / non-residential testing carried out through CIL viability testing which considers a range of appropriate scenarios – scheme types and locations as far as those affect values levels and other assumptions. (See Appendix I - Residential Development Assumptions)
Phasing & Delivery Strategy - DEV4	Y - included within strategic sites and other viability testing.
Green Belt Policy - DEV5	N/A - more of a planning and land use implication than for viability consideration.
Existing Employment Estates - ECON1	N/A - more of a planning implication than for viability consideration. Employment viability more generally tested via CIL.
Location & Nature of New Employment Policy - ECON2	Y - A variety of non-residential scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the Borough. Commercial / non-residential testing carried out through CIL viability testing which considers a range of appropriate scenarios – scheme types and locations as far as those affect values levels and other assumptions. (See Appendix I - Commercial Development Assumptions)
Nature of Town Centre Growth - ECON3	Y - As ECON2.
Hierarchy of Centres - ECON4	Y - As ECON2.
Health Policy - INF1	Y - included as part of fees and survey costs. (See Appendix I - Residential Development Assumptions)
Green Infrastructure Policy - INF2	Y - through CIL / s106 depending on site size and density assumptions. (See Appendix I - Residential Development Assumptions)
Sustainable Transport Policy - INF3	Y - study allows for appropriate development densities, build costs and external works costs; strategic sites testing either via appropriate allowance for transport requirements or commentary on surplus for infrastructure / s106 costs once all other costs have been accounted for. where via CIL - this study to inform CIL implementation.
Ensuring the Delivery of Infrastructure Provision - INF4	Y - CIL / s106 - this study to inform CIL / s106 implementation.
Affordable Housing - HOU1	Y - Affordable housing policy as currently included taken as base position. Study investigates through matrix of testing against both CIL level and other policies level of AH potentially viable (i.e. tests range of proprotions / thresholds of affordable housing. Tenure mix as per HOU1 used. (See Appendix I - Residential Development Assumptions)
Range & Mix of Housing - HOU2	Y - range of housing types, sizes and tenures tested. Older persons housing tested. Lifetime Homes included and sensitivity testing carried out to remove requirement. (See Appendix I - Residential Development Assumptions)
Gypsies & Travellers - HOU3	N/A - Issues relate more to land use planning, land availability and funding than development viability.
Sustainable Design & Construction - CLIM1	Y - policy cost allowances included within testing (See Appendix I - Residential Development Assumptions & (Appendix I - Commercial Development Assumptions)
Renewable & Low Carbon Energy - CLIM2	Y - policy cost allowances included within testing (See Appendix I - Residential Development Assumptions & (Appendix I - Commercial Development Assumptions). Connection to district heaing network not tested - specific information on costs not available. However sensitivity testing on more stringent carbon reduction costs included - anticipated to be in excess of district heating network connection costs.
Managing Flood Risk - CLIM3	Y - Standard SUDS requirements - assumed within build costs; standard FRA within fees.
Biodiversity & Geodiversity - ENV1	Y - generally within build costs / feees / density assumptions.
Landscape Character - ENV2	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
Urban Character & Design Quality - ENV3	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances.
Valuaing & Conserving our Historic Environment - ENV4	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
Locality Areas	Y - site types / development scenarios (residential and non-residential), locations , densities, dwelling mixes, affordable housing sensitivity testing etc. designed to reflect N&BBC strategy. Build cost / sales value assumptions reflect development typologies and Localities. (See Appendix I - Residential Development Assumptions)

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Appendix IIa Residential Appraisal Results

			1.							Residual Land Value (
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ² Typical Location & \text{Indication}	alue Level Residual Land Value - £0/m² CIL	Residual Land Valu - £10/m² CIL	e Residual Land Value -£20/m² CIL	e Residual Land Valu - £30/m² CIL	e Residual Land Value - £40/m² CIL	e Residual Land Valu - £50/m² CIL	e Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500 2 £1,700							Negative RLV						
			3 £1,900 4 £2,100 5 £2,300	£19,924 £41,366 £62.807	£18,519 £39,961 £61.402	£17,114 £38,556 £59,997	£15,709 £37,151 £58,592	£14,304 £35,746 £57,187	£12,899 £34,341 £55,782	£11,494 £32,936 £54,377	£10,089 £31,531 £52,972	£8,684 £30,126 £51.567	£7,279 £28,721 £50,162	£5,874 £27,316 £48,757	£4,469 £25,911 £47,352	£3,064 £24,506 £45,947
House 1 0% AH	201	125	6 £2,500	£84,249	£82,844	£81,439	£80,034	£78,629	£77,224	£75,819 Residual Land Value (£)	£74,414	£73,009	£71,604	£70,199	£68,794	£67,389
0% AH	PDL	125	1 £1,500 2 £1,700							Negative RLV						
			3 £1,900 4 £2,100	£537,956 £1,116,879	£500,021 £1,078,944	£462,086 £1,041,009	£424,151 £1,003,074	£386,216 £965,139	£348,281 £927,204	£310,346 £889,269	£272,411 £851,334	£234,476 £813,399	£196,541 £775,464	£158,606 £737,529	£120,671 £699,594	£82,736 £661,659
			5 £2,300 6 £2,500	£1,695,801 £2,274,724	£1,657,867 £2,236,790	£1,619,932 £2,198,855	£1,581,997 £2,160,920	£1,544,062 £2,122,985	£1,506,127 £2,085,050	£1,468,192 £2,047,115	£1,430,257 £2,009,180	£1,392,322 £1,971,245	£1,354,387 £1,933,310	£1,316,452 £1,895,375	£1,278,517 £1,857,440	£1,240,582 £1,819,505
		_			Т		<u> </u>	T	T	Residual Land Value (£)		T T	l .		
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ² Typical Location ¹ & N	alue Level Residual Land Value - £0/m² CIL	Residual Land Valu - £10/m² CIL	ue Residual Land Value -£20/m² CIL	Residual Land Valu - £30/m² CIL	e Residual Land Value - £40/m² CIL	e Residual Land Valu - £50/m² CIL	e Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value -£80/m² CIL	Residual Land Value -£90/m² CIL	Residual Land Value -£100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500 2 £1,700							Negative RLV						
			3 £1,900 4 £2,100	£14,460 £35,326	£13,055 £33,921	£11,650 £32,516	£10,245 £31,111	£8,840 £29,706	£7,435 £28,301	£6,030 £26,896	£4,625 £25,491	£3,220 £24,086	£1,815 £22,681	£21,276	Negative RLV £19,871	£18,466
Havea			5 £2,300 6 £2,500	£56,193 £77,059	£54,788 £75,654	£53,383 £74,249	£51,978 £72,844	£50,573 £71,439	£49,168 £70,034	£47,763 £68,629	£46,358 £67,224	£44,953 £65,819	£43,548 £64,414	£42,143 £63,009	£40,738 £61,604	£39,333 £60,199
1 House 1 10% AH FC	PDL	125	1 £1,500							Residual Land Value (£) Negative RLV						
			2 £1,700 3 £1,900 4 £2,100	£390,415 £953,808	£352,480 £915,873	£314,545 £877,938	£276,610 £840,003	£238,675 £802,068	£200,741 £764,133	£162,806 £726,198	£124,871 £688,263	£86,936 £650,328	£49,001 £612,393	£574,458	Negative RLV £536,523	£498,588
			5 £2,300 6 £2,500	£953,808 £1,517,200 £2,080,592	£915,873 £1,479,265 £2,042,658	£1,441,330 £2,004,723	£1,403,395 £1,966,788	£1,365,460 £1,928,853	£1,327,525 £1,890,918	£1,289,590 £1,852,983	£1,251,656 £1,815,048	£1,213,721 £1,777,113	£1,175,786 £1,739,178	£1,137,851 £1,701,243	£1,099,916 £1,663,308	£1,061,981 £1,625,373
										Residual Land Value (
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ² Typical Location ¹ & \(\) Indication	alue Level Residual Land Value	Residual Land Valu	ue Residual Land Value -£20/m² CIL	Residual Land Valu	e Residual Land Value - £40/m² CIL	e Residual Land Valu - £50/m² CIL	e Residual Land Value - £60/m² CIL	Residual Land Value	Residual Land Value -£80/m² CIL	Residual Land Value -£90/m² CIL	Residual Land Value -£100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500 2 £1,700							Negative RLV						
			3 £1,900 4 £2,100	£8,995 £29,287	£7,590 £27,882	£6,185 £26,477	£4,780 £25,072	£3,375 £23,667	£1,970 £22,262	£565 £20,857	£19,452	£18,047	£16,642	tive RLV £15,237	£13,832	£12,427
			5 £2,300 6 £2,500	£49,578 £69,869	£48,173 £68,464	£46,768 £67,059	£45,363 £65,654	£43,958 £64,249	£42,553 £62,844	£41,148 £61,439	£39,743 £60,034	£38,338 £58,629	£36,933 £57,224	£35,528 £55,819	£34,123 £54,414	£32,718 £53,009
1 House 20% AH FC	PDL	125	1 £1,500							Residual Land Value (£/	/Ha)					
			2 £1,700 3 £1,900	£242,875	£204,940	£167,005	£129,070	£91,135	£53,200	£15,265			Negat	ive RLV		
			4 £2,100 5 £2,300 6 £2,500	£790,737 £1,338,599 £1,886,460	£752,802 £1,300,664 £1,848,526	£714,867 £1,262,729	£676,932 £1,224,794	£638,997 £1,186,859	£601,062 £1,148,924 £1.696.786	£563,127 £1,110,989	£525,192 £1,073,054	£487,257 £1,035,119	£449,322 £997,184 £1,545,046	£411,387 £959,249	£373,453 £921,314	£335,518 £883,379
			0 £2,300	£1,886,46U	1 1,848,526	£1,810,591	£1,772,656	£1,734,721	1 1,696,786	£1,658,851 Residual Land Value (£1,620,916	£1,582,981	1 £1,545,046	£1,507,111	£1,469,176	£1,431,241
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ² Typical Location ¹ & N		Residual Land Valu	ue Residual Land Value -£20/m² CIL	e Residual Land Valu	e Residual Land Value - £40/m² CIL	e Residual Land Valu - £50/m² CIL	e Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value -£100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500							Negative RLV						
			2 £1,700 3 £1,900 4 £2,100	£6,263 £26,267	£4,858 £24,862	£3,453 £23,457	£2,048 £22,052	£643 £20,647	£19,242	£17,837	£16,432	Negat £15,027	ive RLV £13,622	£12,217	£10,812	£9,407
			5 £2,300 6 £2,500	£46,270 £66,274	£44,865 £64,869	£43,460 £63,464	£42,055 £62,059	£40,650 £60,654	£39,245 £59,249	£37,840 £57,844	£36,435 £56,439	£35,030 £55,034	£33,625 £53,629	£32,220 £52,224	£30,815 £50,819	£29,410 £49,414
1 House 25% AH FC	PDL	125	1 £1,500							Residual Land Value (£/	/Ha)					
			2 £1,700 3 £1,900	£169,105	£131,170	£93,235	£55,300	£17,365		Hegative NEV		Negal	tive RLV			
			4 £2,100 5 £2,300	£709,201 £1,249,298	£671,266 £1,211,363	£633,331 £1,173,428	£595,397 £1,135,493	£557,462 £1,097,558	£519,527 £1,059,623	£481,592 £1,021,688	£443,657 £983,753	£405,722 £945,818	£367,787 £907,884	£329,852 £869,949		£253,982 £794,079
	<u> </u>		6 £2,500	£1,789,394	£1,751,460	£1,713,525	£1,675,590	£1,637,655	£1,599,720	£1,561,785 Residual Land Value (£1,523,850	£1,485,915	£1,447,980	£1,410,045	£1,372,110	£1,334,175
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ² Typical Location ¹ & \text{Indication}		Residual Land Valu	ue Residual Land Value - £20/m² CIL	Residual Land Valu	e Residual Land Value	e Residual Land Valu	e Residual Land Value - £60/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value -£90/m² CIL	Residual Land Value	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
- OCCINATIO		Area	1 £1,500	-20/m*CIL		-220/M* CIE	-250/IN* CIL	- 240/IN* CIL*		- £60/m² CIL Negative RLV	- 270/III CIL	-ESO/III CIL	- 190/III' CIL		- Litto/iii Cit	- EF20/III' CIL
			2 £1,700 3 £1,900 4 £2,100	£3,531 £23,247	£2,126 £21,842	£721 £20,437	£19,032	£17,627	£16,222	£14,817	Negat £13,412	ive RLV £12,007	£10,602	£9,197	£7,792	£6,387
			5 £2,300 6 £2,500	£42,963 £62,679	£41,558 £61,274	£40,153 £59,869	£38,748 £58,464	£37,343 £57,059	£35,938 £55,654	£34,533 £54,249	£33,128 £52,844	£31,723 £51,439	£30,318 £50,034	£28,913 £48,629	£27,508 £47,224	£26,103 £45,819
1 House 30% AH FC	PDL	125	1 £1,500						ı	Residual Land Value (£/	/Ha)					
			2 £1,700 3 £1,900	£95,335	£57,400	£19,465				Negative RLV	Negat	ive RLV				
			4 £2,100 5 £2,300	£627,666 £1,159,997	£589,731 £1,122,062	£551,796 £1,084,127	£513,861 £1,046,192	£475,926 £1,008,257	£437,991 £970,323	£400,056 £932,388	£362,121 £894,453	£324,186 £856,518	£286,251 £818,583	£248,317 £780,648	£210,382 £742,713	£172,447 £704,778
		<u> </u>	6 £2,500	£1,692,328	£1,654,394	£1,616,459	£1,578,524	£1,540,589	£1,502,654	£1,464,719 Residual Land Value (£1,426,784	£1,388,849	£1,350,914	£1,312,979	£1,275,044	£1,237,109
Development Scenario	Typical Site Type	Market Floor	Value Level Value £/m ² Typical Location ¹ & \		Residual Land Valu		e Residual Land Value	e Residual Land Value			Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
Scenario	,,,,,,	Area	1 £1,500	-£0/m² CIL	- £10/m² CIL	- £20/m² CIL	- £30/m² CIL	- £40/m² CIL	- £50/m² CIL	- £60/m² CIL	- £70/m² CIL	- £80/m² CIL	- £90/m² CIL	-£100/m² CIL	- £110/m² CIL	- £120/m² CIL
			2 £1,700 3 £1,900					1	1	Negative RLV						
			4 £2,100 5 £2,300 6 £2,500	£17,207 £36,348 £55,489	£15,802 £34,943 £54,084	£14,397 £33,538 £52,679	£12,992 £32,133 £51,274	£11,587 £30,728 £49,869	£10,182 £29,323 £48,464	£8,777 £27,918 £47,059	£7,372 £26,513 £45,654	£5,967 £25,108 £44,249	£4,562 £23,703 £42,844	£3,157 £22,298 £41,439	£1,752 £20,893 £40,034	£347 £19,488 £38,629
House 1 40% AH FC	PDL	125								Residual Land Value (£/						
			1 £1,500 2 £1,700 3 £1,900							Negative RLV						
			4 £2,100 5 £2,300	£464,595 £981,396	£426,660 £943.461	£388,725 £905,526	£350,790 £867.591	£312,855 £829,656	£274,920 £791,721	£236,985 £753,786	£199,050 £715,851	£161,116 £677,916	£123,181 £639,981	£85,246 £602,046	£47,311 £564,112	£9,376 £526,177
		1	6 £2,500	£1,498,196	£1,460,262	£1,422,327	£1,384,392	£1,346,457	£1,308,522	£1,270,587	£1,232,652	£1,194,717	£1,156,782	£1,118,847	£1,080,912	£1,042,977

¹ Based on information provided by the Council
2 Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level Key:

RLV Lower than vability test 1
Vability Test 2: Commercial to Established Residential
Vability Test 3: Established residential and above

	Residual Land Value (£)
Development Scenario Typical Site Type Market Floor Area Value Level Value £/m² Typical Location² & Value Level Indication² 1 £1,500	Residual Land Value Residu
2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500	£23.418 £20,936 £18,454 £15,972 £13.489 £11,007 £8,525 £6,043 £3,561 £10,799 Negative RLV £61,298 £58,816 £55,334 £53,852 £51,370 £48,887 £46,405 £43,923 £41,441 £38,959 £36,477 £33,995 £31,775 £59,917 £90,936 £92,14 £91,732 £93,250 £86,768 £84,285 £61,803 £79,321 £76,339 £74,375 £69,935 £11,079 £118,136 £115,713 £113,259 £110,406 £108,352 £108 £135,340 £132,087 £130,433 £127,980 £125,526 £123,073 £120,619 £118,166 £115,713 £113,259 £110,406 £108,352 £108
3 House 0% AH 265 1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500	Residual Land Value (E/Ha) Negative BLV E110,763
Development Scenario Typical Site Type Market Floor Area Value Level Value £/m² Typical Location* & Value Level Indication* 1 £1,500	Residual Land Value Residu
1 1 2,000 2 61,000 3 61,000 4 22,000 5 22,000 6 22,000 6 22,000 7 10% AN FC	Negative RLV E13,764 £11,282 £8,800 £6,318 £3,836 £1,353 Negative RLV E50,628 £48,146 £45,664 £43,182 £40,700 £38,217 £35,735 £33,253 £30,771 £28,289 £25,807 £23,324 £20, E87,492 £85,010 £82,528 £80,046 £77,564 £75,081 £72,599 £70,117 £67,635 £65,153 £62,671 £60,188 £57, E122,785 £120,331 £117,878 £115,424 £112,971 £110,517 £108,064 £105,610 £103,157 £102,017 £99,534 £97,052 £94,
1 £1,500 2 £1,700	Negative RLV 4123-878
3 £1,900 4 £2,100 5 £2,300 6 £2,500	\$\(\begin{array}{cccccccccccccccccccccccccccccccccccc
Development Scenario Typical Site Type Market Floor Area Value Level Value £/m² Typical Location² & Value Level Indication² 1 £1,500	Residual Land Value Residu
2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500	(4.110 (1.628
3 House PDL 265 1 £1,500 2 £1,700	Negative RLV
3 £1,300 4 £2,100 5 £2,300 6 £2,500	### ##################################
Development Scenario Typical Site Type Market Floor Area Value Level Value £/m² Typical Location¹ & Value Level Indication² 1 £1,500	- £0/m² CIL - £10/m² CIL - £20/m² CIL - £30/m² CIL - £40/m² CIL - £50/m² CIL - £60/m² CIL - £70/m² CIL - £90/m² CIL - £90/m² CIL - £100/m² CIL
2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500 House 9 25% AFFC	Negative RLV E34,623
1 £1,500 2 £1,700 3 £1,900 4 £2,100	Negative RLV £311,608 £289,269 £266,929 £244,590 £222,250 £199,911 £177,671 £155,232 £132,892 £110,553 £88,213 £65,874 £43
5 £2,300 6 £2,500	652,665 6607,325 6584,386 6562,647 6540,307 6517,968 6495,628 6479,289 6450,949 6428,610 6406,270 6383,931 6361 6335,560 6925,382 6903,043 6880,703 6858,364 6836,024 6813,685 6791,346 6769,006 6746,667 6724,327 6701,988 6678
Development Scenario Typical Site Type Market Floor Area Value Level Value £/m² Typical Location² & Value Level Indication²	Residual Land Value Residu
1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500	Negative RLV E29.288
30% AH FC 1 £1,500 2 £1,700 3 £1,700 4 £2,100	Negative RLV 4263,593 £241,253 £218,914 £196,574 £174,215 £151,895 £129,556 £107,216 £84,877 £62,518 £40,198 £17,859 Negative
5 £2,300 6 £2,500 Development Market Floor , Typical Location' & Value Level	\$77,077 \$554,737 \$532,738 \$510,058 \$6487,719 \$665,379 \$6483,040 \$620,700 \$138,361 \$176,022 \$133,682 \$133,143 \$100 \$689,061 \$868,221 \$848,882 \$682,542 \$801,203 \$778,863 \$7756,524 \$734,184 \$711,845 \$6689,506 \$6667,166 \$644,827 \$622 \$801,203 \$878,863 \$1756,524 \$1756,524 \$1736,145 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10
Development Scenario Typical Site Type Market Floor Value Level Value Level Value Level Typical Location' & Value Level Indication' Indication' Indication' Value Level Indication' Indi	Residual Land Value Residu
4 £2,100 5 £2,300 6 £2,500 3 40% AH FC PDL 265	f18.618 £16.136 £11.654 £11.122 £8.689 £6.207 £3.755 £1.243 Negative RLV £52,433 £49,951 £47,469 £44,987 £42,505 £40,023 £37,540 £35,058 £32,576 £30,090 £27,612 £25,130 £22,612 £86,249 £83,767 £83,284 £76,802 £76,920 £73,838 £73,356 £68,874 £66,391 £63,909 £61,427 £58,945 £56,945 £86,249 £83,767 £83,284 £83,287 £83,284 £66,391 £63,909 £61,427 £58,945 £56,945
1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500	Negative RLV E167,562 E145,223 E122,883 E100,544 E78,204 E55,865 E33,525 E11,186 Negative RLV E471,900 E449,561 E427,221 E404,882 E382,542 E360,203 E337,864 E315,524 E293,185 E270,845 E286,506 E226,166 E280,1676,238 E753,899 E731,560 E709,220 E686,881 E664,541 E642,02 E619,862 E597,523 E575,183 E552,844 E530,504 E500,881 E648,541 E6
Development Scenario Typical Site Type Market Floor Area Value Level Value E/m² Typical Location & Value Level Indication 1 £1,500	-£0/m² CIL -£10/m² CIL -£20/m² CIL -£30/m² CIL -£40/m² CIL -£50/m² CIL -£60/m² CIL -£70/m² CIL -£80/m² CIL -£90/m² CIL -£100/m² CIL -£110/m² CIL -£110/m² CIL -£120/m² CIL -£10/m² CIL -£1
2 £1,700 3 £1,900 4 £2,100 5 £2,100 6 £2,500 House 3 30% AH On- PDL 170	Negative RLV 65,401
\$ 1	Negative RLV E48,609 E34,278 E19,947 E5,615 Negative RLV E48,609 E34,278 E19,947 E5,615 Negative RLV E48,609 E34,278 E19,947 E5,615 E24,320 E29,989 E195,658 E181,327 E166,996 E152,665 E138,334 E124,003 E109,672 E95 E48,6017 E43,656 E43,255 E4
Note: only included tables for on-site provision where workable whole affordable housing numbers were applicable Based on information provided by the Council Based on information provided by the Council	£486,017 £471,686 £457,355 £443,025 £428,694 £414,363 £400,032 £385,701 £371,370 £357,039 £342,708 £347,343 £314

Note: only included tables for on-site provision where workable whole affordable housing numbers were applicable

1 Based on information provided by the Council

2 Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

RLV Lower than viability test 1
Viability Test 1: Greenfield with premium to lower commercial
Viability Test 2: Commercial to Established Residential
Viability Test 3: Established residential and above

Source: Dixon Searle LLP (2014)

										Residual Land Value (£	:)					
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Valu	e Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
		1 £1,500 2 £1,700 3 £1,900 4 £2,100		£72,217 £136,923 £202,605 £261,614	£67,862 £132,618 £198,300 £257,409	£63,506 £128,313 £193,995 £253,205	£59,151 £124,008 £189,690 £249,000	£54,795 £119,703 £185,385 £244,796	£50,440 £115,397 £181,080 £240,591	£46,084 £111,092 £176,774 £236,387	£41,729 £106,787 £172,469 £232,182	£37,373 £102,482 £168,164 £227,978	£33,018 £99,487 £163,859 £223,773	£28,662 £95,131 £159,554 £219,569	£24,307 £90,776 £155,249 £215,364	£19,951 £86,420 £150,943 £211,159
5 House PDL	465	5 £2,300 6 £2,500		£325,722 £389,830	£321,517 £385,625	£317,313 £381,421	£313,108 £377,216	£308,904 £373,012	£304,699 £368,807	£300,495 £364,603 esidual Land Value (£/I	£296,290 £360,398 Ha)	£292,086 £356,194	£287,881 £351,989	£283,677 £347,785	£279,472 £343,580	£275,268 £339,376
U76 AFT		1 £1,500 2 £1,700 3 £1,900		£389,974 £739,386 £1,094,069	£366,454 £716,138 £1,070,821	£342,935 £692,890 £1,047,573	£319,415 £669,642 £1,024,325	£295,895 £646,394 £1,001,077	£272,376 £623,146 £977,829	£248,856 £599,899 £954,581	£225,336 £576,651 £931,334	£201,817 £553,403 £908,086	£178,297 £537,229 £884,838	£154,777 £513,710 £861,590	£131,258 £490,190 £838,342	£107,738 £466,670 £815,094
		4 £2,100 5 £2,300 6 £2,500		£1,412,713 £1,758,898 £2,105,082	£1,390,009 £1,736,193 £2,082,377	£1,367,305 £1,713,489 £2,059,673	£1,344,600 £1,690,784 £2,036,969	£1,321,896 £1,668,080 £2,014,264	£1,299,192 £1,645,376 £1,991,560	£1,276,487 £1,622,671 £1,968,855 Residual Land Value (£	£1,253,783 £1,599,967 £1,946,151	£1,231,079 £1,577,263 £1,923,447	£1,208,374 £1,554,558 £1,900,742	£1,185,670 £1,531,854 £1,878,038	£1,162,966 £1,509,150 £1,855,334	£1,140,261 £1,486,445 £1,832,629
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value - £80/m² CIL	Residual Land Valu	e Residual Land Value - £100/m² CIL	Residual Land Value	Residual Land Value
		1 £1,500 2 £1,700 3 £1,900		£58,844 £121,942 £185,861	£54,488 £117,637 £181,556	£50,133 £113,331 £177,251	£45,777 £109,026 £172,946	£41,422 £104,721 £168,641	£37,066 £100,416 £164,335	£32,711 £97,397 £160,030	£28,355 £93,041 £155,725	£24,000 £88,686 £151,420	£19,644 £84,330 £147,115	£15,289 £79,975 £142,810	£10,933 £75,619 £138,504	£6,578 £71,264 £134,199
		4 £2,100 5 £2,300 6 £2,500		£243,540 £305,927 £368,313	£339,335 £301,722 £364,109	£235,131 £297,517 £359,904	£230,926 £293,313 £355,700	£226,722 £289,108 £351,495	£222,517 £284,904 £347,291	£218,313 £280,699 £343,086 esidual Land Value (£/i	£214,108 £276,495 £338,882	£209,904 £272,290 £334,677	£205,699 £268,086 £330,473	£206,729 £263,881 £326,268	£202,424 £259,677 £322,064	£198,119 £255,472 £317,859
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		4 £2,100 5 £2,300 6 £2,500		£1,003,651 £1,315,114 £1,652,003 £1,988,892	£1,292,410 £1,629,299 £1,966,188	£957,155 £1,269,706 £1,606,594 £1,943,483	£1,247,001 £1,583,890 £1,920,779	£910,659 £1,224,297 £1,561,186 £1,898,075	£887,411 £1,201,592 £1,538,481 £1,875,370	£1,178,888 £1,515,777 £1,852,666	£1,156,184 £1,493,073 £1,829,962	£1,133,479 £1,470,368 £1,807,257	£794,420 £1,110,775 £1,447,664 £1,784,553	£771,172 £1,116,337 £1,424,960 £1,761,849	£1,093,089 £1,402,255 £1,739,144	£724,676 £1,069,841 £1,379,551 £1,716,440
Development Scenario Typical Site Type	Market Floor	Value Level Value £/m²	Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value (£ Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Valu	e Residual Land Value	Residual Land Value	Residual Land Value
Scenario Typical Sice Type	Area	1 £1,500 2 £1,700	Indication ²	- £0/m² CIL £45,470 £106,960	-£10/m² CIL £41,115 £102,655	-£20/m² CIL £36,759 £99,662	- £30/m² CIL £32,404 £95,307	-£40/m² CIL £28,048 £90,951	- £50/m² CIL £23,693 £86,596	- £60/m² CIL £19,337 £82,240	- £70/m² CIL £14,982 £77,885	- £80/m² CIL £10,626 £73,529	- £90/m² CIL £6,271 £69,174	- £100/m² CIL £1,915 £64,818	- £110/m² CIL Negat £60,463	- £120/m² CIL tive RLV £56,107
		3 £1,900 4 £2,100 5 £2,300 6 £2,500		£169,117 £225,466 £286,131 £346,797	£164,812 £221,261 £281,927 £342,592	£160,507 £217,057 £277,722 £338,388	£156,202 £212,852 £273,518 £334,183	£151,897 £208,648 £269,313 £329,979	£147,591 £209,748 £265,109 £325,774	£143,286 £205,443 £260,904 £321,570	£138,981 £201,138 £256,700 £317,365	£134,676 £196,833 £252,495 £313,161	£130,371 £192,528 £248,291 £308,956	£126,066 £188,222 £244,086 £304,752	£121,760 £183,917 £239,882 £300,547	£117,455 £179,612 £235,677 £296,343
5 House PDL 20% AH FC	465	1 £1,500 2 £1,700		£245,540 £577,585	£222,020 £554,337	£198,500 £538,175	£174,981 £514,655	£151,461 £491,135	£127,941 £467,616	£104,422 £444,096	£80,902 £420,576	£57,382 £397,057	£33,863 £373,537	£10,343 £350,018	Negat £326,498	tive RLV £302,978
		3 £1,900 4 £2,100 5 £2,300 6 £2,500		£913,233 £1,217,515 £1,545,109 £1,872,703	£889,985 £1,194,811 £1,522,404 £1,849,998	£866,737 £1,172,106 £1,499,700 £1,827,294	£843,489 £1,149,402 £1,476,996 £1,804,589	£820,241 £1,126,698 £1,454,291 £1,781,885	£796,993 £1,132,641 £1,431,587 £1,759,181	£773,745 £1,109,393 £1,408,883 £1,736,476	£750,498 £1,086,145 £1,386,178	£727,250 £1,062,897 £1,363,474 £1,691,068	£704,002 £1,039,649 £1,340,770 £1,668,363	£680,754 £1,016,401 £1,318,065 £1,645,659	£657,506 £993,153 £1,295,361 £1.622,955	£634,258 £969,906 £1,272,657 £1,600,250
Development	Market Floor	6 £2,500	Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value		Residual Land Value (£	£1,713,772 (i) Residual Land Value	Residual Land Value	Residual Land Value	E1,645,659	Paridual Land Value	E1,000,250
Scenario Typical Site Type	Area	Value Level Value £/m² 1 £1,500 2 £1,700	Indication ²	- £0/m² CIL £38,784 £100,795	-£10/m² CIL £34,428 £96,439	-£20/m² CIL £30,073 £92,084	- £30/m² CIL £25,717 £87,728	-£40/m² CIL £21,362 £83,373	- £50/m² CIL £17,006 £79,017	- £60/m² CIL £12,651 £74,662	-£70/m² CIL £8,295 £70,306	- £80/m² CIL £3,940 £65,951	- £90/m² CIL £61,595	- £100/m² CIL	- £110/m² CIL ve RLV £52,884	- £120/m² CIL
		3 £1,900 4 £2,100 5 £2,300 6 £2,500		£160,745 £160,745 £216,429 £276,234 £336.038	£156,440 £212,224 £272,029 £331,834	£152,135 £208,020 £267,825 £327,629	£147,830 £209,105 £263,620 £323,425	£143,524 £204,800 £259,416 £319,220	£139,219 £200,495 £255,211 £315,016	£134,914 £196,190 £251,007 £310,811	£130,609 £191,885 £246,802 £306,607	£126,304 £187,579 £242,598 £302,402	£121,999 £183,274 £238,393 £298.198	£117,693 £178,969 £234,189 £293,993	£113,388 £174,664 £229,984 £289,789	£109,083 £170,359 £225,780 £285,584
5 House PDL 25% AH FC	465	1 £1,500		£209,431	£185,912	£162,392	£138,872	£115,353	£91,833	£68,313	Ha)	£21,274		Negat	ve RLV	
		2 £1,700 3 £1,900 4 £2,100 5 £2,300		£544,291 £868,024 £1,168,715 £1,491,662	£520,771 £844,776 £1,146,011 £1,468,957	£497,252 £821,528 £1,123,307 £1,446,253	£473,732 £798,280 £1,129,169 £1,423,549	£450,212 £775,032 £1,105,921 £1,400,844	£426,693 £751,784 £1,082,673 £1,378,140	£403,173 £728,536 £1,059,425 £1,355,435	£379,653 £705,289 £1,036,177 £1,332,731	£356,134 £682,041 £1,012,929 £1,310,027	£332,614 £658,793 £989,681 £1,287,322	£309,095 £635,545 £966,433 £1,264,618	£285,575 £612,297 £943,186 £1,241,914	£262,055 £589,049 £919,938 £1,219,209
		6 £2,500		£1,814,608	£1,791,903	£1,769,199	£1,746,495	£1,723,790	£1,701,086	£1,678,382 Residual Land Value (£	£1,655,677	£1,632,973	£1,610,269	£1,587,564	£1,564,860	£1,542,156
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m² 1 £1,500	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL £32,097	Residual Land Value - £10/m² CIL £27,741	Residual Land Value - £20/m² CIL £23,386	Residual Land Value - £30/m² CIL £19,030	Residual Land Value - £40/m² CIL £14,675	Residual Land Value - £50/m² CIL £10,319	Residual Land Value - £60/m² CIL £5,964	Residual Land Value - £70/m² CIL £1,608	Residual Land Value - £80/m² CIL	Residual Land Valu - £90/m² CIL	e Residual Land Value - £100/m² CIL Negative RLV	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
		2 £1,700 3 £1,900 4 £2,100 5 £2,300		£93,216 £152,373 £207,392 £266,336	£88,861 £148,068 £208,462 £262,131	£84,505 £143,763 £204,157 £257,927	£80,150 £139,458 £199,852 £253,722	£75,794 £135,152 £195,547 £249,518	£71,439 £130,847 £191,242 £245,313	£67,083 £126,542 £186,937 £241,109	£62,728 £122,237 £182,631 £236,904	£58,372 £117,932 £178,326 £232,700	£54,017 £113,627 £174,021 £228,495	£49,661 £109,321 £169,716 £224,291	£45,306 £105,016 £165,411 £220,086	£40,950 £100,711 £161,106 £215,882
5 House 5 30% AH FC	465	6 £2,500		£325,280	£321,076	£316,871	£312,667	£308,462	£304,258	£300,053 esidual Land Value (£/1	£295,849 Ha) £8,685	£291,644	£287,440	£283,235	£279,031	£274,826
		2 £1,700 3 £1,900 4 £2,100 5 £2,300		£503,368 £822,815 £1,119,916	£479,848 £799,567 £1,125,697	£456,329 £776,319 £1,102,449	£432,809 £753,071 £1,079,201	£409,289 £729,823 £1,055,953	£385,770 £706,575 £1,032,705	£362,250 £683,327 £1,009,457	£338,730 £660,079 £986,209	£315,211 £636,832 £962,961	£291,691 £613,584 £939,714	£268,171 £590,336 £916,466	£244,652 £567,088 £893,218	£221,132 £543,840 £869,970
		5 £2,300 6 £2,500		£1,438,214 £1,756,513	£1,415,510 £1,733,809	£1,392,806 £1,711,104	£1,370,101 £1,688,400	£1,347,397 £1,665,696	£1,324,693 £1,642,991	£1,301,988 £1,620,287 Residual Land Value (£	£1,279,284 £1,597,583	£1,256,580 £1,574,878	£1,233,875 £1,552,174	£1,211,171 £1,529,469	£1,188,467 £1,506,765	£1,165,762 £1,484,061
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Valu	e Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
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5 House PDL	465	6 £2,500		£303,764	£299,559	£295,355	£291,150	£286,946	£282,741	£278,537 esidual Land Value (£/i	£274,332	£270,128	£265,923	£261,719	£257,514	£253,309
		1 £1,500 2 £1,700 3 £1,900 4 £2,100		£101,106 £421,522 £732,397 £1,049,009	£77,586 £398,002 £709,149 £1,025,761	£374,483 £685,901 £1,002,513	£30,547 £350,963 £662,653 £979,265	£327,443 £639,405 £956,017	£303,924 £616,157 £932,769	£280,404 £592,909 £909,521	£256,884 £569,661 £886,274	£233,365 £546,414 £863,026	£209,845 £530,262 £839,778	£186,325 £506,742 £816,530	£162,806 £483,222 £793,282	£139,286 £459,703 £770,034
		5 £2,300 6 £2,500		£1,331,320 £1,640,323	£1,308,616 £1,617,619	£1,285,911 £1,594,915	£1,263,207 £1,572,210	£1,240,503 £1,549,506	£1,217,798 £1,526,802	£1,195,094 £1,504,097 Residual Land Value (£	£1,172,390 £1,481,393	£1,149,685 £1,458,689	£1,126,981 £1,435,984	£1,104,277 £1,413,280	£1,109,894 £1,390,576	£1,086,646 £1,367,871
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Valu	e Residual Land Value - £100/m² CIL	Residual Land Value -£110/m² CIL	Residual Land Value - £120/m² CIL
		1 £1,500 2 £1,700 3 £1,900 4 £2,100		£42,659 £91,260 £138,096 £186,121	£39,475 £88,075 £134,948 £182,974	£36,290 £84,891 £131,800 £179,826	£33,105 £81,706 £128,652 £176,678	£29,921 £78,521 £125,504 £173,530	£26,736 £75,337 £122,357 £170,382	£23,551 £72,152 £119,209 £167,234	£20,367 £68,968 £116,061 £164,086	£17,182 £65,783 £112,913 £160,939	£13,997 £62,598 £109,765 £157,791	£10,813 £59,414 £106,617 £154,643	£7,628 £56,229 £103,469 £151,495	£4,443 £53,044 £101,645 £148,347
House 5 20% AH On-PDL	340	5 £2,300 6 £2,500		£228,315 £275,190	£225,241 £272,116	£222,167 £269,041	£219,092 £265,967	£216,018 £262,893	£212,944 £259,819	£209,870 £256,744 esidual Land Value (£/I	£212,112 £253,670	£208,964 £250,596	£205,816 £247,522	£202,668 £244,447	£199,521 £241,373	£196,373 £238,299
site		1 £1,500 2 £1,700 3 £1,900 4 £2,100		£230,360 £492,805 £745,718	£213,162 £475,608 £728,720	£195,965 £458,410 £711,721	£178,768 £441,213 £694,723	£161,571 £424,016 £677,724	£144,374 £406,819 £660,726	£127,177 £389,622 £643,727	£109,979 £372,425 £626,729	£92,782 £355,227 £609,730	£75,585 £338,030 £592,732	£58,388 £320,833 £575,734	£41,191 £303,636 £558,735	£23,994 £286,439 £548,884
		4 £2,100 5 £2,300 6 £2,500		£1,005,056 £1,232,902 £1,486,026	£988,058 £1,216,301 £1,469,425	£971,059 £1,199,700 £1,452,824	£954,061 £1,183,099 £1,436,223	£937,062 £1,166,498 £1,419,622	£920,064 £1,149,897 £1,403,021	£903,065 £1,133,296 £1,386,420 Residual Land Value (£	£886,067 £1,145,405 £1,369,819	£869,068 £1,128,406 £1,353,218	£852,070 £1,111,408 £1,336,617	£835,072 £1,094,410 £1,320,016	£818,073 £1,077,411 £1,303,415	£801,075 £1,060,413 £1,286,814
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Valu	e Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
		1 £1,500 2 £1,700 3 £1,900		£29,655 £67,535 £104,056	£27,173 £65,053 £102,933	£24,691 £62,571 £100,451	£22,208 £60,089 £97,969	£19,726 £57,606 £95,487	£17,244 £55,124 £93,004	£14,762 £52,642 £90,522	£12,280 £50,160 £88,040	£9,798 £47,678 £85,558	£7,315 £45,196 £83,076	£4,833 £42,713 £80,594	£2,351 £40,231 £78,111	Negative RLV £37,749 £75,629
	1	4 £2,100 5 £2,300		£141,487 £178,919 £210.941	£139,034 £176,466 £208,545	£136,580 £174,012 £211,444	£134,127 £171,559 £208,990	£131,673 £169,105 £206,537	£129,220 £166,652 £204,083	£126,766 £164,198 £201,630	£124,313 £161,745 £199,176	£121,859 £159,291 £196,723	£119,406 £156,838 £194,269	£116,952 £154,384 £191,816	£114,499 £151,931 £189,362	£112,046 £149,477 £186,909
House		6 £2,500							D.	esidual Land Value (E/	Ha)					
House S 40% AH On-PDL site	265	1 £1,500 2 £1,700		£160,136 £364,689	£146,733 £351,286	£133,329 £337,882 £542,435	£119,925 £324,478 £529,031	£106,522 £311,075	£93,118 £297,671	£79,714 £284,267	£66,311 £270,863	£52,907 £257,460	£39,503 £244,056	£26,100 £230,652 £435,205	£12,696 £217,249	Negative RLV £203,845 £408,398
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Note: only included fables for on-site provision where workable whole affordable housing numbers were approache.

1 Based on information provided by the Council

2 Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

RLV Lower than viability test 1
Viability Test 1: Greenfield with prenium to lower commercial
Viability Test 2: Commercial to Established Residential
Viability Test 3: Established residential and above

										ı	Residual Land Value (£						
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m² 1 £1,500 2 £1,700 3 £1,700 4 £2,100 5 £2,300 6 £2,500	Typical Location [†] & Value Level Indication [†]	Residual Land Value -£0/m² CIL £131,877 £249,716 £371,325 £486,410 £606,473 £726,536	Residual Land Value -£10/m² CIL £123,696 £241,733 £363,342 £478,526 £598,589 £718,652	Residual Land Value - £20/m² CIL £115,516 £233,750 £355,359 £470,642 £590,705 £710,768	Residual Land Value - £30/m² CIL £107,335 £225,767 £347,376 £462,758 £582,821 £702,884	Residual Land Value - £40/m² CIL £99,155 £217,784 £339,394 £454,874 £574,937 £695,000	Residual Land Value - £50/m² CIL £90,974 £209,801 £331,411 £446,990 £567,053 £687,116	Residual Land Value -£60/m² CIL £84,085 £201,819 £323,428 £439,106 £559,169 £679,232	Residual Land Value - £70/m² CIL £75,806 £193,836 £315,445 £431,222 £551,285 £671,348	Residual Land Value - £80/m² CIL £67,526 £191,134 £307,462 £423,338 £543,401 £663,464	Residual Land Value -£90/m² CIL £59,247 £182,954 £299,480 £415,455 £535,518	Residual Land Value -£100/m² CIL £50,967 £174,773 £291,497 £407,571 £527,634 £647,697	Residual Land Valu - £110/m² CIL £42,688 £166,592 £283,514 £399,687 £519,750 £639,813	E Residual Land Value - £120/m² CIL £34,408 £158,412 £275,531 £397,140 £511,866 £631,929
10 House 0% AH	PDL	900	1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500		£415,413 £786,604 £1,169,673 £1,532,191 £1,910,390 £2,288,588	£389,644 £761,458 £1,144,528 £1,507,357 £1,885,555 £2,263,754	£363,875 £736,312 £1,119,382 £1,482,522 £1,860,721 £2,238,919	£338,106 £711,166 £1,094,236 £1,457,688 £1,835,886 £2,214,085	£312,337 £686,020 £1,069,090 £1,432,854 £1,811,052 £2,189,251	£286,568 £660,875 £1,043,944 £1,408,019 £1,786,218	£264,869 £635,729 £1,018,798 £1,383,185 £1,761,383 £2,139,582		£212,708 £602,073 £968,506 £1,333,516 £1,711,715 £2,089,913	£186,628 £576,304 £943,360 £1,308,682 £1,686,880 £2,065,079	£160,547 £550,535 £918,215 £1,283,847 £1,662,046 £2,040,244	£134,467 £524,766 £893,069 £1,259,013 £1,637,212 £2,015,410	£108,386 £498,997 £867,923 £1,250,992 £1,612,377 £1,990,576
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m² 1 £1,500 2 £1,700	Typical Location [†] & Value Level Indication [‡]	Residual Land Value - £0/m² CIL £106,758 £221,936	Residual Land Value - £10/m² CIL £98,578 £213,953	Residual Land Value - £20/m² CIL £90,397 £205,971	Residual Land Value - £30/m² CIL £83,502 £197,988	Residual Land Value - £40/m² CIL £75,222 £195,389		Residual Land Value (£ Residual Land Value - £60/m² CIL £58,663 £179,028		Residual Land Value - £80/m² CIL £42,104 £162,666	Residual Land Value - £90/m² CIL £33,825 £154,486	Residual Land Value -£100/m² CIL £25,545 £146,305	Residual Land Valu - £110/m² CIL £17,266 £138,125	re Residual Land Value - £120/m² CIL - £8,986 - £129,944
10 House 10% AH FC	PDL	900	3 £1,900 4 £2,100 5 £2,300 6 £2,500		£340,277 £452,519 £569,355 £686,190	£332,294 £444,635 £561,471 £678,306	£324,312 £436,751 £553,587 £670,422	£316,329 £428,867 £545,703 £662,538	£308,346 £420,984 £537,819 £654,654	£300,363 £413,100 £529,935 £646,770	£292,380 £405,216 £522,051 £638,886 ssidual Land Value (£/H	£284,398 £397,332 £514,167 £631,002	£276,415 £394,756 £506,283 £623,119	£268,432 £386,773 £498,399 £615,235	£260,449 £378,790 £490,515 £607,351	£252,466 £370,807 £482,631 £599,467	£244,483 £362,825 £474,747 £591,583
			2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500		£699,099 £1,071,874 £1,425,436 £1,793,467 £2,161,498	£673,953 £1,046,728 £1,400,601 £1,768,633 £2,136,664	£648,807 £1,021,582 £1,375,767 £1,743,798 £2,111,829	£623,661 £996,436 £1,350,933 £1,718,964 £2,086,995	£615,475 £971,290 £1,326,098 £1,694,129 £2,062,161	£589,706 £946,144 £1,301,264 £1,669,295 £2,037,326	£563,937 £920,998 £1,276,429 £1,644,461 £2,012,492 Residual Land Value (£	£538,168 £895,852 £1,251,595 £1,619,626 £1,987,658	£512,399 £870,707 £1,243,481 £1,594,792 £1,962,823	£486,630 £845,561 £1,218,335 £1,569,958 £1,937,989	£460,861 £820,415 £1,193,189 £1,545,123 £1,913,155	£435,093 £795,269 £1,168,044 £1,520,289 £1,888,320	£409,324 £770,123 £1,142,898 £1,495,455 £1,863,486
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ² 1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300	Typical Location ³ & Value Level Indication ²	Residual Land Value -£0/m² CIL £82,918 £194,157 £309,230 £418,629 £532,236	Residual Land Value -£10/m² CIL £74,638 £191,463 £301,247 £410,745 £524,352	Residual Land Value -£20/m² CIL £66,359 £183,282 £293,264 £402,861 £516,468	Residual Land Value - £30/m² CIL £58,079 £175,102 £285,281 £400,354 £508,584	Residual Land Value - £40/m² CIL £49,800 £166,921 £277,298 £392,371 £500,701	Residual Land Value - £50/m² CIL £41,520 £158,741 £269,316 £384,389 £492,817	Residual Land Value - £60/m³ CIL £33,241 £150,560 £261,333 £376,406 £484,933	Residual Land Value -£70/m² CIL £24,961 £142,379 £253,350 £368,423 £477,049	Residual Land Value - £80/m² CIL £16,682 £134,199 £245,367 £360,440 £469,165	Residual Land Value - £90/m² CIL - £8,402 - £126,018 - £237,384 - £352,457 - £461,281	Residual Land Value - £100/m² CIL £123 £117,838 £229,402 £344,475 £453,397	Residual Land Valu - £110/m² ClL Nega £109,657 £221,419 £336,492 £445,513	Residual Land Value - £120/m² CIL ative RLV
10 House 10 20% AH FC	PDL	900	1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300		£645,844 £261,192 £611,594 £974,074 £1,318,680	£637,960 £235,111 £603,108 £948,928 £1,293,846	£630,076 £209,031 £577,340 £923,782 £1,269,011	£182,950 £551,571 £898,636 £1,261,116	£156,870 £525,802 £873,490 £1,235,970	£606,424 Re £130,790 £500,033 £848,344 £1,210,824	£598,540 esidual Land Value (£/h £104,709 £474,264 £823,198 £1,185,678	£590,656 £78,629 £448,495 £798,053 £1,160,532	£582,773 £52,548 £422,726 £772,907 £1,135,387	£26,468 £396,957 £747,761 £1,110,241	£387 £371,188 £722,615 £1,085,095	£559,121 Nega £345,419 £697,469 £1,059,949	£551,237 ative RLV £319,650 £672,323 £1,034,803
Development Scenario	Typical Site Type	Market Floor Area	6 £2,500 Value Level Value £/m² 1 £1,500	Typical Location ¹ & Value Level Indication ²	£1,676,544 £2,034,408 Residual Land Value -£0/m² CIL £70,207	£1,651,710 £2,009,574 Residual Land Value -£10/m² CIL £61,927	£1,626,876 £1,984,740 Residual Land Value -£20/m² CIL £53,648	£1,602,041 £1,959,905 Residual Land Value - £30/m² CIL £45,368	£1,577,207 £1,935,071 Residual Land Value -£40/m² CIL £37,089	£1,552,372 £1,910,237	£1,527,538 £1,885,402 Residual Land Value (£ Residual Land Value - £60/m² CIL	£1,502,704 £1,860,568) Residual Land Value -£70/m² CIL £12,250	£1,477,869 £1,835,733 Residual Land Value - £80/m² CIL	£1,453,035 £1,810,899 Residual Land Value - £90/m² CIL	£1,428,201 £1,786,065 Residual Land Value -£100/m² CIL	£1,403,366 £1,761,230 Residual Land Valu -£110/m² CIL	£1,378,532 £1,736,396 ue Residual Land Value -£120/m² CIL
10 House 25% AH FC	PDL	900	2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500		£185,410 £293,706 £401,683 £513,677 £625,671	£177,229 £285,723 £399,162 £505,793 £617,787	£169,049 £277,740 £391,179 £497,909 £609,903	£160,868 £269,757 £383,196 £490,025 £602,019	£152,687 £261,775 £375,214 £482,141 £594,135	£144,507 £253,792 £367,231 £474,257 £586,251	£136,326 £245,809 £359,248 £466,374 £578,367	£128,146 £237,826 £351,265 £458,490 £570,483	£119,965 £229,843 £343,282 £450,606 £562,600	£111,784 £221,861 £335,300 £442,722 £554,716	£103,604 £213,878 £327,317 £434,838 £546,832	£95,423 £205,895 £319,334 £426,954 £538,948	£87,242 £197,912 £311,351 £419,070 £531,064
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Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m² 1 £1,500 2 £1,700 3 £1,900 4 £2,100	Typical Location [†] & Value Level Indication [†]	Residual Land Value - £0/m² CIL £57,496 £171,176 £278,182 £389,987	Residual Land Value - £10/m² CIL £49,216 £162,995 £270,199 £382,004	Residual Land Value - £20/m² CIL £40,937 £154,815 £262,217 £374,021	Residual Land Value - £30/m² CIL - £32,657 - £146,634 - £254,234 - £366,039	Residual Land Value - £40/m² CIL £24,378 £138,453 £246,251 £358,056	Residual Land Value - £50/m² CIL £16,098 £130,273 £238,268 £350,073	Residual Land Value - £60/m³ CIL £7,819 £122,092 £230,285 £342,090	Residual Land Value - £70/m² CIL £113,912 £222,302 £334,107	Residual Land Value - £80/m³ CIL £105,731 £214,320 £326,124	Residual Land Value - £90/m² CIL Negat £97,550 £206,337 £318,142	Residual Land Value - £100/m² CIL ive RLV £89,370 £198,354 £310,159	Residual Land Valu - £110/m² CIL £82,501 £190,371 £302,176	E74,221 £187,663 £294,193
10 House 30% AH FC	PDL	900	5 £2,300 6 £2,500 1 £1,500 2 £1,700 3 £1,700 4 £2,100		£495,118 £605,498 £181,112 £539,204 £876,274 £1,228,459	£487,234 £597,614 £155,031 £513,435 £851,128	£479,350 £589,730 £128,951 £487,666 £825,982	£471,466 £581,846 £102,870 £461,897 £800,836	£463,582 £573,962 £76,790 £436,128 £775,690	£50,710 £410,360 £750,544	£447,814 £558,194 ssidual Land Value (£/F £24,629 £384,591 £725,399	£358,822 £700,253	£432,047 £542,427 £333,053 £675,107	£424,163 £534,543 Negal £307,284 £649,961	£416,279 £526,659 ive RLV £281,515 £624,815	£408,395 £518,775 £259,877 £599,669	£400,511 £510,891 £233,797 £591,139
Development Scenario	Typical Site Type	Market Floor Area	5 £2,300 6 £2,500 Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	£1,226,439 £1,559,622 £1,907,319 Residual Land Value -£0/m² CIL	£1,203,313 £1,534,787 £1,882,484 Residual Land Value -£10/m² CIL	£1,178,167 £1,509,953 £1,857,650 Residual Land Value -£20/m² CIL	£1,153,021 £1,485,118 £1,832,815 Residual Land Value -£30/m² CIL	£1,127,876 £1,460,284 £1,807,981 Residual Land Value -£40/m² CIL		£1,077,584 £1,410,615 £1,758,312 Residual Land Value (£ Residual Land Value - £60/m² CIL	£1,052,438 £1,385,781 £1,733,478) Residual Land Value -£70/m² CIL	£1,027,292 £1,360,947 £1,708,644 Residual Land Value - £80/m² CIL	£1,002,146 £1,336,112 £1,683,809 Residual Land Value -£90/m² CIL	£977,000 £1,311,278 £1,658,975 Residual Land Value -£100/m² CIL	£951,854 £1,286,444 £1,634,141 Residual Land Valu -£110/m² CIL	£926,708 £1,261,609 £1,609,306 ERSIDUAL LAND VALUE £120/m³ CIL
10 House 10 40% AH FC	PDL	900	1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500		£32,074 £142,708 £247,135 £355,671 £458,000 £565,152	£23,794 £134,528 £239,152 £347,688 £450,116 £557,268	£15,515 £126,347 £231,169 £339,706 £442,232 £549,384	£7,235 £118,166 £223,186 £331,723 £434,348 £541,500	£109,986 £215,203 £323,740 £426,464 £533,616	£101,805 £207,220 £315,757 £418,580 £525,732	£93,625 £199,238 £307,774 £410,696 £517,848 sidual Land Value (£/h	£85,444 £191,255 £299,792 £402,812 £509,964	Negative RLV £78,527 £188,569 £291,809 £394,928 £502,081	£70,248 £180,388 £283,826 £392,363 £494,197	£61,968 £172,208 £275,843 £384,380 £486,313	£53,689 £164,027 £267,860 £376,397 £478,429	£45,409 £155,846 £259,877 £368,414 £470,545
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Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m² 1 £1,500 2 £1,700 3 £1,900	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL £110,457 £216,001 £324,774	Residual Land Value - £10/m² CIL £103,140 £208,861 £317,633	Residual Land Value - £20/m² CIL £95,823 £201,720 £310,493	Residual Land Value - £30/m² CIL £89,855 £194,580 £303,353	Residual Land Value - £40/m² CIL £82,450 £192,728 £296,213	Residual Land Value - £50/m² CIL - £75,044 - £185,411 - £289,073	Residual Land Value - £60/m² CIL - £67,639 - £178,094 - £281,932	Residual Land Value - £70/m² CIL £60,233 £170,777 £274,792	Residual Land Value - £80/m² CIL 	Residual Land Value - £90/m² CIL - £45,422 - £156,143 - £260,512	Residual Land Value - £100/m² CIL £38,017 £148,825 £253,372	Residual Land Valu - £110/m² CIL £30,611 £141,508 £246,231	e Residual Land Value - £120/m² CIL £23,205 £134,191 £239,091
House 10 20% AH On- site	PDL	730	4 £2,100 5 £2,300 6 £2,500 1 £1,500 2 £1,700 3 £1,900		£427,782 £535,172 £642,562 £347,941 £680,402 £1,023,037	£420,731 £528,120 £635,510 £324,892 £657,911 £1,000,545	£413,679 £521,069 £628,458 £301,843 £635,419 £978,054	£406,627 £514,017 £621,407 £283,045 £612,928 £955,562	£399,575 £506,965 £614,355 £259,717 £607,093 £933,070	£397,845 £499,913 £607,303 Re £236,390 £584,044 £910,579	£390,705 £492,862 £600,251 sidual Land Value (£/H £213,062 £560,996 £888,087	£383,565 £485,810 £593,200 la) £189,735 £537,947 £865,596	£376,425 £478,758 £586,148 £166,407 £514,898 £843,104	£369,285 £471,706 £579,096 £143,080 £491,849 £820,612	£362,144 £464,655 £572,044 £119,752 £468,800 £798,121	£355,004 £457,603 £564,993 £96,425 £445,751 £775,629	£347,864 £450,551 £557,941 £73,097 £422,702 £753,138
Development Scenario	Typical Site Type	Market Floor Area	4 £2,100 5 £2,300 6 £2,500 Value Level Value £/m²	Typical Location ¹ & Value Level Indication ¹	£1,347,514 £1,685,792 £2,024,069 Residual Land Value -£0/m² CIL	£1,325,301 £1,663,579 £2,001,856 Residual Land Value -£10/m² CiL	£1,303,088 £1,641,366 £1,979,644 Residual Land Value -£20/m² CIL	£1,280,876 £1,619,153 £1,957,431 Residual Land Value -£30/m³ CIL	£1,258,663 £1,596,940 £1,935,218 Residual Land Value -£40/m² CiL	£1,253,213 £1,574,727 £1,913,005	£1,230,721 £1,552,514 £1,890,792 Residual Land Value (£ Residual Land Value - £60/m² CiL	£1,208,230 £1,530,301 £1,868,579	£1,185,738 £1,508,088 £1,846,366 Residual Land Value -£80/m² CIL	£1,163,247 £1,485,875 £1,824,153 Residual Land Value -£90/m² CIL	£1,140,755 £1,463,662 £1,801,940 Residual Land Value -£100/m³ CIL	£1,118,264 £1,441,449 £1,779,727 Residual Land Valu	£1,095,772 £1,419,236 £1,757,514 re Residual Land Value -£120/m³ CIL
House		, acc	1 £1,500 2 £1,700 3 £1,700 4 £2,100 5 £2,300 6 £2,500	macaton	£69,746 £163,775 £251,992 £344,756 £431,708 £523,292	£63,904 £158,003 £246,360 £339,124 £426,145 £517,729	£58,063 £152,231 £240,728 £333,491 £420,583 £512,167	£52,221 £146,459 £235,095 £327,859 £415,020 £506,604	£46,380 £140,688 £229,463 £322,227 £409,458 £501,042	£40,538 £134,916 £223,831 £316,594 £403,895 £495,479	£34,696 £129,144 £218,198 £310,962 £403,726 £489,916	£28,855 £123,372 £212,566 £305,330 £398,093 £484,354	£23,013 £117,600 £206,934 £299,697 £392,461 £478,791	£17,171 £111,828 £201,301 £294,065 £386,829 £473,229	£11,330 £106,056 £195,669 £288,433 £381,196 £467,666	£5,488 £100,285 £195,407 £282,800 £375,564 £462,104	Negative RLV £94,513 £189,635 £277,168 £369,932 £456,541
10 30% AH Onsite	PDL	635	1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300 6 £2,500		£219,700 £515,892 £793,776 £1,085,981 £1,359,879 £1,648,369	£201,299 £497,710 £776,034 £1,068,239 £1,342,357 £1,630,847	£182,898 £479,529 £758,292 £1,050,497 £1,324,835 £1,613,325	£164,497 £461,347 £740,550 £1,032,756 £1,307,313 £1,595,803	£146,096 £443,166 £722,809 £1,015,014 £1,289,791 £1,578,281	£127,694 £424,985 £705,067 £997,272 £1,272,269 £1,560,759	f109,293 £406,803 £687,325 £979,530 £1,271,735 £1,543,237	£90,892 £388,622 £669,583 £961,788 £1,253,994 £1,525,715	£72,491 £370,440 £651,841 £944,047 £1,236,252 £1,508,193	£54,090 £352,259 £634,099 £926,305 £1,218,510 £1,490,671	£35,688 £334,078 £616,358 £908,563 £1,200,768 £1,473,149	£17,287 £315,896 £615,532 £890,821 £1,183,026 £1,455,627	Negative RLV £297,715 £597,351 £873,079 £1,165,285 £1,438,105
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m² 1 £1,500 2 £1,700	Typical Location ³ & Value Level Indication ²	Residual Land Value - £0/m² CIL 	Residual Land Value - £10/m² CIL £47,759 £131,664	Residual Land Value - £20/m² CIL £42,607 £126,574	Residual Land Value - £30/m² CIL £37,456 £121,484	Residual Land Value - £40/m² CIL 	Residual Land Value - £50/m² CIL £27,152 £111,303	Residual Land Value (£ Residual Land Value - £60/m² CIL £22,001 £106,213	Residual Land Value - £70/m² CIL £16,849 £101,123	Residual Land Value - £80/m² CIL £11,697 £96,033	Residual Land Value - £90/m² CIL <u>£6,546</u> £90,943	Residual Land Value - £100/m² CIL £1,394 £87,175	Residual Land Valu - £110/m² CIL Nega £82,024	ue Residual Land Value - £120/m² CIL ative RLV £76,872
House 10 40% AH On- site	PDL	560	3 £1,900 4 £2,100 5 £2,300 6 £2,500 1 £1,500 2 £1,700		£215,508 £298,137 £380,767 £457,255 £166,669 £430,776	£210,541 £293,170 £375,799 £452,350 £150,441 £414,742	£205,573 £288,203 £370,832 £447,444	£200,606 £283,236 £365,865 £442,539 £117,986 £382,674	£195,639 £278,269 £360,898 £437,633 £101,758 £366,640	£196,034 £273,302 £355,931 £432,728	£190,944 £268,335 £350,964 £427,822 sidual Land Value (£/H £69,302 £334,572	£185,854 £263,368 £345,997 £422,916 la) £53,074 £318,538	£180,764 £258,400 £341,030 £418,011 £36,847 £302,504	£175,674 £253,433 £336,063 £413,105 £20,619 £286,470	£170,583 £248,466 £331,096 £408,200 £4,391 £274,602	£165,493 £243,499 £326,129 £403,294 Negg	£160,403 £238,532 £321,162 £403,791
Note: only included	tables for on-site prov	ision where workat	3 £1,900 4 £2,100 5 £2,300 6 £2,500 Dle whole affordable housing nu	mbers were applicable	£678,849 £939,132 £1,199,415 £1,440,354	£663,203 £923,486 £1,183,768 £1,424,902	£647,556 £907,839 £1,168,122 £1,409,449	£631,910 £892,193 £1,152,476 £1,393,997	£616,264 £876,547 £1,136,829 £1,378,544	£617,508 £860,900 £1,121,183 £1,363,092	£601,474 £845,254 £1,105,537 £1,347,639	£585,440 £829,608 £1,089,890 £1,332,187	£569,406 £813,961 £1,074,244 £1,316,734	£553,372 £798,315 £1,058,598 £1,301,282	£537,338 £782,669 £1,042,951 £1,285,829	£521,304 £767,022 £1,027,305 £1,270,377	£505,270 £751,376 £1,011,659

 $D|S|P \, {\sf Housing \, Development \, Consultants}$ Appendix IIa

Note: only included tables for on-site provision where workable whole affordable housing numbers were applicable

1. Based on information provided by the Council

2. Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mensioned in more than one Value Level due to values range typically covering more than one Value Level
Key:

RLV Lower than viability test 1: Greenfield with premium to lower commercial
Viability Test 2: Commercial to Established Residential
Viability Test 3: Established residential and above

									ı	Residual Land Value (£)					
Development Scenario Typical Site	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
		1 £1,500 2 £1,700		£143,161 £302,885	£132,100 £292,100	£121,038 £281,315	£109,976 £270,530	£98,915 £259,745	£87,853 £248,960	£76,791 £238,175	£66,972 £227,390	£55,772 £216,605	£44,572 £205,820	£33,372 £195,035	£22,173 £184,250	£10,973 £178,892
		3 £1,900 4 £2,100 5 £2,300		£460,495 £622,479 £784,463	£449,849 £611,832 £773,816	£439,202 £601,186 £763,169	£428,555 £590,539 £752,522	£417,908 £579,892 £741,876	£407,262 £569,245 £731,229	£396,615 £558,599 £720,582	£385,968 £547,952 £709,935	£380,751 £537,305 £699,289	£369,966 £526,658 £688,642	£359,181 £516,011 £677,995	£348,396 £505,365 £667,348	£337,611 £494,718 £656,702
15 Mixed Greenfield	/ PDL 995	6 £2,500		£946,446	£935,800	£925,153	£914,506	£903,859	£893,213 Re	£882,566 sidual Land Value (£)	£871,919 (Ha)	£861,272	£850,626	£839,979	£829,332	£818,685
USAN		1 £1,500 2 £1,700 3 £1,900		£429,484 £908,656	£396,299 £876,301	£363,114 £843,946	£329,929 £811,590	£296,744 £779,235	£263,559 £746,880	£230,374 £714,525	£200,917 £682,169	£167,317 £649,814	£133,717 £617,459	£100,117 £585,104	£66,518 £552,749	£32,918 £536,677
		3 £1,900 4 £2,100 5 £2,300		£1,381,486 £1,867,437 £2,353,388	£1,349,546 £1,835,497 £2,321,448	£1,317,606 £1,803,557 £2,289,508	£1,285,665 £1,771,616 £2,257,567	£1,253,725 £1,739,676 £2,225,627	£1,221,785 £1,707,736 £2,193,687	£1,189,845 £1,675,796 £2,161,747	£1,157,904 £1,643,855 £2,129,806	£1,142,253 £1,611,915 £2,097,866	£1,109,898 £1,579,975 £2,065,926	£1,077,542 £1,548,034 £2,033,985	£1,045,187 £1,516,094 £2,002,045	£1,012,832 £1,484,154 £1,970,105
		6 £2,500		£2,839,339	£2,807,399	£2,775,459	£2,743,519	£2,711,578	£2,679,638	£2,647,698 Residual Land Value (£2,615,757	£2,583,817	£2,551,877	£2,519,936	£2,487,996	£2,456,056
Development Scenario Typical Site	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
		1 £1,500 2 £1,700 3 £1,900		£55,577 £184,121 £315,835	£46,590 £180,829 £307,181	£37,603 £171,953 £298,527	£28,616 £163,076 £289,873	£19,629 £154,200 £281,218	£10,641 £145,324 £272,564	£1,654 £136,448 £263,910	£127,572 £255,256	£118,696 £246,602	£109,820 £237,948	£100,944 £229,294	£92,068 £220,639	£83,192 £211,985
		4 £2,100 5 £2,300 6 £2,500		£441,287 £571,266 £701,244	£432,744 £562,722 £692,701	£424,200 £554,179 £684.158	£415,657 £545,636 £675.615	£407,114 £537,093 £667.072	£398,571 £528,550 £658.529	£390,028 £520,007 £649.985	£386,970 £511,463 £641,442	£378,316 £502,920 £632,899	£369,662 £494,377 £624.356	£361,008 £485,834 £615.813	£352,354 £477,291 £607.270	£343,699 £468,748 £598,726
Mixed 15 10% AH On- Greenfield	/ PDL 995								Re	sidual Land Value (£)		2002,000			2001,1110	2000,120
site		1 £1,500 2 £1,700 3 £1,900		£166,731 £552,363 £947,505	£139,769 £542,486 £921,543	£112,808 £515,858 £895,580	£85,847 £489,229 £869,618	£58,886 £462,601 £843,655	£31,924 £435,973 £817,693	£4,963 £409,344 £791,731	£382,716 £765,768	£356,088 £739,806	£329,460 £713,843	£302,831 £687,881	£276,203 £661,918	£249,575 £635,956
		4 £2,100 5 £2,300		£1,323,860 £1,713,797	£1,298,231 £1,688,167	£1,272,601 £1,662,538	£1,246,972 £1,636,908	£1,221,342 £1,611,279	£1,195,713 £1,585,649	£1,170,083 £1,560,020	£1,160,910 £1,534,390	£1,134,948 £1,508,761	£1,108,985 £1,483,131	£1,083,023 £1,457,502	£1,057,061 £1,431,872	£1,031,098 £1,406,243
		6 £2,500		£2,103,733	£2,078,104	£2,052,474	£2,026,845	£2,001,215	£1,975,586	£1,949,956 Residual Land Value (£1,924,327 £)	£1,898,697	£1,873,068	£1,847,438	£1,821,809	£1,796,179
Development Scenario Typical Site	Type Market Floor	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
		1 £1,500 2 £1,700 3 £1,900		£39,804 £172,978 £298,410	£31,359 £164,637 £290,278	£22,914 £156,296 £282,146	£14,469 £147,955 £274,014	£6,024 £139,614 £265,881	£131,273 £257,749	£122,933 £249,617	£114,592 £241,484	Negati £106,251 £233,352	£97,910 £225,220	£89,569 £217,088	£81,228 £208,955	£74,215 £200,823
		4 £2,100 5 £2,300 6 £2,500		£422,982 £551,853 £680,724	£414,954 £543,825 £672,696	£406,926 £535,797 £664,668	£398,898 £527,769 £656,640	£390,870 £519,741 £648,612	£382,842 £511,713 £640,584	£380,208 £503,685 £632,556	£372,076 £495,657 £624,528	£363,944 £487,629 £616,500	£355,811 £479,601 £608,472	£347,679 £471,573 £600,444	£339,547 £463,545 £592,416	£331,414 £455,517 £584,388
Mixed 15 20% AH On- Greenfield site	/ PDL 935	1 £1,500		£119.413	£94.077	£68.742	£43.406	£18.071	Re	sidual Land Value (£)	(Ha)	Negati	ua PIV			
J.C.		2 £1,700 3 £1,900		£518,933 £895,231	£493,911 £870,835	£468,888 £846,438	£443,865 £822,041	£418,843 £797,644	£393,820 £773,247	£368,798 £748,850	£343,775 £724,453	£318,752 £700,056	£293,730 £675,660	£268,707 £651,263	£243,685 £626,866	£222,646 £602,469
		4 £2,100 5 £2,300 6 £2,500		£1,268,945 £1,655,558	£1,244,861 £1,631,474	£1,220,777 £1,607,390	£1,196,693 £1,583,306	£1,172,609 £1,559,222	£1,148,525 £1,535,138	£1,140,625 £1,511,054	£1,116,228 £1,486,970	£1,091,831 £1,462,886	£1,067,434 £1,438,802	£1,043,037 £1,414,718	£1,018,640 £1,390,634	£994,243 £1,366,550
		6 12,300		£2,042,172	£2,018,088	£1,994,004	£1,969,920	£1,945,836	£1,921,752	£1,897,668 Residual Land Value (£1,873,584	£1,849,500	£1,825,416	£1,801,331	£1,777,247	£1,753,163
Development Scenario Typical Site	• Type Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	£2,042,172 Residual Land Value - £0/m² CIL					£1,921,752	£1,897,668 Residual Land Value (Residual Land	£1,873,584		£1,825,416 Residual Land		£1,777,247 Residual Land Value - £110/m² CIL	£1,753,163 Residual Land Value - £120/m² CIL
Development Scenario Typical Site		Value Level Value £/m² 1 £1,500 2 £1,700		Residual Land Value - £0/m² CIL £23,289 £146,482	Residual Land Value - £10/m² CIL £15,522 £138,811	£1,994,004 Residual Land Value - £20/m² CIL £7,754 £131,139	£1,969,920 Residual Land Value - £30/m² CIL £123,467	£1,945,836 Residual Land Value - £40/m² CIL £115,795	£1,921,752 Residual Land Value - £50/m² CIL £108,123	£1,897,668 Residual Land Value (Residual Land Value - £60/m² CIL £100,452	£1,873,584 £) Residual Land Value - £70/m² CIL Negati £92,780	Residual Land Value - £80/m² CIL ve RLV £85,108	£1,825,416 Residual Land Value - £90/m² CIL £77,436	£1,801,331 Residual Land Value - £100/m² CIL £71,044	£1,777,247 Residual Land Value - £110/m² Cil. £63,277	Residual Land Value - £120/m² CIL £55,509
Development Scenario Typical Site		Value Level Value £/m² 1 £1,500 2 £1,700 3 £1,900 4 £2,100 5 £2,300		Residual Land Value - £0/m² CIL £23,289 £146,482 £262,667 £383,331 £496,986	Residual Land Value - £10/m³ CIL £15,522 £138,811 £255,187 £375,851 £489,602	Residual Land Value - £20/m² CIL £7,754 £131,139 £247,707 £368,371 £482,218	Residual Land Value - £30/m² CIL £123,467 £240,227 £360,891 £474,834	£1,945,836 Residual Land Value - £40/m² CiL £115,795 £232,748 £353,411 £467,450	£1,921,752 Residual Land Value - £50/m² CiL £108,123 £225,268 £345,931 £460,066	£1,897,668 Residual Land Value (Residual Land Value - £60/m² CIL £100,452 £217,788 £338,451 £452,682	£1,873,584 £) Residual Land Value - £70/m² ClL Negati £92,780 £210,308 £210,308 £330,971 £445,298	Residual Land Value - £80/m² CIL ve RLV £85,108 £202,828 £323,491 £437,914	£1,825,416 Residual Land Value - £90/m² CIL £77,436 £195,348 £316,011 £430,529	Residual Land Value - £100/m² Cil. £71,044 £187,868 £308,531 £423,145	Residual Land Value - £110/m² CIL £63,277 £180,388 £301,051 £415,761	Residual Land Value - £120/m² Cil. £55,509 £178,263 £293,571 £408,377
Development Scenario Typical Site Mixed 15 25% AH On- Greenfield	Агеа	Value Level Value £/m ² 1 £1,500 2 £1,700 3 £1,900 4 £2,100		Residual Land Value - £0/m³ CIL £23,289 £146,482 £262,667 £383,331	Residual Land Value - £10/m² CIL £15,522 £138,811 £255,187 £375,851	£1,994,004 Residual Land Value - £20/m² CIL £7,754 £131,139 £247,707 £368,371	Residual Land Value - £30/m² CIL £123,467 £240,227 £360,891	£1,945,836 Residual Land Value - £40/m² CIL £115,795 £232,748 £353,411	£1,921,752 Residual Land Value - £50/m² ClL £108,123 £225,268 £345,931 £460,066 £579,139	£1,897,668 Residual Land Value (Residual Land Value - £60/m² CIL £100,452 £217,788 £338,451	£1,873,584 E) Residual Land Value - £70/m² CIL £92,780 £210,308 £330,971 £445,298 £564,371	Residual Land Value - £80/m² CIL ve RLV £85,108 £202,828 £323,491	£1,825,416 Residual Land Value - £90/m² CIL £77,436 £195,348 £316,011	E1,801,331 Residual Land Value - £100/m² CIL £71,044 £187,868 £308,531	E1,777,247 Residual Land Value -£110/m³ CIL £63,277 £180,388 £301,051	Residual Land Value - £120/m² CIL £55,509 £178,263 £293,571
Mixed	Агеа	Value Evet Value E/m ² 1 £1,500 3 £1,900 4 £2,100 5 £2,300 6 £2,500 1 £1,500 2 £1,700		Residual Land Value - £0/m² CIL £23,289 £146,482 £262,667 £383,331 £496,986 £616,060	Residual Land Value - £10/m² Cil. £15,522 £138,811 £255,187 £375,851 £489,602 £608,676	Residual Land Value - £20/m² CIL £7,754 £131,139 £247,707 £363,371 £482,218 £601,292	Residual Land Value - £30/m² ClL £123.467 £240.227 £560.891 £474.834 £593,907	E1,945,836 Residual Land Value - £40/m² ClL £115,795 £232,748 £333,411 £467,450 £586,523	E1,921,752 i Residual Land Value - £50/m² ClL £108,123 £225,268 £345,931 £460,066 £579,139 Re	61,897,668 Residual Land Value (Residual Land Value - £60/m² Clt. £100,452 £217,788 £335,451 £452,682 £571,755 sidual Land Value (£,62)	£1,873,584 £) Residual Land Value - £70/m² CIL Negati £92,780 £210,308 £330,971 £445,298 £564,371 (Ha)	Residual Land Value - £80/m² CIL ve RLV £85,108 £202,828 £232,491 £437,914 £556,987	E1,825,416 Residual Land Value - £90/m² CIL £77,436 £195,348 £316,011 £430,329 £549,603	Residual Land Value - £100/m² CIL £71,044 £187,868 £505,531 £423,145 £542,219	E1,777,247 Residual Land Value - £110/m² Cit. £63,277 £180,388 £301,051 £415,761 £534,835	Residual Land Value - £120/m² Cit. £55,509 £178,263 £293,571 £408,377 £527,451
Mixed 15 25% AH On- Greenfield	Агеа	Value Level Value E/m ² 1 £1,500 2 £1,700 3 £1,700 4 £2,100 5 £2,500 6 £2,500		Residual Land Value - £0/m² CiL £23,289 £146,482 £26,2667 £383,331 £496,986 £616,060 £63,868 £439,447 £788,002 £1,149,992	Residual Land Value - £10/m³ CIL £15,522 £138,811 £255,187 £489,602 £608,676 £46,565 £416,432 £1,127,552	E1,994,004 Residual Land Value - £20/m² Clt £7,754 £131,139 £247,707 £368,371 £482,218 £601,292 £23,262 £333,417 £743,122 £1,105,112	Residual Land Value - £30/m² cll. £123,467 £240,227 £360,891 £474,834 £593,907	E1,945,836 Residual Land Value - £40/m² Cit. £115,795 £232,748 £353,411 £467,450 £586,523 £347,386 £698,243 £1,060,233	E1.921,752 Residual Land Value - £50/m² Cit. £108,123 £225,268 £345,931 £460,066 £579,139 Re £324,370 £675,803 £1,037,793	£1,897,668 Residual Land Value (Residual Land Value (Residual Land Value (£100,452 £217,788 £338,451 £452,682 £571,755 sidual Land Value (£,) £301,355 £653,363 £1,015,353	£1,873,584 £) Residual Land Value - £70/m³ CL Negati £92,780 £210,308 £330,971 £445,298 £350,971 £445,298 £564,371 Ha) Negati £275,339 £500,923	E1,849,500 Residual Land Value - £80/m³ Cit. ve RLV £85,108 £202,828 £323,491 £437,914 £556,987 ve RLV £255,324 £697,473	E1,825,416 Residual Land Value - £90/m³ Clt £77,436 £195,348 £316,011 £430,529 £549,603	E1,801,331 Residual Land Value - £100/m² ClL £71,044 £187,868 £206,531 £423,145 £542,219 £213,133 £563,603	E1,777,247 Residual Land Value - £110/m² CIL £63,277 £180,388 £301,051 £415,761 £534,835 £189,830 £541,163 £903,153	Residual Land Value - £120/m³ clt. £55,509 £170,263 £293,571 £406,377 £327,451
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Mixed 15 25% AH Onsite Site Development Scenario Mixed 15 30% AH Onsite Belopment Scenario Typical Site Development Scenario Typical Site Mixed 15 40% AH Onsite Greenfield	/ PDL 860 **Type Market Floor Area / PDL 765	Value Level Value E/m ² 1	Indication [†] Typical Location [†] & Value Level Indication [†]	Residual Land Value - £0/m² CIL £23,269 £146,482 £24,2667 £383,331 £496,936 £616,040 £69,528 £439,447 £288,002 £1,149,992 £1,499,958 £1,499,958 £1,499,558 £1,848,179 Residual Land Value - £0/m² CIL £6,009 £116,516 £220,900 £116,516 £220,900 £118,988 £430,952 £130,559 £130,559 £1410,552 £159,646 £1,292,856 £1,612,847 Residual Land Value - £0/m² CIL £180,559 £180,5	Residual Land Value -£10/m² ClL £15,522 £138,811 £255,187 £375,851 £485,602 £608,676 £46,565 £416,432 £765,562 £1,427,552 £1,468,006 £1,926,027 Residual Land Value -£10/m² ClL £109,692 £214,247 £322,314 £424,3384 £531,047 £109,692 £1127,573 £1,273,151 £1,593,142 Residual Land Value -£10/m² ClL £109,692 £114,610 £109,692 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610 £114,610	E1,994,004 Residual Land Value - £20/m² CIL £7,754 £131,139 £247,707 £168,371 £482,218 £601,292 £23,262 £393,417 £743,122 £1,105,112 £1,416,654 £1,803,875 £102,868 £207,593 £315,681 £102,868 £207,593 £315,681 £11,285 £22,479 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603 £108,603	E1,969,920 Residual Land Value - £30/m² ClL £123,467 £240,227 £360,891 £473,834 £593,907 £370,401 £720,682 £1,082,672 £1,424,501 £720,682 £1,082,672 £1,424,501 £720,939 £109,027 £211,247 £517,911 £288,130 £607,818 £927,081 £1,233,741 £1,553,732 Residual Land Value - £30/m² ClL	E1,945,836 Residual Land Value - £40/m² CIL £115,795 £232,748 £353,411 £467,450 £586,523 £347,386 £699,243 £1,050,233 £1,402,149 £1,759,570 Residual Land Value - £40/m² CIL £194,286 £302,373 £404,679 £511,342 £267,657 £522,857 £907,120 £1,214,036 £1,534,026 Residual Land Value - £40/m² CIL	E1,921,752 Residual Land Value - £50/m² Cl. £108,123 £225,268 £145,931 £460,066 £579,139 Residual Land Value - £50/m² Cl. £324,370 £675,803 £1,037,293 £1,380,197 £1,737,418 £2395 £1,377,418 £2395 £1,377,418 £2395 £1,377,418 £2395 £1,377,418 £2395 £1,377,418 £2395 £1,377,418 £2395 £1,377,418 £2395 £1,377,418 £2396 £887,159 £1,194,330 £1,514,321 £247,184 £250,477 Residual Land Value - £50/m² Cl. £174,184 £552,896 £887,159 £1,194,330 £1,514,321 £247,184 £250,477 £385,077 £385,077 £385,077 £385,077 £385,077 £385,077 £385,077	E1.897.668 Residual Land Value (E1,873,584 E) Residual Land Value - £70/m² Cl. Negati £20,780 £310,971 £455,298 £564,371 Ha) Residual Land Value - £70/m² Cl. Residual Land Value - £70/m² Cl. Ve RLV £70,001 £179,682 £282,412 £384,973 £491,637 Kesidual Land Value - £70/m² Cl. Residual Land Value - £70/m² Cl.	E1,849,500 Residual Land Value - £80/m² Cit. ve Rt.V	E1,825,416 Residual Land Value - £90/m² ClL £77,436 £195,348 £116,011 £430,529 £549,603 £232,309 £586,043 £948,033 £1,201,588 £1,648,810 Residual Land Value - £90/m² ClL £116,5181 £156,181	E1,801,331 Residual Land Value - £100/m² Cit £11,044 £187,868 £309,531 £423,145 £542,219 £213,333 £553,603 £925,593 £1,269,436 £1,626,657 Residual Land Value - £100/m² Cit £153,209 £262,451 £370,539 £471,932 £471,932	E1,777,247 Residual Land Value - £110/m² Cit. £63,277 £180,388 £301,051 £151,761 £534,835 £1524,835 £541,163 £554,163 £554,163 £1,247,284 £1,604,505 £1,247,284 £1,604,505 £1,257,284 £1,604,505 £1,267,284 £1,604,505 £1,101,605 £1	Residual Land Value - 6120/m ¹ Cit. 615,509 6178,263 6293,577 6408,377 6327,451 6166,527 6334,790 6880,713 61,225,132 61,225,132 61,225,132 61,225,132 61,255,353 61,265,353 61,275,351 61,560 61,56

values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level RLV Lower than viability test 1
Viability Test 1: Greenfled with premium to lower commercial
Viability Test 2: Commercial to Established Residential
Viability Test 3: Established residential and above

											Residual Land Value (£)					
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level	Residual Land Value - £0/m² CIL	Residual Land Value	Residual Land Value -£20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value	Residual Land Value -£50/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500 2 £1,700		£273,522 £582,771	£252,555 £562,092	£231,588 £541,414	£210,621 £520,735	£189,655 £500,056	£168,688 £479,378	£147,721 £458,699	£132,169 £438,021	£110,626 £417,342	£89,083 £396,663	£67,539 £375,985	£45,996 £355,306	£25,719 £334,628
			3 £1,900 4 £2,100 5 £2,300		£896,745 £1,210,719 £1,524,693	£876,066 £1,190,040 £1,504,015	£855,388 £1,169,362 £1,483,336	£834,709 £1,148,683 £1,462,657	£814,031 £1,128,005 £1,441,979	£793,352 £1,107,326 £1,421,300	£772,673 £1,086,647 £1,400,622	£751,995 £1,065,969 £1,379,943	£731,316 £1,045,290 £1,359,264	£710,638 £1,024,612 £1,338,586	£689,959 £1,003,933 £1,317,907	£669,280 £983,254 £1,297,229	£648,602 £962,576 £1,276,550
30 Mixed 0% AH	Greenfield / PDL	2310	6 £2,500	1	£1,838,667	£1,817,989	£1,797,310	£1,776,631	£1,755,953	£1,735,274	£1,714,596 esidual Land Value (£)	£1,693,917	£1,673,238	£1,652,560	£1,631,881	£1,611,203	£1,590,524
0% AH			1 £1,500 2 £1,700		£410,283 £874,156	£378,833 £843,138	£347,382 £812,120	£315,932 £781,103	£284,482 £750,085	£253,032 £719,067	£221,581 £688,049	£198,254 £657,031	£165,939 £626,013	£133,624 £594,995	£101,309 £563,977	£68,994 £532,959	£38,579 £501,942
			3 £1,900 4 £2,100 5 £2,300		£1,345,117 £1,816,079 £2,287,040	£1,314,100 £1,785,061 £2,256,022	£1,283,082 £1,754,043 £2,225,004	£1,252,064 £1,723,025 £2,193,986	£1,221,046 £1,692,007 £2,162,968	£1,190,028 £1,660,989 £2,131,950	£1,159,010 £1,629,971 £2,100,932	£1,127,992 £1,598,953 £2,069,914	£1,096,974 £1,567,935 £2,038,897	£1,065,956 £1,536,918 £2,007,879	£1,034,938 £1,505,900 £1,976,861	£1,003,921 £1,474,882 £1,945,843	£972,903 £1,443,864 £1,914,825
			6 £2,500	1	£2,758,001	£2,726,983	£2,695,965	£2,664,947	£2,633,929	£2,602,911	£2,571,894 Residual Land Value (£2,540,876	£2,509,858	£2,478,840	£2,447,822	£2,416,804	£2,385,786
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value	Residual Land Value -£20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value - £80/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
			1 £1,500 2 £1,700		£192,657 £482,318	£173,361 £463,287	£154,065 £444,256	£140,361 £425,225	£120,534 £406,195	£100,707 £387,164	£80,880 £368,133	£61,054 £349,102	£41,227 £330,071	£22,605 £316,454	£2,513 £297,158		ive RLV £258,565
			3 £1,900 4 £2,100 5 £2,300		£775,571 £1,068,823	£756,540 £1,049,793	£737,509 £1,030,762	£718,478 £1,011,731 £1,304,983	£699,447 £992,700	£680,416 £973,669	£661,385 £954,638 £1,247,891	£642,355 £935,607	£623,324 £916,576	£604,293 £897,545 £1,190,798	£585,262 £878,514 £1,171,767	£566,231 £859,484 £1,152,736	£547,200 £840,453 £1,133,705
Mixed 30 10% AH On-	Greenfield / PDL	2310	6 £2,500		£1,362,076 £1,655,329	£1,343,045 £1,636,298	£1,324,014 £1,617,267	£1,598,236	£1,285,953 £1,579,205	£1,266,922 £1,560,174	£1,541,143 esidual Land Value (£/	£1,228,860 £1,522,113 (Ha)	£1,209,829 £1,503,082	£1,484,051	£1,465,020	£1,152,736 £1,445,989	£1,426,958
site	Greenneid / PDL	2310	1 £1,500 2 £1,700	-	£288,986 £723,477	£260,042 £694,931	£231,097 £666,384	£210,541 £637,838	£180,801 £609,292	£151,061 £580,745	£121,321 £552,199	£91,581 £523,653	£61,841 £495,106	£33,907 £474,681	£3,769 £445,737	Negati £416,792	ive RLV £387,848
			3 £1,900 4 £2,100 5 £2,300		£1,163,356 £1,603,235	£1,134,810 £1,574,689	£1,106,264 £1,546,143	£1,077,717 £1,517,596	£1,049,171 £1,489,050	£1,020,624 £1,460,503	£992,078 £1,431,957	£963,532 £1,403,411	£934,985 £1,374,864	£906,439 £1,346,318	£877,893 £1,317,772	£849,346 £1,289,225	£820,800 £1,260,679
			6 £2,500	1	£2,043,114 £2,482,993	£2,014,568 £2,454,447	£1,986,022 £2,425,901	£1,957,475 £2,397,354	£1,928,929 £2,368,808	£1,900,383 £2,340,262	£1,871,836 £2,311,715 Residual Land Value (£1,843,290 £2,283,169 £)	£1,814,743 £2,254,623	£1,786,197 £2,226,076	£1,757,651 £2,197,530	£1,729,104 £2,168,983	£1,700,558 £2,140,437
Development Scenario	Typical Site Type	Market Floor	Value Level Value £/m³	Typical Location ¹ & Value Level	Residual Land Value	e Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value					
Scenario	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Area	1 £1,500	Indication ²	- £0/m² CIL £170,062	- £10/m² CIL £152,436	-£20/m² CIL £140,388	- £30/m² CIL £122,278	- £40/m² CIL £104,168	- £50/m² CIL £86,058	- £60/m² CIL £67,948	- £70/m² CIL £49,837	- £80/m² CIL £33,062	- £90/m² CIL £14,710	- £100/m² CIL	-£110/m² CIL Negative RLV	- £120/m² CIL
			2 £1,700 3 £1,900 4 £2,100		£435,023 £703,258 £971,493	£417,640 £685,875 £954,110	£400,257 £668,492 £936,727	£382,874 £651,109 £919,343	£365,491 £633,725 £901,960	£348,107 £616,342 £884,577	£330,724 £598,959 £867,194	£318,768 £581,576 £849,811	£301,143 £564,193 £832,427	£283,517 £546,809 £815,044	£265,892 £529,426 £797,661	£248,266 £512,043 £780,278	£230,641 £494,660 £762,895
Mixed			5 £2,300 6 £2,500	1	£1,239,728 £1,507,963	£1,222,345 £1,490,580	£1,204,962 £1,473,196	£1,187,578 £1,455,813	£1,170,195 £1,438,430	£1,152,812 £1,421,047	£1,135,429 £1,403,664	£1,118,046 £1,386,280	£1,100,662 £1,368,897	£1,083,279 £1,351,514	£1,065,896 £1,334,131	£1,048,513 £1,316,748	£1,031,130 £1,299,364
30 20% AH On- site	Greenfield / PDL	2230	1 £1,500 2 £1,700	-	£255,093	£228,654	£210,582	£183,417	£156,252	£129,087	esidual Land Value (£/	£74,756	£49,593	£22,065	4220.000	Negative RLV	
			3 £1,900 4 £2,100		£652,535 £1,054,887 £1,457,240	£626,460 £1,028,813 £1,431,165	£600,386 £1,002,738 £1,405,090	£574,311 £976,663 £1,379,015	£548,236 £950,588 £1,352,940	£522,161 £924,513 £1,326,866	£496,086 £898,439 £1,300,791	£478,153 £872,364 £1,274,716	£451,714 £846,289 £1,248,641	£425,276 £820,214 £1,222,566	£398,838 £794,139 £1,196,492	£372,400 £768,065 £1,170,417	£345,961 £741,990 £1,144,342
			5 £2,300 6 £2,500		£1,859,592 £2,261,944	£1,833,517 £2,235,869	£1,807,442 £2,209,795	£1,781,367 £2,183,720	£1,755,293 £2,157,645	£1,729,218 £2,131,570	£1,703,143 £2,105,495	£1,677,068 £2,079,421	£1,650,993 £2,053,346	£1,624,919 £2,027,271	£1,598,844 £2,001,196	£1,572,769 £1,975,121	£1,546,694 £1,949,047
Development		Market Floor		Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value (E) Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value					
Scenario	Typical Site Type	Area	Value Level Value £/m²	Indication ²	- £0/m² CIL	- £10/m² CIL	-£20/m² CIL	- £30/m² CIL £113,254	- £40/m² CIL £95,960	- £50/m² CIL £78.665	- £60/m² CIL	- £70/m² CIL	- £80/m² CIL £28,039	- £90/m² CIL £10,513	- £100/m² CIL	- £110/m² CIL Negative RLV	- £120/m² CIL
			2 £1,700 3 £1,900 4 £2,100		£414,310 £672,809	£397,709 £656,209	£381,108 £639,608	£364,508 £623,008	£347,907 £606,407	£331,307 £589,806	£320,138 £573,206	£303,306 £556,605	£286,474 £540,005	£269,642 £523,404	£252,810 £506,804	£235,978 £490,203	£219,146 £473,603
Mixed			5 £2,300 6 £2,500		£931,309 £1,189,808 £1,448,308	£914,708 £1,173,208 £1,431,707	£898,108 £1,156,607 £1,415,107	£881,507 £1,140,007 £1,398,506	£864,907 £1,123,406 £1,381,906	£848,306 £1,106,806 £1,365,305	£831,705 £1,090,205 £1,348,705	£815,105 £1,073,604 £1,332,104	£798,504 £1,057,004 £1,315,504	£781,904 £1,040,403 £1,298,903	£765,303 £1,023,803 £1,282,302	£748,703 £1,007,202 £1,265,702	£732,102 £990,602 £1,249,101
	Greenfield / PDL	1985	1 £1,500		£238,379	£213,131	£195,823	£169,881	£143,939	£117,997	esidual Land Value (£/ £92,055	Ha) £66,113	£42,058	£15,769		Negative RLV	
			2 £1,700 3 £1,900 4 £2,100		£621,464 £1,009,214 £1,396,963	£596,564 £984,313 £1,372,062	£571,663 £959,412 £1,347,161	£546,762 £934,511 £1,322,261	£521,861 £909,610 £1,297,360	£496,960 £884,710 £1,272,459	£480,207 £859,809 £1,247,558	£454,959 £834,908 £1,222,657	£429,711 £810,007 £1,197,757	£404,463 £785,106 £1,172,856	£379,215 £760,206 £1,147,955	£353,967 £735,305 £1,123,054	£328,720 £710,404 £1,098,153
			5 £2,300 6 £2,500		£1,784,712 £2,172,462	£1,759,812 £2,147,561	£1,734,911 £2,122,660	£1,710,010 £2,097,759	£1,685,109 £2,072,859	£1,660,208 £2,047,958	£1,635,308 £2,023,057	£1,222,637 £1,610,407 £1,998,156	£1,585,506 £1,973,255	£1,560,605 £1,948,354	£1,535,704 £1,923,454	£1,510,803 £1,898,553	£1,485,903 £1,873,652
											Residual Land Value (
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500 2 £1,700 3 £1,900		£120,896 £354,926 £596,457	£105,061 £339,726 £581,257	£89,225 £330,070 £566,057	£73,389 £314,658 £550,857	£57,554 £299,246 £535,657	£41,718 £283,834 £520,457	£27,112 £268,422 £505,257	£11,064 £253,010 £490,057	£237,598 £474,857	£222,187 £459,657	Negative RLV £206,775 £444,457	£191,363 £429,257	£175,951 £414,057
			4 £2,100 5 £2,300 6 £2,500		£837,988 £1,079,519 £1,321,049	£822,788 £1,064,319 £1,305,849	£807,588 £1,049,119 £1,290,649	£792,388 £1,033,919 £1,275,449	£777,188 £1,018,719 £1,260,249	£761,988 £1,003,519 £1,245,049	£746,788 £988,319 £1,229,849	£731,588 £973,119 £1,214,649	£716,388 £957,919 £1,199,449	£701,188 £942,719 £1,184,249	£685,988 £927,519 £1,169,049	£670,788 £912,319 £1,153,849	£655,588 £897,118 £1,138,649
Mixed 30 30% AH On- site	Greenfield / PDL	1845	1 £1,500		£181,344	£157,591	£133,838	£110,084	£86,331	£62,577	esidual Land Value (£/	(Ha)			Negative RLV		
			2 £1,700 3 £1,900		£532,389 £894,685	£509,589 £871,885	£495,105 £849,085	£471,987 £826,285	£448,869 £803,485	£425,751 £780,685	£402,633 £757,885	£379,515 £735,085	£356,398 £712,285	£333,280 £689,485	£310,162 £666,685	£287,044 £643,885	£263,926 £621,085
			4 £2,100 5 £2,300 6 £2,500		£1,256,982 £1,619,278 £1,981,574	£1,234,182 £1,596,478 £1,958,774	£1,211,382 £1,573,678 £1,935,974	£1,188,582 £1,550,878 £1,913,174	£1,165,782 £1,528,078 £1,890,374	£1,142,982 £1,505,278 £1,867,574	£1,120,181 £1,482,478 £1,844,774	£1,097,381 £1,459,678 £1,821,974	£1,074,581 £1,436,878 £1,799,174	£1,051,781 £1,414,078 £1,776,374	£1,028,981 £1,391,278 £1,753,574	£1,006,181 £1,368,478 £1,730,774	£983,381 £1,345,678 £1,707,974
											Residual Land Value (
Development Scenario	Typical Site Type	Market Floor Area	Value Level Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value - £120/m² CIL
			1 £1,500 2 £1,700 3 £1,900		£88,898 £300,170	£75,166 £286,805 £494,225	£61,433 £273,440 £481,044	£47,700 £260,075 £467,862	£35,293 £246,709 £454,680	£21,376 £233,344 £441,499	£7,460 £219,979 £428,317	£206,613 £415,136	£193,248 £401,954	Negat £179,883 £388,773	£166,517 £375,591	£153,152 £362,409	£139,787 £349,228
			4 £2,100 5 £2,300		£507,407 £719,751 £932,096	£706,570 £918,915	£693,388 £905,733	£680,207 £892,552	£667,025 £879,370	£653,844 £866,188	£640,662 £853,007	£627,480 £839,825	£614,299 £826,644	£601,117 £813,462	£587,936 £800,280	£574,754 £787,099	£561,573 £773,917
	Greenfield / PDL	1600	6 £2,500		£1,144,441	£1,131,259	£1,118,078	£1,104,896	£1,091,715	£1,078,533	£1,065,352 esidual Land Value (£/	£1,052,170 (Ha)	£1,038,988	£1,025,807	£1,012,625	£999,444	£986,262
site			1 £1,500 2 £1,700 3 £1,900	1	£133,348 £450,256 £761,110	£112,748 £430,208 £741,338	£92,149 £410,160 £721,565	£71,550 £390,112 £701,793	£52,939 £370,064 £682,021	£32,064 £350,016 £662,248	£11,190 £329,968 £642,476	£309,920 £622,703	£289,872 £602,931	£269,824 £583,159	£249,776 £563,386	£229,728 £543,614	£209,680 £523,842
			4 £2,100 5 £2,300		£1,079,627 £1,398,144	£1,059,855 £1,378,372	£1,040,082 £1,358,600	£1,020,310 £1,338,827	£1,000,538 £1,319,055	£980,765 £1,299,283	£960,993 £1,279,510	£941,221 £1,259,738	£921,448 £1,239,965	£901,676 £1,220,193	£881,904 £1,200,421	£862,131 £1,180,648	£842,359 £1,160,876
1- Based on informa	ation provided by	v the Council	6 £2,500	<u> </u>	£1,716,662	£1,696,889	£1,677,117	£1,657,344	£1,637,572	£1,617,800	£1,598,027	£1,578,255	£1,558,483	£1,538,710	£1,518,938	£1,499,166	£1,479,393

ues can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level Value to values range typically covering more than one Value Level Value (No. 19 to 1

									1	Residual Land Value (£)					
Development Scenario Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value -£10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	: Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Valu -£120/m² CIL
		5 £2,300 6 £2,500 7 £3,000		£405,479 £616,255 £1,143,193	£386,327 £597,103 £1,124,041	£367,175 £577,950 £1,104,889	£348,023 £558,799 £1,085,737	£328,871 £539,647 £1,066,584	£309,719 £520,495 £1,047,433	£290,567 £501,343 £1,028,281	£271,415 £482,190 £1,009,128	£252,263 £463,039 £989,976	£233,111 £443,886 £970,825	£213,959 £424,734 £951,673	£194,807 £405,582 £932,520	£168,010 £386,430 £913,368
		8 £3,500 9 £4,000 10 £4,500		£1,670,132 £2,197,070 £2,724,008	£1,650,979 £2,177,918 £2,704,856	£1,631,827 £2,158,765 £2,685,704	£1,612,676 £2,139,614 £2,666,551	£1,593,524 £2,120,462 £2,647,399	£1,574,371 £2,101,309 £2,628,248	£1,555,219 £2,082,157 £2,609,096	£1,536,067 £2,063,005 £2,589,943	£1,516,915 £2,043,853 £2,570,791	£1,497,763 £2,024,702 £2,551,639	£1,478,611 £2,005,549 £2,532,487	£1,459,458 £1,986,397 £2,513,335	£1,440,307 £1,967,245 £2,494,183
30 Flats 0% AH Greenfield / PDL	1485	5 £2,300		£1,520,547	£1,448,727	£1,376,907	£1,305,087	£1,233,266	£1,161,446	esidual Land Value (£/F £1,089,627	f1,017,808	£945,985	£874,167	£802,345	£730,527	£630,037
		6 £2,500 7 £3,000 8 £3,500		£2,310,957 £4,286,974 £6,262,994	£2,239,137 £4,215,155 £6,191,172	£2,167,314 £4,143,333 £6,119,352	£2,095,495 £4,071,515 £6,047,533	£2,023,675 £3,999,692 £5,975,714	£1,951,854 £3,927,873 £5,903,893	£1,880,035 £3,856,055 £5,832,070	£1,808,213 £3,784,231 £5,760,250	£1,736,396 £3,712,412 £5,688,431	£1,664,573 £3,640,592 £5,616,611	£1,592,753 £3,568,774 £5,544,791	£1,520,932 £3,496,950 £5,472,969	£1,449,112 £3,425,131 £5,401,150
		9 £4,000 10 £4,500		£8,239,012 £10,215,029	£8,167,192 £10,143,209	£8,095,369 £10,071,389	£8,023,551 £9,999,568	£7,951,731 £9,927,748	£7,879,908 £9,855,929	£7,808,088 £9,784,109	£7,736,270 £9,712,287	£7,664,450 £9,640,467	£7,592,631 £9,568,647	£7,520,807 £9,496,828	£7,448,990 £9,425,006	£7,377,168 £9,353,187
Development	Market Floor		Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value (£ Residual Land Value) Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Valu					
Scenario Typical Site Type	Area	Value Level Value £/m² 5 £2,300	Indication ²	-£0/m² CIL	- £10/m² CIL	- £20/m² CIL	- £30/m² CIL	- £40/m² CIL	- £50/m² CIL	- £60/m² CIL	- £70/m² CIL	- £80/m² CIL	- £90/m² CIL	-£100/m² CIL	- £110/m² CIL	-£120/m² CIL
		6 £2,500 7 £3,000 8 £3,500		£588,058 £1,096,448 £1,604,838	£570,000 £1,078,391 £1,586,781	£551,942 £1,060,332 £1,568,722	£330,528 £533,884 £1,042,274 £1,550,665	£312,471 £515,827 £1,024,218 £1,532,607	£497,769 £1,006,160 £1,514,550	£276,356 £479,711 £988,101 £1,496,493	£258,298 £461,653 £970,044 £1,478,435	£443,596 £951,986 £1,460,377	£425,538 £933,929 £1,442,320	£407,481 £915,871 £1,424,262	£389,423 £897,813 £1,406,203	£371,365 £879,756 £1,388,146
Flats		9 £4,000 10 £4,500		£2,113,229 £2,621,619	£2,095,171 £2,603,561	£2,077,113 £2,585,503	£2,059,055 £2,567,445	£2,040,998 £2,549,388	£2,022,940 £2,531,330	£2,004,882 £2,513,273	£1,986,825 £2,495,215	£1,968,767 £2,477,158	£1,950,709 £2,459,100	£1,932,652 £2,441,042	£1,914,594 £2,422,985	£1,896,536 £2,404,927
30 10% AH Onsite	1485	5 £2,300		£1,442,629	£1,374,913	£1,307,196	£1,239,481	£1,171,765	£1,104,050	£1,036,334	£968,618	£900,899	£833,183	£765,468	£697,753	£630,037
		6 £2,500 7 £3,000 8 £3,500		£2,205,216 £4,111,679 £6,018,143	£2,137,499 £4,043,965 £5,950,427	£2,069,783 £3,976,246 £5,882,709	£2,002,067 £3,908,529 £5,814,993	£1,934,350 £3,840,816 £5,747,276	£1,866,634 £3,773,100 £5,679,562	£1,798,918 £3,705,381 £5,611,847	£1,731,200 £3,637,666 £5,544,130	£1,663,484 £3,569,948 £5,476,413	£1,595,769 £3,502,234 £5,408,698	£1,528,053 £3,434,515 £5,340,981	£1,460,337 £3,366,801 £5,273,263	£1,392,620 £3,299,085 £5,205,549
		9 £4,000 10 £4,500		£7,924,607 £9,831,072	£7,856,892 £9,763,353	£7,789,175 £9,695,638	£7,721,458 £9,627,921	£7,653,742 £9,560,206	£7,586,026 £9,492,488	£7,518,308 £9,424,772	£7,450,595 £9,357,057	£7,382,875 £9,289,341	£7,315,161 £9,221,625	£7,247,446 £9,153,907	£7,179,727 £9,086,192	£7,112,011 £9,018,474
Development	Market Floor		Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value (£ Residual Land Value) Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Val					
Scenario Typical Site Type	Area	Value Level Value £/m² 5 £2,300	Indication ²	- £0/m² CIL £373,543	- £10/m² CIL £357,309	- £20/m² CIL £341,076	- £30/m² CIL £324,842	- £40/m² CIL £308,609	- £50/m² CIL £292,375	-£60/m² CIL £276,142	- £70/m² CIL £259,908	- £80/m² CIL £243,674	- £90/m² CIL £227,440	-£100/m² CIL £211,206	- £110/m² CIL £194,973	-£120/m² CIL £178,740
		6 £2,500 7 £3,000 8 £3,500		£556,825 £1,015,031 £1,473,237	£540,592 £998,797 £1,457,003	£524,358 £982,564 £1,440,770	£508,124 £966,330 £1,424,536	£491,891 £950,096 £1,408,302	£475,657 £933,863 £1,392,069	£459,423 £917,629 £1,375,835	£443,190 £901,395 £1,359,602	£426,956 £885,162 £1,343,368	£410,722 £868,928 £1,327,134	£394,489 £852,695 £1,310,901	£378,255 £836,461 £1,294,667	£362,022 £820,227 £1,278,433
Flats		9 £4,000 10 £4,500		£1,931,443 £2,389,648	£1,915,209 £2,373,415	£1,898,975 £2,357,181	£1,882,742 £2,340,947	£1,866,509 £2,324,714	£1,850,275 £2,308,480	£1,834,041 £2,292,247	£1,817,808 £2,276,013	£1,801,574 £2,259,779	£1,785,340 £2,243,546	£1,769,107 £2,227,312	£1,752,873 £2,211,079	£1,736,639 £2,194,845
30 20% AH Onsite Greenfield / PDL	1335	5 £2,300 6 £2,500		£1,400,786	£1,339,910	£1,279,035	£1,218,159	£1,157,283	£1,096,407	£1,035,531	£974,655	£913,776	£852,900	£792,024	£731,148	£670,274
		6 £2,500 7 £3,000 8 £3,500		£2,088,096 £3,806,366 £5,524,640	£2,027,219 £3,745,490 £5,463,762	£1,966,343 £3,684,613 £5,402,886	£1,905,466 £3,623,737 £5,342,010	£1,844,590 £3,562,861 £5,281,134	£1,783,714 £3,501,985 £5,220,258	£1,722,837 £3,441,109 £5,159,382	£1,661,961 £3,380,233 £5,098,506	£1,601,084 £3,319,357 £5,037,630	£1,540,208 £3,258,481 £4,976,754	£1,479,333 £3,197,605 £4,915,877	£1,418,457 £3,136,729 £4,855,001	£1,357,581 £3,075,853 £4,794,125
		9 £4,000 10 £4,500		£7,242,910 £8,961,181	£7,182,034 £8,900,305	£7,121,157 £8,839,429	£7,060,283 £8,778,553	£6,999,407 £8,717,677	£6,938,531 £8,656,801	£6,877,655 £8,595,925 Residual Land Value (£	£6,816,778 £8,535,049	£6,755,902 £8,474,173	£6,695,026 £8,413,297	£6,634,150 £8,352,421	£6,573,273 £8,291,544	£6,512,397 £8,230,668
Development Typical Site Type	Market Floor	Value Level Value £/m²	Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Valu						
Scenario Typical Site Type	Area	5 £2,300	Indication ²	-£0/m² CIL £363,919	- £10/m² CIL £348,962	- £20/m² CIL £334,005	- £30/m² CIL £319,049	- £40/m² CIL £304,092	- £50/m² CIL £289,136	- £60/m² CIL £274,179	- £70/m² CIL £259,222	- £80/m² CIL £244,264	- £90/m² CIL £229,308	-£100/m² CIL £214,351	- £110/m² CIL £199,394	-£120/m² CIL £184,437
		6 £2,500 7 £3,000 8 £3,500		£533,150 £956,227 £1,379,303	£518,193 £941,269 £1,364,346	£503,236 £926,313 £1,349,389	£488,279 £911,356 £1,334,433	£473,322 £896,399 £1,319,476	£458,366 £881,442 £1,304,519	£443,409 £866,486 £1,289,562	£428,452 £851,529 £1,274,605	£413,495 £836,572 £1,259,648	£398,539 £821,615 £1,244,692	£383,581 £806,658 £1,229,734	£368,625 £791,701 £1,214,778	£353,668 £776,744 £1,199,821
Flats		9 £4,000 10 £4,500		£1,802,380 £2,225,456	£1,787,423 £2,210,499	£1,772,466 £2,195,543	£1,757,510 £2,180,586	£1,742,553 £2,165,628	£1,727,595 £2,150,672	£1,712,639 £2,135,715 esidual Land Value (£/F	£1,697,681 £2,120,759	£1,682,725 £2,105,801	£1,667,768 £2,090,845	£1,652,812 £2,075,887	£1,637,854 £2,060,931	£1,622,897 £2,045,974
30 25% AH On- site Greenfield / PDL	1230	5 £2,300 6 £2,500		£1,364,698 £1,999,313	£1,308,608 £1,943,224	£1,252,520 £1,887,136	£1,196,433 £1,831,047	£1,140,346 £1,774,959	£1,084,259 £1,718,872	£1,028,170 £1,662,782	£972,082 £1,606,695	£915,991 £1,550,607	£859,903 £1,494,520	£803,817 £1,438,430	£747,727 £1,382,342	£691,640 £1,326,254
		7 £3,000 8 £3,500		£3,585,850 £5,172,386	£3,529,760 £5,116,299	£3,473,673 £5,060,209	£3,417,587 £5,004,122	£3,361,497 £4,948,034	£3,305,408 £4,891,947	£3,249,321 £4,835,857	£3,193,234 £4,779,770	£3,137,145 £4,723,680	£3,081,055 £4,667,595	£3,024,969 £4,611,504	£2,968,878 £4,555,417	£2,912,790 £4,499,329
		9 £4,000 10 £4,500		£6,758,923 £8,345,461	£6,702,835 £8,289,373	£6,646,748 £8,233,286	£6,590,661 £8,177,196	£6,534,573 £8,121,106	£6,478,483 £8,065,020	£6,422,396 £8,008,930 Residual Land Value (£	£6,366,305 £7,952,844	£6,310,220 £7,896,754	£6,254,130 £7,840,667	£6,198,044 £7,784,577	£6,141,953 £7,728,492	£6,085,865 £7,672,402
Development Typical Site Type	Market Floor	Value Level Value £/m²	Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Val						
Scenario Typical Site Type	Area	5 £2,300	Indication ²	-£0/m² CIL	- £10/m² CIL	- £20/m² CIL	- £30/m² CIL	- £40/m² CIL	- £50/m² CIL £253,304	-£60/m² CIL	- £70/m² CIL	- £80/m² CIL	- £90/m² CIL £196,395	-£100/m² CIL £182,168	- £110/m² CIL	-£120/m² CIL
		6 £2,500 7 £3,000 8 £3,500		£491,808 £910,227 £1,328,648	£477,581 £896,000 £1,314,420	£463,353 £881,773 £1,300,193	£449,127 £867,547 £1,285,966	£434,900 £853,319 £1,271,738	£420,672 £839,092 £1,257,511	£406,444 £824,865 £1,243,284	£392,217 £810,637 £1,229,057	£377,990 £796,410 £1,214,829	£363,763 £782,183 £1,200,602	£349,535 £767,956 £1,186,375	£335,308 £753,728 £1,172,148	£321,082 £739,501 £1,157,920
Flats 30 30% AH On- Greenfield / PDL	1170	9 £4,000 10 £4,500		£1,747,068 £2,165,487	£1,732,840 £2,151,260	£1,718,613 £2,137,033	£1,704,386 £2,122,805	£1,690,158 £2,108,578	£1,675,931 £2,094,351	£1,661,704 £2,080,124 esidual Land Value (£/F	£1,647,477 £2,065,896	£1,633,249 £2,051,669	£1,619,022 £2,037,442	£1,604,795 £2,023,215	£1,590,568 £2,008,988	£1,576,340 £1,994,761
site Greenfield / PDL	11/0	5 £2,300 6 £2,500		£1,216,652 £1,844,279	£1,163,300 £1,790,927	£1,109,948 £1,737,575	£1,056,595 £1,684,225	£1,003,243 £1,630,873	£949,891 £1,577,521	£896,539 £1,524,166	£843,184 £1,470,814	£789,832 £1,417,462	£736,480 £1,364,110	£683,130 £1,310,757	£629,777 £1,257,405	£576,424 £1,204,056
		7 £3,000 8 £3,500 9 £4,000		£3,413,353 £4,982,428 £6,551,504	£3,360,001 £4,929,076 £6,498,151	£3,306,648 £4,875,724 £6,444,799	£3,253,300 £4,822,371 £6,391,446	£3,199,947 £4,769,019 £6,338,094	£3,146,595 £4,715,667 £6,284,742	£3,093,243 £4,662,315 £6,231,390	£3,039,890 £4,608,963 £6,178,038	£2,986,538 £4,555,610 £6,124,685	£2,933,186 £4,502,258 £6,071,333	£2,879,834 £4,448,906 £6,017,981	£2,826,482 £4,395,554 £5,964,629	£2,773,129 £4,342,202 £5,911,277
		10 £4,500		£8,120,577	£8,067,225	£8,013,873	£7,960,520		£7,853,816	£0,231,390 £7,800,464 Residual Land Value (£	£7,747,111		£7,640,407	£7,587,057	£7,533,705	£7,480,352
Development Typical Site Type	Market Floor Area	Value Level Value £/m²	Typical Location ¹ & Value Level	Residual Land Value	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value	Residual Land Value - £60/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value - £110/m² CIL	Residual Land Val
	7060	5 £2,300 6 £2,500	- marcation	£313,282 £460,576	£300,879 £448,173	£288,476 £435,770	£276,072 £423,367	£263,669 £410,963	£251,266 £398,559	£238,862 £386,157	£226,460 £373,753	£214,056 £361,350	£201,652 £348,947	£189,250 £336,544	£176,847 £324,140	£164,443 £311,737
		7 £3,000 8 £3,500 9 £4,000		£460,576 £828,811 £1,197,046 £1,565,281	£448,173 £816,409 £1,184,644 £1,552,878	£435,770 £804,005 £1,172,240 £1,540,475	£423,367 £791,601 £1,159,837 £1,528,072	£779,198 £1,147,433	£398,559 £766,795 £1,135,030 £1,503,265	£386,157 £754,392 £1,122,627 £1,490,862	£373,753 £741,988 £1,110,224 £1,478,459	£361,350 £729,585 £1,097,820 £1,466,056	£348,947 £717,182 £1,085,417 £1,453,653	£336,544 £704,779 £1,073,014 £1,441,249	£324,140 £692,376 £1,060,611 £1,428,846	£311,737 £679,973 £1,048,208 £1,416,442
Flats 30 40% AH On- Greenfield / PDL	1020	9 £4,000 10 £4,500		£1,933,517	£1,552,878 £1,921,114	£1,908,710	£1,896,307	£1,515,669 £1,883,904	£1,871,501	£1,490,862 £1,859,097 esidual Land Value (£/F	£1,846,695	£1,466,056 £1,834,291	£1,453,653 £1,821,888	£1,809,485	£1,797,081	£1,416,442 £1,784,678
site Greenfield / PDL	1020	5 £2,300 6 £2,500		£1,174,808 £1,727,159	£1,128,297 £1,680,649	£1,081,784 £1,634,136	£1,035,270 £1,587,626	£988,760 £1,541,111	£942,248 £1,494,598	£895,733 £1,448,087	£849,224 £1,401,574	£802,711 £1,355,062	£756,197 £1,308,551	£709,687 £1,262,038	£663,175 £1,215,525	£616,660 £1,169,015
		7 £3,000 8 £3,500 9 £4,000		£3,108,043 £4,488,924 £5,869,804	£3,061,532 £4,442,414 £5,823,293	£3,015,019 £4,395,901	£2,968,505 £4,349,389	£2,921,993 £4,302,875 £5,683,758	£2,875,482 £4,256,363	£2,828,971 £4,209,853	£2,782,456 £4,163,339 £5,544,220	£2,735,945 £4,116,827	£2,689,432 £4,070,313	£2,642,920 £4,023,801	£2,596,410 £3,977,292 £5,358,173	£2,549,898 £3,930,778 £5,311,659
1-Based on information provided b	ov the Council	10 £4,500		£5,869,804 £7,250,690	£5,823,293 £7,204,176	£5,776,783 £7,157,662	£5,730,271 £7,111,151	£5,683,758 £7,064,641	£5,637,244 £7,018,129	£5,590,734 £6,971,615	£5,544,220 £6,925,105	£5,497,710 £6,878,589	£5,451,198 £6,832,080	£5,404,685 £6,785,567	£5,358,173 £6,739,054	£5,311,659 £6,692,544

values can vary significantly down even to street level. NB Settlem RLV Lower than viability test 1 Viability Test 1: Greenflield with premium to lower commercial Viability Test 2: Commercial to Established Residential Viability Test 3: Established residential and above

											Residual Land Value (£)					
Development Scenario Typical Sit	E Type Market	Floor a Value Leve		Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value	Residual Land Value	: Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value -£120/m² CIL
		2 3	£1,500 £1,700 £1,900		£392,875 £1,510,097 £2,627,319	£314,367 £1,431,589 £2,548,811	£235,859 £1,353,081 £2,470,302	£1,274,573 £2,391,794	£78,842 £1,196,064 £2,313,286	£334 £1,117,556 £2,234,778	£1,039,048 £2,156,270	£960,539 £2,077,761	£882,031 £1,999,253	Negative RLV £803,523 £1,920,745	£725,014 £1,842,236	£646,506 £1,763,729	£567,998 £1,685,220
		4 5	£2,100 £2,300		£3,744,541 £4,861,763	£3,666,033 £4,783,255	£3,587,524 £4,704,747	£3,509,016 £4,626,238	£3,430,509 £4,547,730	£3,352,000 £4,469,222	£3,273,492 £4,390,714	£3,194,983 £4,312,205	£3,116,475 £4,233,697	£3,037,967 £4,155,189	£2,959,459 £4,076,680	£2,880,950 £3,998,173	£2,802,442 £3,919,665
100 Mixed Greenfield	/ PDL 758	0	£2,500		£5,978,986	£5,900,477	£5,821,969	£5,743,461	£5,664,953	£5,586,444	£5,507,936 esidual Land Value (£)	£5,429,428 (Ha)	£5,350,919	£5,272,411	£5,193,903	£5,115,394	£5,036,886
U% AH		1 2	£1,500 £1,700		£176,794 £679,544	£141,465 £644,215	£106,136 £608,886	£70,808 £573,558	£35,479 £538,229	£150 £502,900	£467,571	£432,243	£396,914	Negative RLV £361,585	£326,257	£290,928	£255,599
		3 4	£1,900 £2,100		£1,182,294 £1,685,043	£1,146,965 £1,649,715	£1,111,636 £1,614,386	£1,076,307 £1,579,057	£1,040,979 £1,543,729	£1,005,650 £1,508,400	£970,321 £1,473,071	£934,993 £1,437,743	£899,664 £1,402,414	£864,335 £1,367,085	£829,006 £1,331,757	£793,678 £1,296,428	£758,349 £1,261,099
		5 6	£2,300 £2,500		£2,187,793 £2,690,544	£2,152,465 £2,655,215	£2,117,136 £2,619,886	£2,081,807 £2,584,557	£2,046,479 £2,549,229	£2,011,150 £2,513,900	£1,975,821 £2,478,571	£1,940,492 £2,443,242	£1,905,164 £2,407,914	£1,869,835 £2,372,585	£1,834,506 £2,337,256	£1,799,178 £2,301,927	£1,763,849 £2,266,599
Davidson				Typical Location ¹ & Value Level			<u> </u>				Residual Land Value (
Scenario Typical Sit	Type Market		el Value £/m²	Indication & Value Level	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value -£120/m² CIL
		1 2	£1,500 £1,700		£238,535 £1,245,283	£168,083 £1,174,831	£97,630 £1,104,379	£27,179 £1,033,927	£963,475	£893,023	£822,570	£752,118	Negative RLV £681,665	£611,213	£540,762	£470,309	£399,857
		4 5	£1,900 £2,100 £2,300		£2,252,032 £3,258,780 £4,265,528	£2,181,579 £3,188,328 £4,195,077	£2,111,128 £3,117,876 £4,124,624	£2,040,675 £3,047,423 £4,054,172	£1,970,223 £2,976,971 £3,983,719	£1,899,771 £2,906,519 £3,913,268	£1,829,318 £2,836,067 £3,842,815	£1,758,866 £2,765,614 £3,772,363	£1,688,414 £2,695,163 £3,701,911	£1,617,962 £2,624,710 £3,631,458	£1,547,510 £2,554,258 £3,561,006	£1,477,057 £2,483,806 £3,490,554	£1,406,605 £2,413,353 £3,420,101
Mixed 100 10% AH On- Greenfield	/ PDL 758	6	£2,500		£5,272,276	£5,201,825	£5,131,372	£5,060,920	£4,990,468	£4,920,016	£4,849,563 esidual Land Value (£)	£4,779,111	£4,708,659	£4,638,207	£4,567,754	£4,497,302	£4,426,850
site	7701 750	1 2	£1,500 £1,700		£107,341 £560,377	£75,637 £528,674	£43,934 £496,970	£12,230 £465,267	£433,564	£401,860	£370,156	£338,453	Negative RLV £306,749	£275,046	£243.343	£211.639	£179.936
		3	£1,900 £2,100		£1,013,414 £1,466,451	£528,674 £981,711 £1,434,748	£950,007 £1,403,044	£465,267 £918,304 £1,371,340	£886,600 £1,339,637	£401,860 £854,897 £1,307,934	£823,193 £1,276,230	£338,453 £791,490 £1,244,526	£759,786 £1,212,823	£275,046 £728,083 £1,181,119	£696,379 £1,149,416	£664,676 £1,117,713	£179,936 £632,972 £1,086,009
		5	£2,300 £2,500		£1,919,488 £2,372,524	£1,887,784 £2,340,821	£1,856,081 £2,309,118	£1,824,377 £2,277,414	£1,792,674 £2,245,710	£1,760,970 £2,214,007	£1,729,267 £2,182,303	£1,697,563 £2,150,600	£1,665,860 £2,118,896	£1,634,156 £2,087,193	£1,602,453 £2,055,489	£1,570,749 £2,023,786	£1,539,046 £1,992,082
						I		I			Residual Land Value (£)					I
Development Scenario Typical Sit	Type Market		Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	: Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value -£120/m² CIL
		2	£1,700 £1,900		£1,085,491 £2,010,706	£1,021,865 £1,947,079	£958,237 £1,883,451	£894,609 £1,819,824	£830,982 £1,756,197	£767,354 £1,692,569	£703,727 £1,628,942	£640,099 £1,565,315	£576,472 £1,501,687	£512,845 £1,438,060	£449,217 £1,374,432	£385,590 £1,310,805	£321,962 £1,247,178
		5	£2,100 £2,300 £2,500		£2,935,921 £3,861,136 £4,786,350	£2,872,293 £3,797,509 £4,722,723	£2,808,666 £3,733,881 £4,659,095	£2,745,039 £3,670,253 £4,595,469	£2,681,411 £3,606,626 £4,531,841	£2,617,784 £3,542,999 £4,468,213	£2,554,157 £3,479,371 £4.404,586	£2,490,529 £3,415,744 £4,340,959	£2,426,902 £3,352,117 £4,277,331	£2,363,274 £3,288,489 £4,213,704	£2,299,646 £3,224,861 £4,150,076	£2,236,020 £3,161,235 £4,086,449	£2,172,392 £3,097,607 £4,022,821
Mixed 100 20% AH On- Greenfield	/ PDL 686	0			2-1/1-0-1/0-0	2-1/- 22/- 23	24,000,000	2-1/000/100	2-70-270-12		esidual Land Value (£/		2-72-77002	2-722077-0-1	2-7230701	24,000,440	2-70227022
site		2	£1,500		£72,124 £488,471	£43,492 £459,839	£14,860 £431,207	£402,574	£373,942	£345,309	£316,677	Negat £288,045	£259,413	£230,780	£202,148	£173,515	£144,883
		3 4 5	£1,900 £2,100 £2,300		£904,818 £1,321,165	£876,186 £1,292,532	£847,553 £1,263,900	£818,921 £1,235,267	£790,289 £1,206,635	£761,656 £1,178,003	£733,024 £1,149,370	£704,392 £1,120,738	£675,759 £1,092,106	£647,127 £1,063,473	£618,494 £1,034,841	£589,862 £1,006,209	£561,230 £977,576
		6	£2,500		£1,737,511 £2,153,858	£1,708,879 £2,125,225	£1,680,246 £2,096,593	£1,651,614 £2,067,961	£1,622,982 £2,039,328	£1,594,350 £2,010,696	£1,565,717 £1,982,064 Residual Land Value (£1,537,085 £1,953,432	£1,508,452 £1,924,799	£1,479,820 £1,896,167	£1,451,188 £1,867,534	£1,422,556 £1,838,902	£1,393,923 £1,810,270
Development Scenario Typical Sit	Market ⊇Type Are		el Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value -£100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value -£120/m² CIL
		1 2	£1,500 £1,700		£114,043 £1,009,092	£53,486 £948,535	£887,978	£827,422	£766,864	£706,307	£645,751	Negative RLV £585,194	£524,636	£464,079	£403,522	£342,965	£282,409
		3 4	£1,900 £2,100		£1,904,141 £2,799,191	£1,843,585 £2,738,634	£1,783,028 £2,678,077	£1,722,471 £2,617,520	£1,661,914 £2,556,964	£1,601,357 £2,496,406	£1,540,800 £2,435,849	£1,480,243 £2,375,293	£1,419,685 £2,314,735	£1,359,129 £2,254,178	£1,298,572 £2,193,622	£1,238,015 £2,133,065	£1,177,458 £2,072,507
Mixed		5 6	£2,300 £2,500		£3,694,241 £4,589,290	£3,633,684 £4,528,734	£3,573,127 £4,468,176	£3,512,570 £4,407,619	£3,452,012 £4,347,062	£3,391,456 £4,286,505	£3,330,899 £4,225,948	£3,270,341 £4,165,391	£3,209,785 £4,104,834	£3,149,228 £4,044,278	£3,088,671 £3,983,720	£3,028,113 £3,923,163	£2,967,557 £3,862,607
100 25% AH On- site	/ PDL 654	1	£1,500		£51,319	£24,069				R	esidual Land Value (£/	Negative RLV					
		3	£1,700 £1,900		£454,092 £856,864	£426,841 £829,613	£399,590 £802,363	£372,340 £775,112	£345,089 £747,861	£317,838 £720,611	£290,588 £693,360	£263,337 £666,110	£236,086 £638,858	£208,836 £611,608	£181,585 £584,357	£154,334 £557,107	£127,084 £529,856
		5 6	£2,100 £2,300 £2,500		£1,259,636 £1,662,409 £2,065,180	£1,232,385 £1,635,158 £2,037,930	£1,205,135 £1,607,907 £2,010,679	£1,177,884 £1,580,656 £1,983,429	£1,150,634 £1,553,406 £1,956,178	£1,123,383 £1,526,155 £1,928,927	£1,096,132 £1,498,904 £1,901,677	£1,068,882 £1,471,654 £1,874,426	£1,041,631 £1,444,403 £1,847,175	£1,014,380 £1,417,152 £1,819,925	£987,130 £1,389,902 £1,792,674	£959,879 £1,362,651 £1,765,423	£932,628 £1,335,401 £1,738,173
Davidagment			12,300	Tunical Location ¹ 8. Value Laud	12,003,180	E2,037,930	12,010,075	£1,903,429	11,550,176		Residual Land Value (11,047,173	£1,815,925	11,732,074	11,703,423	11,/30,1/3
Scenario Typical Sit	Type Market	a Value Leve	el Value £/m²	Indication ²	- £0/m² CIL	- £10/m² CIL	- £20/m² CIL	- £30/m² CIL	- £40/m² CIL	- £50/m² CIL	- £60/m² CIL	- £70/m² CIL	- £80/m² CIL	- £90/m² CIL	- £100/m² CIL	- £110/m² CIL	- £120/m² CIL
		2	£1,500 £1,700		£74,943 £923,056	£17,684 £865,797	£808,539	£751,280	£694,021	£636,763	£579,504	Negative RLV £522,246	£464,987	£407,729	£350,470	£293,212	£235,953
		4 5	£1,900 £2,100 £2,300		£1,771,169 £2,619,282 £3,467,395	£1,713,911 £2,562,023 £3,410,136	£1,656,652 £2,504,764 £3,352,878	£1,599,393 £2,447,506 £3,295,619	£1,542,135 £2,390,248 £3,238,360	£1,484,876 £2,332,989 £3,181,102	£1,427,618 £2,275,730 £3,123,844	£1,370,359 £2,218,472 £3,066,584	£1,313,100 £2,161,213 £3,009,326	£1,255,841 £2,103,954 £2,952,068	£1,198,583 £2,046,696 £2,894,809	£1,141,324 £1,989,437 £2,837,551	£1,084,066 £1,932,178 £2,780,292
Mixed 100 30% AH On- Greenfield	/ PDL 618	5	£2,500		£4,315,508	£4,258,249	£4,200,991	£4,143,732	£4,086,473	£4,029,215	£3,971,957 esidual Land Value (£)	£3,914,697	£3,857,439	£3,800,181	£3,742,921	£3,685,663	£3,628,405
site	,	1 2	£1,500 £1,700		£33,724 £415,375	£7,958 £389,609	£363,843	£338,076	£312,310	£286,543	£260,777	Negative RLV £235,011	£209,244	£183,478	£157,712	£131,945	£106.179
		3	£1,900 £2,100		£797,026 £1,178,677	£771,260 £1,152,910	£745,493 £1,127,144	£719,727 £1,101,378	£693,961 £1,075,611	£668,194 £1,049,845	£642,428 £1,024,078	£616,662 £998,312	£590,895 £972,546	£565,129 £946,779	£539,363 £921,013	£513,596 £895,247	£487,829 £869,480
		5 6	£2,300 £2,500		£1,560,328 £1,941,978	£1,534,561 £1,916,212	£1,508,795 £1,890,446	£1,483,029 £1,864,680	£1,457,262 £1,838,913	£1,431,496 £1,813,147	£1,405,730 £1,787,380 Residual Land Value (£1,379,963 £1,761,614	£1,354,197 £1,735,847	£1,328,431 £1,710,081	£1,302,664 £1,684,315	£1,276,898 £1,658,548	£1,251,131 £1,632,782
Development Scenario Typical Sit	Market ≥ Type Are		el Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value - £0/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value	Residual Land Value	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land Value -£120/m² CIL
		1 2	£1,500 £1,700		£691.943	£643,333	£594,724	£546,114	£497,504	£448,894	Negative RLV £400,284	£351,674	£303,065	£254,456	£205,845	£157,236	£108,626
		3 4	£1,900 £2,100		£1,416,434 £2,140,926	£1,367,825 £2,092,316	£1,319,215 £2,043,706	£1,270,605 £1,995,096	£1,221,995 £1,946,487	£1,173,385 £1,897,877	£1,124,776 £1,849,267	£1,076,166 £1,800,658	£1,027,556 £1,752,047	£978,946 £1,703,437	£930,337 £1,654,828	£881,727 £1,606,219	£833,117 £1,557,609
Mixed		5 6	£2,300 £2,500		£2,865,417 £3,589,908	£2,816,807 £3,541,298	£2,768,198 £3,492,689	£2,719,587 £3,444,079	£2,670,978 £3,395,469	£2,622,368 £3,346,860	£2,573,758 £3,298,249	£2,525,149 £3,249,640	£2,476,539 £3,201,030	£2,427,929 £3,152,421	£2,379,319 £3,103,810	£2,330,710 £3,055,201	£2,282,100 £3,006,591
100 40% AH On- Greenfield site	/ PDL 525	1	£1,500								esidual Land Value (£/						
		3	£1,700 £1,900		£311,374 £637,395	£289,500 £615,521	£267,626 £593,647	£245,751 £571,772	£223,877 £549,898	£202,002 £528,023	£180,128 £506,149	£158,253 £484,275	£136,379 £462,400	£114,505 £440,526	£92,630 £418,652	£70,756 £396,777	£48,882 £374,903
		5 6	£2,100 £2,300 £2,500		£963,417 £1,289,438	£941,542 £1,267,563 £1,593,584	£919,668 £1,245,689	£897,793 £1,223,814	£875,919 £1,201,940	£854,045 £1,180,066	£832,170 £1,158,191	£810,296 £1,136,317	£788,421 £1,114,443	£766,547 £1,092,568	£744,673 £1,070,694	£722,798 £1,048,819	£700,924 £1,026,945 £1,352,966
1 Based on information provi	ded by the Coun		12,500	L	£1,615,459	£1,593,584	£1,571,710	£1,549,835	£1,527,961	£1,506,087	£1,484,212	£1,462,338	£1,440,464	£1,418,589	£1,396,715	£1,374,840	11,352,966

bues can vary significantly down even to street level. NB Settleme RLV Lower than viability test 1 Viability Test 1: Greenfield with premium to lower commercial Viability Test 2: Commercial to Established Residential Viability Test 3: Established residential and above

Table 1i: Residual Land Value Results by Value Level & CIL Rate -15 Mixed - Sensitivity Testing Value Level 4 (£0 CIL)

Number of Units	15
Site Density	45
Value Level	4
Value £/m²	£2,100
Typical Location	tba
Typical Site Type	Greenfield

			Residual Land Value (E)							
Sensitivity Test	AH 10% On-site	AH 20% On-site	AH 25% On-site	AH 30% On-site	AH 40% On-site						
	995	935	860	765	720						
CfSH L5	£275,052	£256,505	£210,834	£161,467	£141,136						
CfSH L6	£158,843	£139,811	£92,937	£38,090	£17,506						
Renewable Energy Costs	£404,700	£386,395	£346,269	£291,926	£272,103						
Rainwater Harvesting	£430,871	£412,566	£372,779	£318,437	£298,614						
Lifetime Homes (OFF)	£450,190	£431,884	£386,815	£338,006	£318,183						
CfSH L5 + Renewable Energy	£96,519	£76,427	£30,412	-£24,945	-£12,789						
CfSH L5 + Rainwater Harvesting	£255,482	£236,935	£191,264	£141,395	£121,064						
CfSH L5 + Lifetime Homes	£266,034	£247,487	£201,815	£152,217	£131,886						
CfSH L5 + All Additional Costs	£200,384	£181,837	£140,663	£84,883	£65,829						
CfSH L6 + Renewable Energy	-£27,628	-£8,444	-£63,276	-£127,478	-£154,404						
CfSH L6 + Rainwater Harvesting	£138,771	£119,740	£72,865	£17,767	-£2,817						
CfSH L6 + Lifetime Homes	£149,593	£130,562	£130,562	-£25,109	£8,140						
CfSH L6 + All Additional Costs	£82,260	£64,525	£64,525	-£2,185	-£25,311						
CfSH L4 + All Additional Costs	£381,899	£363,352	£363,352	£263,338	£243,515						
			Residual Land Value (£/	На)							
CfSH L5	£825,156	£769,515	£632,501	£484,400	£423,408						
CfSH L6	£476,528	£419,434	£278,810	£114,270	£52,517						
Renewable Energy Costs	£1,214,101	£1,159,186	£1,038,807	£875,779	£816,310						
Rainwater Harvesting	£1,292,612	£1,237,697	£1,118,338	£955,310	£895,841						
Lifetime Homes (OFF)	£1,350,569	£1,295,653	£1,160,445	£1,014,019	£954,550						
CfSH L5 + Renewable Energy	£289,558	£229,280	£91,235	-£74,834	-£38,368						
CfSH L5 + Rainwater Harvesting	£766,447	£710,806	£573,792	£424,185	£363,193						
CfSH L5 + Lifetime Homes	£798,101	£742,460	£605,446	£456,651	£395,659						
CfSH L5 + All Additional Costs	£601,152	£545,510	£421,990	£254,650	£197,488						
CfSH L6 + Renewable Energy	-£82,884	-£25,332	-£189,829	-£382,435	-£463,211						
CfSH L6 + Rainwater Harvesting	£416,314	£359,220	£218,595	£53,302	-£8,451						
CfSH L6 + Lifetime Homes	£448,779	£391,685	£391,685	-£75,328	£24,421						
CfSH L6 + All Additional Costs	£246,779	£193,574	£193,574	-£6,556	-£75,933						
CfSH L4 + All Additional Costs	£1,145,698	£1,090,057	£1,090,057	£790,015	£730,546						
1- Based on information provided by the	Council										

Based on information provided by the Council

RLV Lower than viability test 1

Viability Test 1: Greenfield with premium to lower commercial Viability Test 2: Commercial to Established Residential

Viability Test 3: Established residential and above

DISIP Housing Development Consultants Source: Dixon Searle LLP (2014)

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level Key:

Table 1j: Residual Land Value Results by Value Level & CIL Rate - 30 Mixed - Sensitivity Testing Value Level 4 (£0 CIL)

Number of Units	30
Value Level	4
Value £/m ²	£2,100
Typical Location	tba
Typical Site Type	Greenfield

		F	Residual Land Value (£)		
	AH 10% On-site	AH 20% On-site	AH 25% On-site	AH 30% On-site	AH 40% On-site
	995	935	860	765	720
CfSH L5	£742,042	£644,712	£604,527	£511,206	£392,970
CfSH L6	£512,435	£415,105	£374,921	£286,746	£166,813
Renewable Energy Costs	£998,613	£901,283	£861,098	£767,777	£649,541
Rainwater Harvesting	£1,048,835	£951,504	£911,320	£817,999	£699,763
Lifetime Homes (OFF)	£1,085,908	£988,578	£948,393	£855,072	£736,836
CfSH L5 + Renewable Energy	£425,140	£557,417	£517,232	£423,911	£311,108
CfSH L5 + Rainwater Harvesting	£704,969	£607,638	£567,454	£474,133	£355,897
CfSH L5 + Lifetime Homes	£724,957	£627,627	£587,443	£494,122	£375,885
CfSH L5 + All Additional Costs	£600,589	£503,259	£463,074	£369,753	£256,195
CfSH L6 + Renewable Energy	£425,140	£327,810	£292,895	£198,234	£82,766
CfSH L6 + Rainwater Harvesting	£475,362	£378,032	£337,847	£249,156	£129,223
CfSH L6 + Lifetime Homes	£495,351	£398,020	£398,020	£269,423	£149,490
CfSH L6 + All Additional Costs	£370,983	£278,749	£278,749	£143,321	£26,343
CfSH L4 + All Additional Costs	£944,455	£847,125	£847,125	£713,620	£595,383
			sidual Land Value (£/Ha)		
CfSH L5	£1,113,063	£967,067	£906,791	£766,809	£589,455
CfSH L6	£768,653	£622,657	£562,381	£430,118	£250,219
Renewable Energy Costs	£1,497,920	£1,351,924	£1,291,647	£1,151,666	£974,312
Rainwater Harvesting	£1,573,252	£1,427,257	£1,366,980	£1,226,999	£1,049,644
Lifetime Homes (OFF)	£1,628,862	£1,482,866	£1,422,590	£1,282,608	£1,105,254
CfSH L5 + Renewable Energy	£637,711	£836,125	£775,848	£635,867	£466,662
CfSH L5 + Rainwater Harvesting	£1,057,453	£911,458	£851,181	£711,199	£533,845
CfSH L5 + Lifetime Homes	£1,087,436	£941,440	£881,164	£741,182	£563,828
CfSH L5 + All Additional Costs	£900,884	£754,888	£694,612	£554,630	£384,293
CfSH L6 + Renewable Energy	£637,711	£491,715	£439,342	£297,351	£124,148
CfSH L6 + Rainwater Harvesting	£713,043	£567,048	£506,771	£373,733	£193,834
CfSH L6 + Lifetime Homes	£743,026	£597,031	£597,031	£404,134	£224,235
CfSH L6 + All Additional Costs	£556,474	£418,124	£418,124	£214,982	£39,515
CfSH L4 + All Additional Costs	£1,416,683	£1,270,687	£1,270,687	£1,070,429	£893,075

¹Based on information provided by the Council

RLV Lower than viability test 1

Viability Test 1: Greenfield with premium to lower commercial Viability Test 2: Commercial to Established Residential

Viability Test 3: Established residential and above

DISIP Housing Development Consultants Source: Dixon Searle LLP (2014)

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level Key:

D S PHousing & Development Consultants

Appendix II Residential Appraisal Summaries

Residual Land Value Data Summary & Results DEVELOPMENT TYPE Residential DEVELOPMENT DESCRIPTION 10% AH FC - 1 Unit DEVELOPMENT SIZE (TOTAL m²) - GIA 150 TOTAL NUMBER OF UNITS 1 1 1 0 0 0% PERCENTAGE BY TENURE 100% 0% 0% 0% 0% 0% 0% SITE SIZE (HA) VALUE / AREA 4 REVENUE Affordable Market Housing Revenue Cpen Market Costs Cpen Market Housing Profit Cpen Market Costs Cpen Market Costs Cpen Market Housing Profit Cpen Market Costs Cpen Market C					Net RLV:	£28,301
Development Description 10% AH FC-1 Unit Development Size (TOTAL m³) - GIA 150	Residual	Land Value D	ata Summ	nary & Results		
Development Size (TOTAL m²) - GIA 150 1	DEVELOPMENT TYPE					
TOTAL NUMBER OF UNITS Total 1 1 0 0 0% Private 0% Private 1 1 1 0 0 0% AH 0 0 0% AH 0 0 0% AH 0 0 0% Mint 1 1 0% Mint 2 0 0% Mint 1 0% Mint 2 0 0%			Unit			
### TOTAL NUMBER OF UNITS ### 1	DEVELOPMENT SIZE (TOTAL m ²) - GIA					
### Private 100% 0% 0% 0% 0% 0% 0%	TOTAL NUMBER OF UNITS					
PERCENTAGE BYTENURE 100% 0% 0% 0% 0% 0% SITE SIZE (HA) 0.04 VALUE / AREA REVENUE Affordable Housing Revenue Copen Market Housing Revenue Copen Market Housing Revenue Falls,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc E29,315 Other Costs Sustainable Design & Construction Costs / Lifetime Homes E1,932 Total Build Costs E200,895 Section 106 / CIL Costs Marketing Costs & Legal Fees E10,200 Total \$106 & Marketing Costs E18,700 Finance on Build Costs TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit E55,125 Total Operating Profit E55,125		_				% Int 2
SITE SIZE (HA) VALUE / AREA REVENUE Affordable Housing Revenue Open Market Housing Revenue Open Market Housing Revenue falls,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc falls,200 Site Prep, Fees, Contingencies, Planning Costs falls,200 Site Prep, Fee	PERCENTAGE BY TENURE					
REVENUE Affordable Housing Revenue Cpen Market Housing Revenue E315,000 Total Value of Scheme E315,000 RESIDENTIAL BUILDING, MARKETING & S106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc E29,315 Other Costs Sustainable Design & Construction Costs / Lifetime Homes E1,932 Total Build Costs E200,895 Section 106 / Cil. Costs Marketing Costs & Legal Fees E10,200 Total s106 & Marketing Costs E18,700 Finance on Build Costs E23,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit E55,125 Affordable Housing Profit E55,125	SITE SIZE (HA)					
Affordable Housing Revenue Copen Market Housing Revenue E315,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc E163,200 Other Costs Sustainable Design & Construction Costs / Lifetime Homes E1,931 Total Build Costs E200,895 Section 106 / CIL Costs Marketing Costs & Legal Fees E10,200 Total \$106 & Marketing Costs E18,700 Finance on Build Costs E223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit E55,125 Affordable Housing Profit E55,125	VALUE / AREA			4		
Open Market Housing Revenue £315,000 Total Value of Scheme £315,000 RESIDENTIAL BUILDING, MARKETING & S106 COSTS Build Costs £163,200 Site Prep, Fees, Contingencies, Planning Costs etc £29,315 Other Costs £6,448 Sustainable Design & Construction Costs / Lifetime Homes £1,932 Total Build Costs £200,895 Section 106 / CIL Costs £8,500 Marketing Costs & Legal Fees £10,200 Total s106 & Marketing Costs £18,700 Finance on Build Costs £18,700 Finance on Build Costs £23,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £55,125 Affordable Housing Profit £55,125 Total Operating Profit £55,125	REVENUE					
Open Market Housing Revenue £315,000 Total Value of Scheme £315,000 RESIDENTIAL BUILDING, MARKETING & S106 COSTS Build Costs £163,200 Site Prep, Fees, Contingencies, Planning Costs etc £29,315 Other Costs £6,448 Sustainable Design & Construction Costs / Lifetime Homes £1,932 Total Build Costs £200,895 Section 106 / CIL Costs £8,500 Marketing Costs & Legal Fees £10,200 Total s106 & Marketing Costs £18,700 Finance on Build Costs £18,700 Finance on Build Costs £23,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £55,125 Affordable Housing Profit £55,125 Total Operating Profit £55,125						
Total Value of Scheme RESIDENTIAL BUILDING, MARKETING & S106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Cther Costs Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees F1,932 Total S106 & Marketing Costs F1,700 Finance on Build Costs F1,700 Finance on Build Costs E223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit F1,201 Total Operating Profit F55,125						
Build Costs	Open Market Housing Revenue			£315,000		
Build Costs	Total Value of Scheme			£315 000		
Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Cther Costs Sustainable Design & Construction Costs / Lifetime Homes Ed., 932 Total Build Costs Ection 106 / CIL Costs Fees Fees Finance on Build Costs Ed., 932 Total Side & Marketing Costs Finance on Build Costs Ed., 936 Ed.	Total value of Scheme			1313,000		
Site Prep, Fees, Contingencies, Planning Costs etc Other Costs Sustainable Design & Construction Costs / Lifetime Homes fees, 200,895 Section 106 / CIL Costs fees fees fees felo,448 Sustainable Design & Construction Costs / Lifetime Homes fees fees felo,932 Total Build Costs fees fees fees felo,200 Total s106 & Marketing Costs fees felo,200 Total s106 & Marketing Costs fees fees felo,200 Total s106 & Marketing Costs fees fees felo,200 Total s106 & Marketing Costs fees felo,200 Total s106 & Marketing Costs fees felo,200 Finance on Build Costs felo,200 Finance on Build Costs felo,200 Total Development Costs felo,3,568 TOTAL DEVELOPMENT COSTS feloper's RETURN FOR RISK AND PROFIT Open Market Housing Profit felo Total Operating Profit felo Total Operating Profit felo Total Operating Profit felo	RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Site Prep, Fees, Contingencies, Planning Costs etc Other Costs Sustainable Design & Construction Costs / Lifetime Homes fees, 200,895 Section 106 / CIL Costs fees fees fees felo,448 Sustainable Design & Construction Costs / Lifetime Homes fees fees felo,932 Total Build Costs fees fees fees felo,200 Total s106 & Marketing Costs fees felo,200 Total s106 & Marketing Costs fees fees felo,200 Total s106 & Marketing Costs fees fees felo,200 Total s106 & Marketing Costs fees felo,200 Total s106 & Marketing Costs fees felo,200 Finance on Build Costs felo,200 Finance on Build Costs felo,200 Total Development Costs felo,3,568 TOTAL DEVELOPMENT COSTS feloper's RETURN FOR RISK AND PROFIT Open Market Housing Profit felo Total Operating Profit felo Total Operating Profit felo Total Operating Profit felo						
Other Costs Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs E200,895 Section 106 / CIL Costs Marketing Costs & £8,500 Marketing Costs & Legal Fees f10,200 Total s106 & Marketing Costs Finance on Build Costs £3,568 TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit f55,125 Total Operating Profit f55,125						
Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs Section 106 / CIL Costs Marketing Costs & £8,500 Marketing Costs & Legal Fees Total s106 & Marketing Costs Finance on Build Costs Finance on Build Costs TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £55,125 Total Operating Profit £55,125	Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
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Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs Section 106 / CIL Costs Marketing Costs & £8,500 Marketing Costs & Legal Fees Total s106 & Marketing Costs Finance on Build Costs Finance on Build Costs TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £55,125 Total Operating Profit £55,125	Other Costs			£6.119		
Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees f10,200 Total s106 & Marketing Costs f18,700 Finance on Build Costs f3,568 TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit f0 Total Operating Profit f55,125		etime Homes				
Section 106 / CIL Costs Marketing Costs & Legal Fees £10,200 Total s106 & Marketing Costs £18,700 Finance on Build Costs £3,568 TOTAL DEVELOPMENT COSTS £223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £55,125 Affordable Housing Profit £55,125	Sustainable Besign a construction costs / Enc	time momes		21,332		
Marketing Costs & Legal Fees £10,200 Total s106 & Marketing Costs £18,700 Finance on Build Costs £3,568 TOTAL DEVELOPMENT COSTS £223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £55,125 Affordable Housing Profit £0 Total Operating Profit £55,125	Total Build Costs			£200,895		
Marketing Costs & Legal Fees £10,200 Total s106 & Marketing Costs £18,700 Finance on Build Costs £3,568 TOTAL DEVELOPMENT COSTS £223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £55,125 Affordable Housing Profit £0 Total Operating Profit £55,125						
Total s106 & Marketing Costs Finance on Build Costs £3,568 TOTAL DEVELOPMENT COSTS £223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £55,125 Affordable Profit £55,125						
Finance on Build Costs TOTAL DEVELOPMENT COSTS E223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £55,125 £55,125	Marketing Costs & Legal Fees			£10,200		
Finance on Build Costs TOTAL DEVELOPMENT COSTS E223,163 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £55,125 £55,125	Tatal -100 9 Marghatina Casta			640.700		
TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £55,125 £55,125	Total \$106 & Marketing Costs			£18,700		
TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £55,125 £55,125	Finance on Build Costs			£3.568		
DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £55,125 Affordable Housing Profit £0 Total Operating Profit £55,125				20,000		
Open Market Housing Profit £55,125 Affordable Housing Profit £0 Total Operating Profit £55,125	TOTAL DEVELOPMENT COSTS			£223,163		
Open Market Housing Profit £55,125 Affordable Housing Profit £0 Total Operating Profit £55,125						
Affordable Housing Profit £0 Total Operating Profit £55,125	DEVELOPER'S RETURN FOR RISK AND PROFIT					
Affordable Housing Profit £0 Total Operating Profit £55,125	Open Market Housing Profit			CEE 435		
Total Operating Profit £55,125						
	Anoradoic modaling mont			10		
	Total Operating Profit			£55,125		
GROSS RESIDUAL LAND VALUE £36,712						
	GROSS RESIDUAL LAND VALUE			£36,712		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,830
Agents Fees	£551
Legal Fees	£275
Stamp Duty	£0
Interest on Land Purchase	£2,754

Total Finance & Acquisition Costs £8,410

NET RESIDUAL LAND VALUE£28,301 (ignores finance & acquisitionRLV (£ per Ha)£721,681 costs if GRLV Negative)

NRLV as % of GDV 9.0%

				Net RLV:	£128,797
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 3	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	265 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	3	3	0	0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	100%	076	0.12	0%	070
VALUE / AREA			4		
REVENUE					
A(()			60		
Affordable Housing Revenue Open Market Housing Revenue			£0 £556,500		
Open Market Housing Nevertue			1330,300		
<u>Total Value of Scheme</u>			£556,500		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Site Prep, Fees, Contingencies, Planning Costs	otc		£202,725 £44,914		
Site Frep, rees, contingencies, Flamming Costs	etc		144,914		
Other Costs			£11,392		
Sustainable Design & Construction Costs / Life	time Homes		£7,870		
T. 1.1. P. (1.1. C.)			5255 000		
Total Build Costs			£266,900		
Section 106 / CIL Costs			£16,250		
Marketing Costs & Legal Fees			£18,945		
Total c106 9 Marketing Costs			C2E 10E		
Total s106 & Marketing Costs			£35,195		
Finance on Build Costs			£4,909		
TOTAL DEVELOPMENT COSTS			£307,004		
TOTAL DEVILLO INTENT COSTS			1307,004		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£0		
Total Operating Profit			£97,388		
GROSS RESIDUAL LAND VALUE			£152,108		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£7,661
Agents Fees	£2,282
Legal Fees	£1,141
Stamp Duty	£1,521
Interest on Land Purchase	£10,706
Total Finance & Acquisition Costs	£23,311

NET RESIDUAL LAND VALUE $\underline{\textbf{£128,797}}$ (ignores finance & acquisition RLV (£ per Ha) £1,094,778 costs if GRLV Negative)

NRLV as % of GDV 23.1%

				Net RLV:	£222,517
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 5	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total 5	Private 5	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£976,500		
Total Value of Scheme			£976,500		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
B. 31.6			6255 725		
Build Costs	ata		£355,725		
Site Prep, Fees, Contingencies, Planning Costs	etc		£77,534		
Other Costs			£19,989		
Sustainable Design & Construction Costs / Life	time Homes		£13,116		
Total Build Costs			£466,364		
Section 106 / CIL Costs			£28,250		
Marketing Costs & Legal Fees			£33,045		
Tatal -100 0 Manufaction Conta			CC4 20F		
Total s106 & Marketing Costs			£61,295		
Finance on Build Costs			£8,574		
TOTAL DEVELOPMENT COSTS			£536,233		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£170 000		
Affordable Housing Profit			£170,888 £0		
And addic from the first transfer of the fir			10		
Total Operating Profit			£170,888		
			-		
GROSS RESIDUAL LAND VALUE			£269,379		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£13,418
Agents Fees	£4,041
Legal Fees	£2,020
Stamp Duty	£8,081
Interest on Land Purchase	£19,301

Total Finance & Acquisition Costs £46,862

NET RESIDUAL LAND VALUE£222,517(ignores finance & acquisitionRLV (£ per Ha)£1,134,837costs if GRLV Negative)

NRLV as % of GDV 22.8%

				Net RLV:	£122,094
Residua	al Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 10	O Flats			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	570				
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA			4		
REVENUE					
Affordable Housing Devenue			£0		
Affordable Housing Revenue Open Market Housing Revenue			£1,197,000		
Open warket flousing Neverlue			11,137,000		
Total Value of Scheme			£1,197,000		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£550,367		
Site Prep, Fees, Contingencies, Planning Cos	ts etc		£130,905		
one rep, rees, contingencies, ranning cos			2130,303		
Other Costs			£24,503		
Sustainable Design & Construction Costs / Li	fetime Homes		£26,233		
Total Build Costs			£732,007		
Total Build Costs			1732,007		
Section 106 / CIL Costs			£38,500		
Marketing Costs & Legal Fees			£43,410		
Total s106 & Marketing Costs			£81,910		
Total \$100 & Warketing Costs			181,910		
Finance on Build Costs			£13,226		
TOTAL DEVELOPMENT COSTS			£827,143		
DEVELOPER'S RETURN FOR RISK AND PROFIT	г				
DEVELOTER S RETORN TORRISK AND TROTT	<u>-</u>				
Open Market Housing Profit			£209,475		
Affordable Housing Profit			£0		
Total Operating Profit			£209,475		
GROSS RESIDUAL LAND VALUE			£160,382		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£18,147
Agents Fees	£2,406
Legal Fees	£1,203
Stamp Duty	£1,604
Interest on Land Purchase	£14,929

Total Finance & Acquisition Costs £38,288

NET RESIDUAL LAND VALUE£122,094 (ignores finance & acquisitionRLV (£ per Ha)£311,340 costs if GRLV Negative)

NRLV as % of GDV 10.2%

				Net RLV:	£413,100
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 10) Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	900				
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA			4		
REVENUE					
ACC 1111 11 2					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,890,000		
Total Value of Scheme			£1,890,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£688,500		
Site Prep, Fees, Contingencies, Planning Costs	etc		£151,625		
0.00			2202,020		
Other Costs			£38,688		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£905,046		
Section 106 / CIL Costs			£55,000		
Marketing Costs & Legal Fees			£64,200		
Total s106 & Marketing Costs			£119,200		
<u>Finance on Build Costs</u>			£16,644		
TOTAL DEVELOPMENT COSTS			£1,040,890		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£330,750		
Affordable Housing Profit			£0		
Total Operating Profit			£330,750		
GROSS RESIDUAL LAND VALUE			£518,360		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£26,001
Agents Fees	£7,775
Legal Fees	£3,888
Stamp Duty	£20,734
Interest on Land Purchase	£46,862

Total Finance & Acquisition Costs £105,261

NET RESIDUAL LAND VALUE£413,100 (ignores finance & acquisitionRLV (£ per Ha)£1,053,404 costs if GRLV Negative)

NRLV as % of GDV 21.9%

				Net RLV:	£34,341
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 1 Unit			
DEVELOPMENT SIZE (TOTAL m²) - GIA	150	Duinete	A ££ = d = - -	0/ 411	
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.04		
Affordable Housing Revenue Open Market Housing Revenue			£0 £315,000		
Open Warket Housing Nevenue			1313,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
Other Costs			60		
Other Costs Sustainable Design & Construction Costs / Life	time Homes		£0 £1,932		
Sustainable Design & Construction Costs / Line	time momes		11,332		
Total Build Costs			£194,447		
5. 1. 405 / 511 5			60.500		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£8,500 £10,200		
Warketing costs & Legar rees			110,200		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,464		
TOTAL DEVELOPMENT COSTS			£216,611		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£EE 12F		
Affordable Housing Profit			£55,125 £0		
			_0		
<u>Total Operating Profit</u>			£55,125		
GROSS RESIDUAL LAND VALUE			£43,264		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,765
Agents Fees	£649
Legal Fees	£324
Stamp Duty	£0
Interest on Land Purchase	£3,185

Total Finance & Acquisition Costs £8,923

NET RESIDUAL LAND VALUE£34,341 (ignores finance & acquisitionRLV (£ per Ha)£875,693 costs if GRLV Negative)

NRLV as % of GDV 10.9%

				Net RLV:	£82,681
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 10% AH on-site	a - 3 Inits			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	245	e - 3 Offics			
TOTAL NUMBER OF UNITS	Total 3	Private 2	Affordable 1	% AH 33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 33%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.12		
Affordable Housing Revenue Open Market Housing Revenue			£77,298 £357,000		
Total Value of Scheme			£434,298		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£187,425		
Site Prep, Fees, Contingencies, Planning Costs	etc		£42,619		
Sustainable Design & Construction Costs / Life	etime Homes		£7,870		
Total Build Costs			£237,914		
Section 106 / CIL Costs			£11,500		
Marketing Costs & Legal Fees			£15,279		
Total s106 & Marketing Costs			£26,779		
Finance on Build Costs			£4,301		
TOTAL DEVELOPMENT COSTS			£268,994		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£62,475		
Affordable Housing Profit			£4,638		
Total Operating Profit			£67,113		
GROSS RESIDUAL LAND VALUE			£98,191		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£6,362
Agents Fees	£1,473
Legal Fees	£736
Stamp Duty	£0
Interest on Land Purchase	£6,940

Total Finance & Acquisition Costs £15,511

NET RESIDUAL LAND VALUE£82,681 (ignores finance & acquisitionRLV (£ per Ha)£702,787 costs if GRLV Negative)

NRLV as % of GDV 19.0%

				Net RLV:	£170,382
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 5 Units			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	415				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	4	1	20%	0/1/1/2
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 20%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	3070	070	0.20	070	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£714,000		
Total Value of Scheme			£791,298		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
RESIDENTIAL BOILDING, MARKETING & 5100	<u>CO313</u>				
Build Costs			£317,475		
Site Prep, Fees, Contingencies, Planning Costs	etc		£71,796		
Sustainable Design & Construction Costs / Life	etime Homes		£13,116		
Total Build Costs			£402 200		
Total Bulla Costs			£402,388		
Section 106 / CIL Costs			£22,000		
Marketing Costs & Legal Fees			£27,489		
Total s106 & Marketing Costs			£49,489		
<u>Finance on Build Costs</u>			£7,343		
TOTAL DEVELOPMENT COSTS			C4E0 210		
TOTAL DEVELOPMENT COSTS			£459,219		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£124,950		
Affordable Housing Profit			£4,638		
Total Operating Profit			£129,588		
CDOSS DESIDINAL LAND VALUE			(202.404		
GROSS RESIDUAL LAND VALUE			£202,491		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£11,209	
Agents Fees	£3,037	
Legal Fees	£1,519	
Stamp Duty	£2,025	
Interest on Land Purchase	£14,318	
Total Finance & Acquisition Costs	£32,109	

NET RESIDUAL LAND VALUE£170,382(ignores finance & acquisitionRLV (£ per Ha)£868,949costs if GRLV Negative)

NRLV as % of GDV 21.5%

Residual Land Value Data Summary & Results DEVELOPMENT TYPE Residential DEVELOPMENT DESCRIPTION 10% AH on-site - 10 Flats DEVELOPMENT SIZE (TOTAL m²) - GIA 545	
DEVELOPMENT DESCRIPTION 10% AH on-site - 10 Flats	
DEVELOPMENT SIZE (TOTAL m²) - GIA 545	
TOTAL NUMBER OF UNITS Total Private Affordable % AH 10 9 1 10%	
PERCENTAGE BY TENURE % Private % SR %AR % Int 1 %	Int 2)%
SITE SIZE (HA) 0.39	770
VALUE / AREA 4	
REVENUE	
Affordable Housing Revenue £66,390	
Open Market Housing Revenue £1,039,500	
Total Value of Scheme £1,105,890	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs £526,228	
Site Prep, Fees, Contingencies, Planning Costs etc £127,284	
Site Frep, Fees, contingences, Figuring costs etc	
Sustainable Design & Construction Costs / Lifetime Homes £26,233	
Total Build Costs £679,744	
Total Build Costs £679,744	
Section 106 / CIL Costs £34,750	
Marketing Costs & Legal Fees £40,677	
Total s106 & Marketing Costs £75,427	
F1	
<u>Finance on Build Costs</u> £12,272	
TOTAL DEVELOPMENT COSTS £767,443	
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit £181,913	
Affordable Housing Profit £3,983	
20,000	
Total Operating Profit £185,896	
GROSS RESIDUAL LAND VALUE £152,551	

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£16,874
Agents Fees	£2,288
Legal Fees	£1,144
Stamp Duty	£1,526
Interest on Land Purchase	£14,169

Total Finance & Acquisition Costs £36,001

NET RESIDUAL LAND VALUE£116,550 (ignores finance & acquisitionRLV (£ per Ha)£297,204 costs if GRLV Negative)

NRLV as % of GDV 10.5%

				Net RLV:	£397,845
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 10 Units			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	880				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	9	1	10%	0/1/1/2
PERCENTAGE BY TENURE	% Private 90%	% SR 0%	%AR 10%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	3076	070	0.39	076	076
VALUE / AREA		4			
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£1,690,500		
<u>Total Value of Scheme</u>			£1,767,798		
DECIDENTIAL DUILDING MADVETING & CACC	COSTS				
RESIDENTIAL BUILDING, MARKETING & S106	COSIS				
Build Costs			£673,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£149,330		
one respire so, commission so, ramming seems			22 :3,333		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
T. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.			5040.752		
Total Build Costs			£848,763		
Section 106 / CIL Costs			£50,250		
Marketing Costs & Legal Fees			£60,534		
			200,00		
Total s106 & Marketing Costs			£110,784		
<u>Finance on Build Costs</u>			£15,593		
TOTAL DEVELOPMENT COSTS			£975,139		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER S RETORN FOR RISK AND PROFIT					
Open Market Housing Profit			£295,838		
Affordable Housing Profit			£4,638		
Total Operating Profit			£300,475		
GROSS RESIDUAL LAND VALUE			£492,184		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£24,425
Agents Fees	£7,383
Legal Fees	£3,691
Stamp Duty	£14,766
Interest on Land Purchase	£44,074

Total Finance & Acquisition Costs £94,338

NET RESIDUAL LAND VALUE£397,845 (ignores finance & acquisitionRLV (£ per Ha)£1,014,506 costs if GRLV Negative)

NRLV as % of GDV 22.5%

				Net RLV:	£398,571
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 15 Mixed			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,120				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15 % Private	13 % SR	2 %AR	13% % Int 1	% Int 2
PERCENTAGE BY TENURE	% Private 87%	% 3N	%AN 13%	0%	0%
SITE SIZE (HA)	37,70	070	0.59	070	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£143,688		
Open Market Housing Revenue			£2,089,500		
Total Value of Cabana			C2 222 400		
Total Value of Scheme			£2,233,188		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£923,986		
Site Prep, Fees, Contingencies, Planning Costs	etc		£211,123		
			,		
Containable Desire 9 Construction Conta / Life	time e I I e me e e		620.240		
Sustainable Design & Construction Costs / Life	time Homes		£39,349		
Total Build Costs			£1,174,458		
Total Bulla Costs			11,17 4,430		
Section 106 / CIL Costs			£64,750		
Marketing Costs & Legal Fees			£78,246		
Total s106 & Marketing Costs			£142,996		
Figure 2 B. III Co. Iv			624 400		
Finance on Build Costs			£21,409		
TOTAL DEVELOPMENT COSTS			£1,338,862		
			,,		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£365,663		
Affordable Housing Profit			£8,621		
			,		
Total Operating Profit			£374,284		
GROSS RESIDUAL LAND VALUE			£520,042		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£31,978
Agents Fees	£7,801
Legal Fees	£3,900
Stamp Duty	£20,802
Interest on Land Purchase	£56,991

Total Finance & Acquisition Costs £121,471

NET RESIDUAL LAND VALUE£398,571 (ignores finance & acquisitionRLV (£ per Ha)£677,571 costs if GRLV Negative)

NRLV as % of GDV 17.8%

				Net RLV:	£973,669
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 30 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,485				
TOTAL NUMBER OF UNITS	Total 30	Private 27	Affordable 3	% AH 10%	
PERCENTAGE BY TENURE	% Private 90%	% SR 0%	%AR 7%	% Int 1 3%	% Int 2 0%
SITE SIZE (HA)	3070	070	1.18	370	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£206,688		
Open Market Housing Revenue			£4,851,000		
Total Value of Scheme			£5,057,688		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,990,272		
Site Prep, Fees, Contingencies, Planning Costs	etc		£443,591		
Containable Desire 9 Construction Conta / Life			670.600		
Sustainable Design & Construction Costs / Life	eume Homes		£78,698		
Total Build Costs			£2,512,561		
Total Build Costs			12,312,301		
Section 106 / CIL Costs			£145,500		
Marketing Costs & Legal Fees			£174,231		
Total s106 & Marketing Costs			£319,731		
Finance on Build Costs			£46,025		
TOTAL DEVELOPMENT COSTS			£2,878,316		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£848,925		
Affordable Housing Profit			£12,401		
Total Operating Profit			£0£1 22£		
Total Operating Profit			£861,326		
GROSS RESIDUAL LAND VALUE			£1,318,046		
			,50,0 10		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£70,747
Agents Fees	£19,771
Legal Fees	£9,885
Stamp Duty	£52,722
Interest on Land Purchase	£191,252

Total Finance & Acquisition Costs £344,377

NET RESIDUAL LAND VALUE£973,669 (ignores finance & acquisitionRLV (£ per Ha)£827,619 costs if GRLV Negative)

NRLV as % of GDV 19.3%

				Net RLV:	£1,006,159
Residua	al Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 30 Flats (S	Sheltered)		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	2,485	`	•		
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	30	27	3	10%	
DEDCEMTA OF DV TEMUDE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	90%	0%	7%	3%	0%
SITE SIZE (HA)			0.24		
VALUE / AREA			7		
REVENUE					
Affordable Housing Revenue			£296,591		
Open Market Housing Revenue			£4,657,500		
Total Value of Scheme			£4,954,091		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£1,991,211		
Site Prep, Fees, Contingencies, Planning Cos			£219,561		
Sustainable Design & Construction Costs / L	ifetime Homes				
Voids / EPCs / Renwables etc			£117,960		
T . 10 110 .			60 000 704		
Total Build Costs			£2,328,731		
Section 106 / CII Costs			C120 000		
Section 106 / CIL Costs			£129,000		
Marketing Costs & Legal Fees			£153,900		
Total s106 & Marketing Costs			£282,900		
Total \$100 & Warketing Costs			1282,900		
Finance on Build Costs			£209,077		
Thiance on balla costs			1203,077		
TOTAL DEVELOPMENT COSTS			£2,820,708		
TO THE BEVELOT WILLIAM COSTS			12,020,700		
DEVELOPER'S RETURN FOR RISK AND PROFI	Т				
DEVELOTENO NETONIVION NION / INOTI	_				
Open Market Housing Profit			£779,625		
Affordable Housing Profit			£12,681		
-			•		
Total Operating Profit			£792,306		
			•		
GROSS RESIDUAL LAND VALUE			£1,341,076		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£37,993
Agents Fees	£15,092
Legal Fees	£7,546
Stamp Duty	£40,246
Interest on Land Purchase	£234,039

Total Finance & Acquisition Costs £334,917

NET RESIDUAL LAND VALUE£1,006,159 (ignores finance & acquisitionRLV (£ per Ha)£4,192,331 costs if GRLV Negative)

NRLV as % of GDV 20.3%

				Net RLV:	£2,906,519
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site	e - 100 Mixed	d		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	8,217				
TOTAL NUMBER OF UNITS	Total 100	Private 90	Affordable 10	% AH 10%	
PERCENTAGE BY TENURE	% Private 90%	% SR 0%	%AR 2%	% Int 1 1%	% Int 2 0%
SITE SIZE (HA)	3076	070	2.50	170	076
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£739,038		
Open Market Housing Revenue			£15,918,000		
0			-,,		
Total Value of Scheme			£16,657,038		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£6,611,306		
Site Prep, Fees, Contingencies, Planning Costs	etc		£1,330,565		
Sustainable Design & Construction Costs / Life	etime Homes		£193,200		
T. 1.1. P. 31. C. 11.			50 425 074		
Total Build Costs			£8,135,071		
Section 100 / CII Costs			C49C 3E0		
Section 106 / CIL Costs			£486,250		
Marketing Costs & Legal Fees			£545,040		
Total s106 & Marketing Costs			£1,031,290		
Total 3100 & Warketing Costs			11,031,230		
Finance on Build Costs			£694,187		
Thaties on Balla costs			203 1,207		
TOTAL DEVELOPMENT COSTS			£9,860,549		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£2,785,650		
Affordable Housing Profit			£34,706		
Total Operating Profit			£2,820,356		
GROSS RESIDUAL LAND VALUE			£3,976,134		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£63,700
Agents Fees	£43,598
Legal Fees	£21,799
Stamp Duty	£116,261
Interest on Land Purchase	£824,258

Total Finance & Acquisition Costs £1,069,615

NET RESIDUAL LAND VALUE£2,906,519(ignores finance & acquisitionRLV (£ per Ha)£1,162,608costs if GRLV Negative)

NRLV as % of GDV 17.4%

				Net RLV:	£22,262
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 1	Unit			
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	20070	0,0	0.04	0,0	0,0
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£315,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	otc		£29,315		
Site Frep, rees, contingencies, Flaming Costs	etc		129,313		
Other Costs			£12,896		
Sustainable Design & Construction Costs / Life	etime Homes		£1,932		
Total Build Costs			£207,343		
Section 106 / CIL Costs			£8,500		
Marketing Costs & Legal Fees			£10,200		
Total c100 9 Mankating Costs			C10 700		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,673		
Thance on band costs			13,073		
TOTAL DEVELOPMENT COSTS			£229,716		
			,		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£55,125		
Affordable Housing Profit			£0		
Total Operating Profit			£55,125		
Total Operating Front			133,123		
GROSS RESIDUAL LAND VALUE			£30,159		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,896
Agents Fees	£452
Legal Fees	£226
Stamp Duty	£0
Interest on Land Purchase	£2,323

Total Finance & Acquisition Costs £7,897

NET RESIDUAL LAND VALUE£22,262 (ignores finance & acquisitionRLV (£ per Ha)£567,670 costs if GRLV Negative)

NRLV as % of GDV 7.1%

				Net RLV:	£118,251
Residua	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 3	Units			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	265				
TOTAL NUMBER OF UNITS	Total 3	Private 3	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.12		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£556,500		
Total Value of Scheme			£556,500		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£202,725		
Site Prep, Fees, Contingencies, Planning Costs	etc		£44,914		
Other Costs			£22,783		
Sustainable Design & Construction Costs / Life	etime Homes		£7,870		
Total Build Costs			£278,292		
Section 106 / CIL Costs			£16,250		
Marketing Costs & Legal Fees			£18,945		
Total s106 & Marketing Costs			£35,195		
Finance on Build Costs			£5,094		
TOTAL DEVELOPMENT COSTS			£318,581		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£0		
Total Oneveting Duefit			CO7 200		
Total Operating Profit			£97,388		
GROSS RESIDUAL LAND VALUE			£140,532		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£7,777
Agents Fees	£2,108
Legal Fees	£1,054
Stamp Duty	£1,405
Interest on Land Purchase	£9,937

Total Finance & Acquisition Costs £22,281

NET RESIDUAL LAND VALUE£118,251 (ignores finance & acquisitionRLV (£ per Ha)£1,005,130 costs if GRLV Negative)

NRLV as % of GDV 21.2%

				Net RLV:	£209,748
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 5	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total 5	Private 5	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£976,500		
Total Value of Scheme			£976,500		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£355,725		
Site Prep, Fees, Contingencies, Planning Costs	etc		£77,534		
Site Frep, rees, contingencies, riaming costs	CtC		177,554		
Other Costs			£39,978		
Sustainable Design & Construction Costs / Life	etime Homes		£13,116		
Total Build Costs			£486,353		
Section 106 / CIL Costs			£28,250		
Marketing Costs & Legal Fees			£33,045		
Total c100 9 Mankating Costs			CC1 20F		
Total s106 & Marketing Costs			£61,295		
Finance on Build Costs			£8,899		
Thance on band costs			10,033		
TOTAL DEVELOPMENT COSTS			£556,547		
			,		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£170,888		
Affordable Housing Profit			£0		
Total Operating Profit			£170,888		
Total Operating FIUIL			L1/U,000		
GROSS RESIDUAL LAND VALUE			£249,065		
			,		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£13,622
Agents Fees	£3,736
Legal Fees	£1,868
Stamp Duty	£2,491
Interest on Land Purchase	£17,601
Total Finance & Acquisition Costs	£39,317

NET RESIDUAL LAND VALUE£209,748 (ignores finance & acquisitionRLV (£ per Ha)£1,069,716 costs if GRLV Negative)

NRLV as % of GDV 21.5%

				Net RLV:	£99,822
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 10) Flats			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	570	D :	A CC I . I . I .	0/ 411	
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA REVENUE			4		
KEVENOE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,197,000		
Total Value of Scheme			£1,197,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£550,367		
Site Prep, Fees, Contingencies, Planning Costs	etc		£130,905		
Other Costs			£49,005		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£756,509		
Section 106 / CIL Costs			£38,500		
Marketing Costs & Legal Fees			£43,410		
Total s106 & Marketing Costs			£81,910		
Finance on Build Costs			£13,624		
TOTAL DEVELOPMENT COSTS			£852,044		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£209,475		
Affordable Housing Profit			£0		
Total Operating Profit			£209,475		
GROSS RESIDUAL LAND VALUE			£135,481		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£18,396
Agents Fees	£2,032
Legal Fees	£1,016
Stamp Duty	£1,355
Interest on Land Purchase	£12,860

Total Finance & Acquisition Costs £35,659

NET RESIDUAL LAND VALUE£99,822 (ignores finance & acquisitionRLV (£ per Ha)£254,547 costs if GRLV Negative)

NRLV as % of GDV 8.3%

				Net RLV:	£384,389
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 10) Units			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	900				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	10	0	0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,890,000		
open maneer roading nevenue					
<u>Total Value of Scheme</u>			£1,890,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
RESIDENTIAL BOILDING, MARKETING & 3100	<u>CO313</u>				
Build Costs			£688,500		
Site Prep, Fees, Contingencies, Planning Costs	etc		£151,625		
Site Frep, rees, contingencies, Flamming costs	ctc		1131,023		
Other Costs			£77,377		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£943,734		
			,		
Section 106 / CIL Costs			£55,000		
Marketing Costs & Legal Fees			£64,200		
Total s106 & Marketing Costs			£119,200		
Finance on Build Costs			£17,273		
TOTAL DEVELOPMENT COSTS			£1,080,207		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£330,750		
Affordable Housing Profit			£0		
Total Operating Profit			£330,750		
			0		
GROSS RESIDUAL LAND VALUE			£479,043		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£26,395
Agents Fees	£7,186
Legal Fees	£3,593
Stamp Duty	£14,371
Interest on Land Purchase	£43,110

Total Finance & Acquisition Costs £94,655

NET RESIDUAL LAND VALUE£384,389 (ignores finance & acquisitionRLV (£ per Ha)£980,191 costs if GRLV Negative)

NRLV as % of GDV 20.3%

				Net RLV:	£34,341
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 1 Unit			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	150				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	1	1	0	0%	0/ 1+ 2
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	10070	0,0	0.04	0,0	0,0
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£315,000		
Total Value of Scheme			£315,000		
DECIDENTIAL DUMINION MADVETING 9 CAGE	COSTS				
RESIDENTIAL BUILDING, MARKETING & S106	<u>COS13</u>				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
Site Frep, Fees, Contingencies, Flamming Costs	ctc		125,515		
Sustainable Design & Construction Costs / Life	time Homes		£1,932		
Total Build Costs			£194,447		
Cashian 400 / Cll Casha			CO FOO		
Section 106 / CIL Costs			£8,500		
Marketing Costs & Legal Fees			£10,200		
Total s106 & Marketing Costs			£18,700		
<u></u>			220,700		
Finance on Build Costs			£3,464		
TOTAL DEVELOPMENT COSTS			£216,611		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			CEE 12E		
Affordable Housing Profit			£55,125 £0		
Anordable nousing mont			LU		
Total Operating Profit			£55,125		
			, -		
GROSS RESIDUAL LAND VALUE			£43,264		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,765
Agents Fees	£649
Legal Fees	£324
Stamp Duty	£0
Interest on Land Purchase	£3,185

Total Finance & Acquisition Costs £8,923

NET RESIDUAL LAND VALUE£34,341 (ignores finance & acquisitionRLV (£ per Ha)£875,693 costs if GRLV Negative)

NRLV as % of GDV 10.9%

				Net RLV:	£82,681
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 3 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	245	Duivata	A ff a rd a b l a	0/ 411	
TOTAL NUMBER OF UNITS	Total 3	Private 2	Affordable 1	% AH 33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 33%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.12		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£357,000		
6					
Total Value of Scheme			£434,298		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			£187,425		
Site Prep, Fees, Contingencies, Planning Costs	etc		£42,619		
, , , , , , , , , , , , , , , , , , ,			,-		
Sustainable Design & Construction Costs / Life	time Homes		£7,870		
Total Build Costs			£237,914		
Section 106 / CIL Costs			£11,500		
Marketing Costs & Legal Fees			£15,279		
Total at OC 9 Maykating Costs			C2C 770		
Total s106 & Marketing Costs			£26,779		
Finance on Build Costs			£4,301		
TOTAL DEVELOPMENT COSTS			£268,994		
DEVELOPERIC RETURN FOR RICK AND RECEIT					
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£62,475		
Affordable Housing Profit			£4,638		
Total Operating Profit			£67,113		
GROSS RESIDUAL LAND VALUE			£98,191		
CONTRACTOR OF THE PROPERTY OF					

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£6,362
Agents Fees	£1,473
Legal Fees	£736
Stamp Duty	£0
Interest on Land Purchase	£6,940

Total Finance & Acquisition Costs £15,511

NET RESIDUAL LAND VALUE£82,681 (ignores finance & acquisitionRLV (£ per Ha)£702,787 costs if GRLV Negative)

NRLV as % of GDV 19.0%

				Net RLV:	£170,382
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 5 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	415 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	5	4	1	20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 20%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£714,000		
Total Value of Scheme			£791,298		
DESIDENTIAL RUILDING MARKETING & \$106	COSTS				
RESIDENTIAL BUILDING, MARKETING & S106	<u>CO313</u>				
Build Costs			£317,475		
Site Prep, Fees, Contingencies, Planning Costs	etc		£71,796		
Sustainable Design & Construction Costs / Life	time Homes		£13,116		
<u>Total Build Costs</u>			£402,388		
Section 106 / CIL Costs			£22,000		
Marketing Costs & Legal Fees			£27,489		
			,		
Total s106 & Marketing Costs			£49,489		
Finance on Build Costs			C7 242		
<u>Finance on Build Costs</u>			£7,343		
TOTAL DEVELOPMENT COSTS			£459,219		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£124,950		
Affordable Housing Profit			£4,638		
T-1-1-0-1-1-1-10-10-10-10-10-10-10-10-10-			6400 505		
Total Operating Profit			£129,588		
GROSS RESIDUAL LAND VALUE			£202,491		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£11,209
Agents Fees	£3,037
Legal Fees	£1,519
Stamp Duty	£2,025
Interest on Land Purchase	£14,318

Total Finance & Acquisition Costs £32,109

NET RESIDUAL LAND VALUE£170,382 (ignores finance & acquisitionRLV (£ per Ha)£868,949 costs if GRLV Negative)

NRLV as % of GDV 21.5%

				Net RLV:	£98,050
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 20% AH on-site	a 10 Elate			
DEVELOPMENT SIZE (TOTAL m²) - GIA	550	e - 10 Flats			
TOTAL NUMBER OF UNITS	Total 10	Private 8	Affordable 2	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 10%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.39		
Affordable Housing Revenue Open Market Housing Revenue			£129,390 £945,000		
Total Value of Scheme			£1,074,390		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£531,056		
Site Prep, Fees, Contingencies, Planning Costs	etc		£128,008		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£685,296		
Section 106 / CIL Costs			£32,500		
Marketing Costs & Legal Fees			£39,732		
Total s106 & Marketing Costs			£72,232		
Finance on Build Costs			£12,310		
TOTAL DEVELOPMENT COSTS			£769,838		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£165,375		
Affordable Housing Profit			£7,763		
Total Operating Profit			£173,138		
GROSS RESIDUAL LAND VALUE			£131,414		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£16,711
Agents Fees	£1,971
Legal Fees	£986
Stamp Duty	£1,314
Interest on Land Purchase	£12,382

Total Finance & Acquisition Costs £33,364

NET RESIDUAL LAND VALUE£98,050 (ignores finance & acquisitionRLV (£ per Ha)£250,027 costs if GRLV Negative)

NRLV as % of GDV 9.1%

				Net RLV:	£397,845
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 10 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	880 Tatal	Duivete	A ff a uda b la	0/ 411	
TOTAL NUMBER OF UNITS	Total 10	Private 9	Affordable 1	% AH 10%	
PERCENTAGE BY TENURE	% Private 90%	% SR 0%	%AR 10%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£1,690,500		
Total Value of Scheme			£1,767,798		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£673,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£149,330		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£848,763		
Section 106 / CIL Costs			£50,250		
Marketing Costs & Legal Fees			£60,534		
Total s106 & Marketing Costs			£110,784		
Finance on Build Costs			£15,593		
TOTAL DEVELOPMENT COSTS			£975,139		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£295,838		
Affordable Housing Profit			£4,638		
Total Operating Profit			£300,475		
GROSS RESIDUAL LAND VALUE			£492,184		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£24,425
Agents Fees	£7,383
Legal Fees	£3,691
Stamp Duty	£14,766
Interest on Land Purchase	£44,074

Total Finance & Acquisition Costs £94,338

NET RESIDUAL LAND VALUE£397,845 (ignores finance & acquisitionRLV (£ per Ha)£1,014,506 costs if GRLV Negative)

NRLV as % of GDV 22.5%

				Net RLV:	£382,842
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 15 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,127	D. C. L.	A CC I . I . I .	0/ 411	
TOTAL NUMBER OF UNITS	Total 15	Private 12	Affordable 3	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 13%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA			0.59		
REVENUE			7		
Affordable Housing Revenue			£238,188		
Open Market Housing Revenue			£1,963,500		
Total Value of Scheme			£2,201,688		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£930,745		
Site Prep, Fees, Contingencies, Planning Costs	etc		£212,137		
Sustainable Design & Construction Costs / Life	time Homes		£39,349		
Total Build Costs			£1,182,231		
Section 106 / CIL Costs			£61,750		
Marketing Costs & Legal Fees			£77,301		
Total s106 & Marketing Costs			£139,051		
<u>Finance on Build Costs</u>			£21,471		
TOTAL DEVELOPMENT COSTS			£1,342,752		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£343,613		
Affordable Housing Profit			£14,291		
Total Operating Profit			£357,904		
GROSS RESIDUAL LAND VALUE			£501,032		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£31,865
Agents Fees	£7,515
Legal Fees	£3,758
Stamp Duty	£20,041
Interest on Land Purchase	£55,011

Total Finance & Acquisition Costs £118,191

NET RESIDUAL LAND VALUE£382,842 (ignores finance & acquisitionRLV (£ per Ha)£650,831 costs if GRLV Negative)

NRLV as % of GDV 17.4%

				Net RLV:	£884,577
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 30 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,487				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TO THE TROUBER OF CHILD	30	24	6	20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 17%	% Int 1 3%	% Int 2 0%
SITE SIZE (HA)			1.18		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£442,818		
Open Market Housing Revenue			£4,431,000		
Total Value of Scheme			£4,873,818		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,994,209		
Site Prep, Fees, Contingencies, Planning Costs	etc		£1,994,209 £444,181		
Site Frep, rees, contingencies, Flamming Costs	etc		1444,101		
Sustainable Design & Construction Costs / Life	etime Homes		£78,698		
Total Build Costs			£2,517,088		
Section 106 / CIL Costs			£135,500		
Marketing Costs & Legal Fees			£168,715		
Total s106 & Marketing Costs			£304,215		
Figure on Build Coats			C4E 04C		
Finance on Build Costs			£45,846		
TOTAL DEVELOPMENT COSTS			£2,867,148		
TOTAL DEVELOTIVE INTERESTS			12,007,140		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£775,425		
Affordable Housing Profit			£26,569		
Total Operating Profit			£801,994		
GROSS RESIDUAL LAND VALUE			£1,204,675		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£69,390
Agents Fees	£18,070
Legal Fees	£9,035
Stamp Duty	£48,187
Interest on Land Purchase	£175,416

Total Finance & Acquisition Costs £320,098

NET RESIDUAL LAND VALUE£884,577 (ignores finance & acquisitionRLV (£ per Ha)£751,891 costs if GRLV Negative)

NRLV as % of GDV 18.1%

				Net RLV:	£932,638
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 30 Flats (S	heltered)		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,669				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	24	6	20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 7%	% Int 1 3%	% Int 2 0%
SITE SIZE (HA)			0.24		
VALUE / AREA			7		
REVENUE					
Affordable Housing Revenue			£608,324		
Open Market Housing Revenue			£4,185,000		
Total Value of Scheme			£4,793,324		
10tal value of belleme			21,733,321		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£2,011,701		
Site Prep, Fees, Contingencies, Planning Costs	oto		£2,011,701 £219,561		
Sustainable Design & Construction Costs / Life			1213,301		
Voids / EPCs / Renwables etc	time riomes		£117,960		
voids, El es, henvasies etc			1117,500		
Turk Brillion			62 240 222		
Total Build Costs			£2,349,222		
Section 106 / CIL Costs			£119,000		
Marketing Costs & Legal Fees			£140,400		
			,,,,,,,		
Total s106 & Marketing Costs			£259,400		
<u>Finance on Build Costs</u>			£211,229		
TOTAL DEVELOPMENT COCTS			62.040.054		
TOTAL DEVELOPMENT COSTS			£2,819,851		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£700,875		
Affordable Housing Profit			£25,363		
Total Operating Duefit			(72(220		
Total Operating Profit			£726,238		
GROSS RESIDUAL LAND VALUE			£1,247,236		
			, , , 0		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£37,993
Agents Fees	£14,008
Legal Fees	£7,004
Stamp Duty	£37,355
Interest on Land Purchase	£218,239

Total Finance & Acquisition Costs £314,598

NET RESIDUAL LAND VALUE£932,638 (ignores finance & acquisitionRLV (£ per Ha)£3,885,990 costs if GRLV Negative)

NRLV as % of GDV 19.5%

				Net RLV:	£2,617,784
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site	e - 100 Mixed	b		
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,211				
TOTAL NUMBER OF UNITS	Total 100	Private 80	Affordable 20	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 2%	% Int 1 1%	% Int 2 0%
SITE SIZE (HA)	0070	070	2.50	170	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£1,569,649		
Open Market Housing Revenue			£14,406,000		
-					
Total Value of Scheme			£15,975,649		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£6,612,532		
Site Prep, Fees, Contingencies, Planning Costs	etc		£1,330,627		
	P		6402.200		
Sustainable Design & Construction Costs / Life	time Homes		£193,200		
Total Build Costs			CO 126 250		
<u>Total Build Costs</u>			£8,136,359		
Section 106 / CIL Costs			£448,833		
Marketing Costs & Legal Fees			£492,180		
Warketing costs a regar rees			1432,100		
Total s106 & Marketing Costs			£941,013		
			,		
Finance on Build Costs			£694,316		
TOTAL DEVELOPMENT COSTS			£9,771,688		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
0 14 1 11 1 5 6			00 == : 0= =		
Open Market Housing Profit			£2,521,050		
Affordable Housing Profit			£72,705		
Total Operating Profit			£2 £02 7EE		
Total Operating Profit			£2,593,755		
GROSS RESIDUAL LAND VALUE			£3,610,206		
CHOOS REGISTRE ENTRY VALUE			10,010,200		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£63,700
Agents Fees	£39,267
Legal Fees	£19,633
Stamp Duty	£104,711
Interest on Land Purchase	£765,110

Total Finance & Acquisition Costs £992,422

NET RESIDUAL LAND VALUE£2,617,784 (ignores finance & acquisitionRLV (£ per Ha)£1,047,114 costs if GRLV Negative)

NRLV as % of GDV 16.4%

				Net RLV:	£42,314
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential	11.2			
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	25% AH FC - 1 95	Unit			
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	1 % Private	1 % SR	0 %AR	0% % Int 1	% Int 2
PERCENTAGE BY TENURE	100%	0%	0%	0%	0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.04		
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£199,500		
Total Value of Scheme			£199,500		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£72,675		
Site Prep, Fees, Contingencies, Planning Costs	etc		£15,736		
Other Costs			£10,209		
Sustainable Design & Construction Costs / Life	time Homes		£1,932		
<u>Total Build Costs</u>			£100,553		
Section 106 / CIL Costs			£5,750		
Marketing Costs & Legal Fees			£6,735		
Total s106 & Marketing Costs			£12,485		
Finance on Build Costs			£1,837		
TOTAL DEVELOPMENT COSTS			£114,875		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£34,913		
Affordable Housing Profit			£0		
Total Operating Profit			£34,913		
GROSS RESIDUAL LAND VALUE			£49,713		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£2,795
Agents Fees	£746
Legal Fees	£373
Stamp Duty	£0
Interest on Land Purchase	£3,486

Total Finance & Acquisition Costs £7,399

NET RESIDUAL LAND VALUE£42,314 (ignores finance & acquisitionRLV (£ per Ha)£1,079,010 costs if GRLV Negative)

NRLV as % of GDV 21.2%

				Net RLV:	£112,977
Residua	l Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH FC - 3	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	265				
TOTAL NUMBER OF UNITS	Total 3	Private 3	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)			0.12		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£556,500		
open manner nearing nevenue			2000,000		
Total Value of Scheme			£556,500		
RESIDENTIAL BUILDING, MARKETING & S100	S COSTS				
Build Costs			£202,725		
Site Prep, Fees, Contingencies, Planning Cost	s etc		£44,914		
Site (rep), rees), contingencies, riaming cost	3 616		144,514		
Other Costs			£28,479		
Sustainable Design & Construction Costs / Life	etime Homes		£7,870		
<u>Total Build Costs</u>			£283,987		
5 11 405 / 611 6 1			646.050		
Section 106 / CIL Costs			£16,250		
Marketing Costs & Legal Fees			£18,945		
Total s106 & Marketing Costs			£35,195		
- Color Carrotte Carr			200,200		
Finance on Build Costs			£5,187		
TOTAL DEVELOPMENT COSTS			£324,369		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£0		
			10		
Total Operating Profit			£97,388		
GROSS RESIDUAL LAND VALUE			£134,743		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£7,835
Agents Fees	£2,021
Legal Fees	£1,011
Stamp Duty	£1,347
Interest on Land Purchase	£9,552

Total Finance & Acquisition Costs £21,766

NET RESIDUAL LAND VALUE£112,977 (ignores finance & acquisitionRLV (£ per Ha)£960,306 costs if GRLV Negative)

NRLV as % of GDV 20.3%

				Net RLV:	£200,495
Residua	al Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH FC - 5	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total 5	Private 5	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£976,500		
Total Value of Scheme			£976,500		
RESIDENTIAL BUILDING, MARKETING & S10	6 COSTS				
Build Costs			£355,725		
Site Prep, Fees, Contingencies, Planning Cos	ts etc		£77,534		
			277,00		
Other Costs			£49,972		
Sustainable Design & Construction Costs / Li	fetime Homes		£13,116		
Total Build Costs			£496,347		
Section 106 / CIL Costs			£28,250		
Marketing Costs & Legal Fees			£33,045		
T. 1. 1. 100 0 AA. 1. 11 C 1			664 205		
Total s106 & Marketing Costs			£61,295		
Finance on Build Costs			£9,062		
TOTAL DEVELOPMENT COSTS			CE 66 704		
TOTAL DEVELOPMENT COSTS			£566,704		
DEVELOPER'S RETURN FOR RISK AND PROFIT	Γ				
Open Market Housing Profit			£170,888		
Affordable Housing Profit			£0		
Total Operating Profit			£170,888		
GROSS RESIDUAL LAND VALUE			£238,908		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£13,723
Agents Fees	£3,584
Legal Fees	£1,792
Stamp Duty	£2,389
Interest on Land Purchase	£16,926
Total Finance & Acquisition Costs	£38,413

NET RESIDUAL LAND VALUE£200,495 (ignores finance & acquisitionRLV (£ per Ha)£1,022,524 costs if GRLV Negative)

NRLV as % of GDV 20.5%

				Net RLV:	£90,017
Residual	l Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 25% AH FC - 10 570) Flats			
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.39		
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,197,000		
Total Value of Scheme			£1,197,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£550,367		
Site Prep, Fees, Contingencies, Planning Costs	s etc		£130,905		
Other Costs			£61,256		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£768,761		
Section 106 / CIL Costs			£38,500		
Marketing Costs & Legal Fees			£43,410		
Total s106 & Marketing Costs			£81,910		
Finance on Build Costs			£13,823		
TOTAL DEVELOPMENT COSTS			£864,494		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£209,475		
Affordable Housing Profit			£0		
Total Operating Profit			£209,475		
GROSS RESIDUAL LAND VALUE			£123,031		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£18,520
Agents Fees	£1,845
Legal Fees	£923
Stamp Duty	£0
Interest on Land Purchase	£11,726

Total Finance & Acquisition Costs £33,014

NET RESIDUAL LAND VALUE£90,017 (ignores finance & acquisitionRLV (£ per Ha)£229,542 costs if GRLV Negative)

NRLV as % of GDV 7.5%

Residual Land Value Data Summary & Results DEVELOPMENT TYPE Residential DeVELOPMENT DESCRIPTION 25% AH FC - 10 Units DEVELOPMENT DESCRIPTION 25% AH FC - 10 Units DEVELOPMENT SIZE (TOTAL m²) - GIA 900 TOTAL NUMBER OF UNITS 10 10 0 0 0% PERCENTAGE BY TENURE % Private % SR %AR % Int 1 % Int 2 100% 0% 0% 0% 0% 0% 0% SITE SIZE (HA) 0.39 0.39 0.39 0.39 0.39 0.39 0.39 0.39					Net RLV:	£367,231
Development Description 25% AH FC-10 Units 910 10	Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT SIZE (TOTAL m³) - GIA 900 TOTAL NUMBER OF UNITS 10 10 0 0% PERCENTAGE BY TENURE % Private 100% % SR 9KAR 9K 10 11 % Int 1 9K 10 10 SITE SIZE (HA) 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% VALUE / AREA REVENUE £0 0.339 Affordable Housing Revenue £0 0.39 Open Market Housing Revenue £1,890,000 F RESIDENTIAL BUILDING, MARKETING & S106 COSTS E688,500 SITE 515,625 Build Costs £688,500 SITE 515,625 Other Costs £967,721 SUSTAINABLE COSTS Section 106 / CIL Costs £963,078 F Section 106 / CIL Costs £55,000 F Marketing Costs & Legal Fees £64,200 F Total 3106 & Marketing Costs £119,200 F Finance on Build Costs £11,099,865 F DEVELOPER'S RETURN FOR RISK AND PROFIT £330,750 F Open Market Housing Profit £330,750 F Affordable Housing Profit £6330,750 <	DEVELOPMENT TYPE	Residential				
Total Number of Units	DEVELOPMENT DESCRIPTION	25% AH FC - 10) Units			
### PRICE NAME ROPE UNITS 10	DEVELOPMENT SIZE (TOTAL m²) - GIA	900				
10	TOTAL NUMBER OF UNITS					
SITE SIZE (HA) VALUE / AREA REVENUE Affordable Housing Revenue Open Market Housing Revenue Open Market Housing Revenue Open Market Housing Revenue Open Market Housing Revenue E1,890,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Other Costs Sustainable Design & Construction Costs / Lifetime Homes E668,500 Other Costs Section 106 / CIL Costs Marketing Costs & Legal Fees Affordable Housing Revenue F1,890,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs E967,721 Sustainable Design & Construction Costs / Lifetime Homes E766,721 Sustainable Design & Construction Costs / Lifetime Homes E664,233 Total Build Costs E655,000 Marketing Costs & Legal Fees E64,200 Total \$106 & Marketing Costs E119,200 Finance on Build Costs F17,587 TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit E330,750 Affordable Housing Profit E330,750 Total Operating Profit E330,750						
SITE SIZE (HA) VALUE / AREA REVENUE Affordable Housing Revenue Open Market Housing Revenue £1,890,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Cher Costs Sustainable Design & Construction Costs / Lifetime Homes £26,233 Total Build Costs £963,078 Section 106 / CIL Costs Marketing Costs & Legal Fees £64,200 Total \$106 & Marketing Costs £119,200 Finance on Build Costs £117,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £530,750	PERCENTAGE BY TENURE					
VALUE / AREA REVENUE Affordable Housing Revenue Open Market Housing Revenue E1,890,000 Total Value of Scheme E1,890,000 RESIDENTIAL BUILDING, MARKETING & S106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc E151,625 Other Costs Sustainable Design & Construction Costs / Lifetime Homes E26,233 Total Build Costs E963,078 Section 106 / CIL Costs Marketing Costs & Legal Fees E64,200 Total s106 & Marketing Costs E17,587 TOTAL DEVELOPMENT COSTS E1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit E330,750 Affordable Housing Profit E330,750 Total Operating Profit E330,750	SITE SIZE (HA)			0.39		
Affordable Housing Revenue E0 Open Market Housing Revenue E1,890,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc C151,625 Other Costs Sustainable Design & Construction Costs / Lifetime Homes E688,500 Site Prep, Fees, Contingencies, Planning Costs etc C151,625 Other Costs Sustainable Design & Construction Costs / Lifetime Homes E26,233 Total Build Costs E963,078 Section 106 / CIL Costs E55,000 Marketing Costs & Legal Fees E64,200 Total s106 & Marketing Costs E119,200 Finance on Build Costs E1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit E30,750 Affordable Housing Profit E0 Total Operating Profit E330,750				4		
Open Market Housing Revenue £1,890,000 Total Value of Scheme £1,890,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs £688,500 Site Prep, Fees, Contingencies, Planning Costs etc £151,625 Other Costs £96,721 Sustainable Design & Construction Costs / Lifetime Homes £26,233 Total Build Costs £9963,078 Section 106 / CIL Costs £55,000 Marketing Costs & Legal Fees £64,200 Total \$106 & Marketing Costs £119,200 Finance on Build Costs £119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £330,750 Total Operating Profit £330,750	REVENUE					
Open Market Housing Revenue £1,890,000 Total Value of Scheme £1,890,000 RESIDENTIAL BUILDING, MARKETING & \$106 COSTS Build Costs £688,500 Site Prep, Fees, Contingencies, Planning Costs etc £151,625 Other Costs £96,721 Sustainable Design & Construction Costs / Lifetime Homes £26,233 Total Build Costs £9963,078 Section 106 / CIL Costs £55,000 Marketing Costs & Legal Fees £64,200 Total \$106 & Marketing Costs £119,200 Finance on Build Costs £119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £330,750 Total Operating Profit £330,750						
Total Value of Scheme RESIDENTIAL BUILDING, MARKETING & S106 COSTS Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Cther Costs Sustainable Design & Construction Costs / Lifetime Homes E26,233 Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees F64,200 Total s106 & Marketing Costs Finance on Build Costs E17,587 TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit footal Operating Profit £330,750 Total Operating Profit £330,750	Affordable Housing Revenue			£0		
Build Costs	Open Market Housing Revenue			£1,890,000		
Build Costs						
Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Cher Costs Sustainable Design & Construction Costs / Lifetime Homes E26,233 Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees Formula 106 & Marketing Costs Finance on Build Costs E119,200 Finance on Build Costs E17,587 TOTAL DEVELOPMENT COSTS E1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £330,750 Total Operating Profit £330,750	Total Value of Scheme			£1,890,000		
Build Costs Site Prep, Fees, Contingencies, Planning Costs etc Cher Costs Sustainable Design & Construction Costs / Lifetime Homes E26,233 Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees Formula 106 & Marketing Costs Finance on Build Costs E119,200 Finance on Build Costs E17,587 TOTAL DEVELOPMENT COSTS E1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £330,750 Total Operating Profit £330,750						
Site Prep, Fees, Contingencies, Planning Costs etc Other Costs Sustainable Design & Construction Costs / Lifetime Homes for 26,233 Total Build Costs fees fees fees fees fees fees fees f	RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Site Prep, Fees, Contingencies, Planning Costs etc Other Costs Sustainable Design & Construction Costs / Lifetime Homes for 26,233 Total Build Costs fees fees fees fees fees fees fees f	0.11.0			6600 500		
Other Costs Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees Total s106 & Marketing Costs Finance on Build Costs TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £330,750 Total Operating Profit £330,750						
Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs £963,078 Section 106 / CIL Costs Marketing Costs & Legal Fees £64,200 Total s106 & Marketing Costs £119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £330,750 Total Operating Profit £330,750	Site Prep, Fees, Contingencies, Planning Costs	etc		£151,625		
Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs £963,078 Section 106 / CIL Costs Marketing Costs & Legal Fees £64,200 Total s106 & Marketing Costs £119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £330,750 Total Operating Profit £330,750						
Sustainable Design & Construction Costs / Lifetime Homes Total Build Costs £963,078 Section 106 / CIL Costs Marketing Costs & Legal Fees £64,200 Total s106 & Marketing Costs £119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £330,750 Total Operating Profit £330,750	Other Costs			£96 721		
Total Build Costs Section 106 / CIL Costs Marketing Costs & Legal Fees Total s106 & Marketing Costs Einance on Build Costs E119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £330,750 Total Operating Profit £330,750		time Homes				
Section 106 / CIL Costs Marketing Costs & Legal Fees fees ff64,200 Total s106 & Marketing Costs finance on Build Costs ff119,200 Finance on Build Costs ff17,587 TOTAL DEVELOPMENT COSTS ff1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit ff0 Total Operating Profit ff330,750 Ff330,750	Sustainable Besign & construction costs / Line	time fromes		120,233		
Section 106 / CIL Costs Marketing Costs & Legal Fees fees ff64,200 Total s106 & Marketing Costs finance on Build Costs ff119,200 Finance on Build Costs ff17,587 TOTAL DEVELOPMENT COSTS ff1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit ff0 Total Operating Profit ff330,750 Ff330,750	Total Build Costs			£963,078		
Marketing Costs & Legal Fees £64,200 Total s106 & Marketing Costs £119,200 Finance on Build Costs £17,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £0 Total Operating Profit £330,750				,-		
Total s106 & Marketing Costs Finance on Build Costs £119,200 £117,587 TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £330,750 Total Operating Profit £330,750	Section 106 / CIL Costs			£55,000		
Finance on Build Costs TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £330,750 £0 Total Operating Profit £330,750	Marketing Costs & Legal Fees			£64,200		
Finance on Build Costs TOTAL DEVELOPMENT COSTS £1,099,865 DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit £330,750 £0 Total Operating Profit £330,750						
TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £330,750 £330,750	Total s106 & Marketing Costs			£119,200		
TOTAL DEVELOPMENT COSTS DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit Affordable Housing Profit Total Operating Profit £330,750 £330,750						
DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £0 Total Operating Profit £330,750	<u>Finance on Build Costs</u>			£17,587		
DEVELOPER'S RETURN FOR RISK AND PROFIT Open Market Housing Profit £330,750 Affordable Housing Profit £0 Total Operating Profit £330,750	TOTAL DEVELOPMENT COCTS			C4 000 0CF		
Open Market Housing Profit £330,750 Affordable Housing Profit £0 Total Operating Profit £330,750	TOTAL DEVELOPMENT COSTS			£1,099,865		
Open Market Housing Profit £330,750 Affordable Housing Profit £0 Total Operating Profit £330,750	DEVELOPER'S RETURN FOR RISK AND PROFIT					
Affordable Housing Profit £0 Total Operating Profit £330,750	DEVELOPER 3 RETORN FOR RISK AND PROFIT					
Affordable Housing Profit £0 Total Operating Profit £330,750	Open Market Housing Profit			£330.750		
Total Operating Profit £330,750						
	-					
GROSS RESIDUAL LAND VALUE £459,385	Total Operating Profit			£330,750		
GROSS RESIDUAL LAND VALUE £459,385						
	GROSS RESIDUAL LAND VALUE			£459,385		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£26,591
Agents Fees	£6,891
Legal Fees	£3,445
Stamp Duty	£13,782
Interest on Land Purchase	£41,445

Total Finance & Acquisition Costs £92,154

NET RESIDUAL LAND VALUE£367,231 (ignores finance & acquisitionRLV (£ per Ha)£936,438 costs if GRLV Negative)

NRLV as % of GDV 19.4%

				Net RLV:	£34,341
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site	e - 1 Unit			
DEVELOPMENT SIZE (TOTAL m²) - GIA	150 Total	Drivata	Affordable	% AH	
TOTAL NUMBER OF UNITS	1	Private 1	0	% An	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.04		
VALUE / AREA REVENUE			4		
Affordable Housing Dayson			£0		
Affordable Housing Revenue Open Market Housing Revenue			£315,000		
open market nodding nevenue			1313,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
Sustainable Design & Construction Costs / Life	etime Homes		£1,932		
			,		
Total Build Costs			£194,447		
Section 106 / CIL Costs			£8,500		
Marketing Costs & Legal Fees			£10,200		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,464		
TOTAL DEVELOPMENT COSTS			£216,611		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£55,125		
Affordable Housing Profit			£0		
Total Operating Profit			£55,125		
GROSS RESIDUAL LAND VALUE			£43,264		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,765
Agents Fees	£649
Legal Fees	£324
Stamp Duty	£0
Interest on Land Purchase	£3,185

Total Finance & Acquisition Costs £8,923

NET RESIDUAL LAND VALUE£34,341 (ignores finance & acquisitionRLV (£ per Ha)£875,693 costs if GRLV Negative)

NRLV as % of GDV 10.9%

				Net RLV:	£82,681
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential	2.11			
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	25% AH on-site 245	e - 3 Units			
TOTAL NUMBER OF UNITS	Total 3	Private 2	Affordable 1	% AH 33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 33%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE	0776	070	0.12	070	070
Affordable Housing Revenue Open Market Housing Revenue			£77,298 £357,000		
Total Value of Scheme			£434,298		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£187,425		
Site Prep, Fees, Contingencies, Planning Costs	etc		£42,619		
Sustainable Design & Construction Costs / Life	etime Homes		£7,870		
Total Build Costs			£237,914		
Section 106 / CIL Costs			£11,500		
Marketing Costs & Legal Fees			£15,279		
Total s106 & Marketing Costs			£26,779		
Finance on Build Costs			£4,301		
TOTAL DEVELOPMENT COSTS			£268,994		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£62,475		
Affordable Housing Profit			£4,638		
Total Operating Profit			£67,113		
GROSS RESIDUAL LAND VALUE			£98,191		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£6,362
Agents Fees	£1,473
Legal Fees	£736
Stamp Duty	£0
Interest on Land Purchase	£6,940

Total Finance & Acquisition Costs £15,511

NET RESIDUAL LAND VALUE£82,681 (ignores finance & acquisitionRLV (£ per Ha)£702,787 costs if GRLV Negative)

NRLV as % of GDV 19.0%

				Net RLV:	£170,382
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site	e - 5 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	415				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	4	1	20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 20%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£714,000		
Table 1 and Calendar			6704 200		
<u>Total Value of Scheme</u>			£791,298		
RESIDENTIAL BUILDING, MARKETING & S106	<u>COSTS</u>				
Build Costs			C217 47E		
Site Prep, Fees, Contingencies, Planning Costs	otc		£317,475 £71,796		
Site Prep, Fees, Contingencies, Planning Costs	etc		171,790		
Sustainable Design & Construction Costs / Life	time Homes		£13,116		
Total Build Costs			£402,388		
Section 106 / CIL Costs			£22,000		
Marketing Costs & Legal Fees			£27,489		
Total s106 & Marketing Costs			£49,489		
Finance on Build Costs			£7 242		
Finance on Build Costs			£7,343		
TOTAL DEVELOPMENT COSTS			£459,219		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£124,950		
Affordable Housing Profit			£4,638		
Total Operating Profit			£130 E00		
Total Operating Profit			£129,588		
GROSS RESIDUAL LAND VALUE			£202,491		
			, .51		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£11,209
Agents Fees	£3,037
Legal Fees	£1,519
Stamp Duty	£2,025
Interest on Land Purchase	£14,318

Total Finance & Acquisition Costs £32,109

NET RESIDUAL LAND VALUE£170,382 (ignores finance & acquisitionRLV (£ per Ha)£868,949 costs if GRLV Negative)

NRLV as % of GDV 21.5%

				Net RLV:	£98,050
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 25% AH on-site	e - 10 Flats			
DEVELOPMENT SIZE (TOTAL m²) - GIA	550	e - 10 i lats			
TOTAL NUMBER OF UNITS	Total 10	Private 8	Affordable 2	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 10%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.39		
Affordable Housing Revenue Open Market Housing Revenue			£129,390 £945,000		
Total Value of Scheme			£1,074,390		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£531,056		
Site Prep, Fees, Contingencies, Planning Costs	etc		£128,008		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£685,296		
Section 106 / CIL Costs			£32,500		
Marketing Costs & Legal Fees			£39,732		
Total s106 & Marketing Costs			£72,232		
Finance on Build Costs			£12,310		
TOTAL DEVELOPMENT COSTS			£769,838		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£165,375		
Affordable Housing Profit			£7,763		
Total Operating Profit			£173,138		
GROSS RESIDUAL LAND VALUE			£131,414		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£16,711
Agents Fees	£1,971
Legal Fees	£986
Stamp Duty	£1,314
Interest on Land Purchase	£12,382

Total Finance & Acquisition Costs £33,364

NET RESIDUAL LAND VALUE£98,050 (ignores finance & acquisitionRLV (£ per Ha)£250,027 costs if GRLV Negative)

NRLV as % of GDV 9.1%

				Net RLV:	£316,594
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site	e - 10 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	870 Tatal	Duistata	A ffordable	0/ 411	
TOTAL NUMBER OF UNITS	Total 10	Private 7	Affordable 3	% AH 30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 20%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA REVENUE			4		
Affordable Housing Revenue			£264,240		
Open Market Housing Revenue			£1,333,500		
Total Value of Scheme			£1,597,740		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£665,550		
Site Prep, Fees, Contingencies, Planning Costs etc			£148,183		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£839,965		
Section 106 / CIL Costs			£41,750		
Marketing Costs & Legal Fees			£55,432		
Total s106 & Marketing Costs			£97,182		
Total \$100 & Walketing Costs			197,102		
Finance on Build Costs			£15,229		
TOTAL DEVELOPMENT COSTS			£952,376		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£233,363		
Affordable Housing Profit			£15,854		
Total Operating Profit			£249,217		
GROSS RESIDUAL LAND VALUE			£396,147		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£23,009
Agents Fees	£5,942
Legal Fees	£2,971
Stamp Duty	£11,884
Interest on Land Purchase	£35,746

Total Finance & Acquisition Costs £79,553

NET RESIDUAL LAND VALUE£316,594 (ignores finance & acquisitionRLV (£ per Ha)£807,315 costs if GRLV Negative)

NRLV as % of GDV 19.8%

				Net RLV:	£345,931
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site	e - 15 Mixed			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,127				
TOTAL NUMBER OF UNITS	Total 15	Private 11	Affordable 4	% AH 27%	
PERCENTAGE BY TENURE	% Private 73%	% SR 0%	%AR 20%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA)			0.59		
VALUE / AREA REVENUE			4		
Aff - 1 1 1 1 1 1 2 2 2			C24 F 40 C		
Affordable Housing Revenue Open Market Housing Revenue			£315,486 £1,806,000		
Total Value of Scheme			£2,121,486		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£930,745		
Site Prep, Fees, Contingencies, Planning Costs	etc		£212,137		
Sustainable Design & Construction Costs / Life	time Homes		£39,349		
<u>Total Build Costs</u>			£1,182,231		
Section 106 / CIL Costs			£58,000		
Marketing Costs & Legal Fees			£74,895		
Total s106 & Marketing Costs			£132,895		
Finance on Build Costs			£21,371		
TOTAL DEVELOPMENT COSTS			£1,336,496		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£316,050		
Affordable Housing Profit			£18,929		
Total Operating Profit			£334,979		
GROSS RESIDUAL LAND VALUE			£450,011		

FINANCE & ACQUISITION COSTS

£31,230
£6,750
£3,375
£13,500
£49,224

Total Finance & Acquisition Costs £104,080

NET RESIDUAL LAND VALUE£345,931 (ignores finance & acquisitionRLV (£ per Ha)£588,083 costs if GRLV Negative)

NRLV as % of GDV 16.3%

				Net RLV:	£848,306
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site	e - 30 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,467 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	30	23	7	23%	
PERCENTAGE BY TENURE	% Private 77%	% SR 0%	%AR 20%	% Int 1 3%	% Int 2 0%
SITE SIZE (HA)			1.18		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£540,708		
Open Market Housing Revenue			£4,231,500		
6			_ :,,_ :		
Total Value of Scheme			£4,772,208		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
RESIDENTIAL BOILDING, MARKETING & STOO	<u>CO313</u>				
Build Costs			£1,978,909		
Site Prep, Fees, Contingencies, Planning Costs	etc		£441,886		
Sustainable Design & Construction Costs / Life	time Homes		£78,698		
-					
<u>Total Build Costs</u>			£2,499,493		
Section 106 / CIL Costs			£130,750		
Marketing Costs & Legal Fees			£165,666		
			,		
Total s106 & Marketing Costs			£296,416		
Finance on Build Costs			£4E 424		
<u>Finance on Build Costs</u>			£45,434		
TOTAL DEVELOPMENT COSTS			£2,841,342		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£740,513		
Affordable Housing Profit			£32,442		
Tatal Out wating Duefit			6772.055		
Total Operating Profit			£772,955		
GROSS RESIDUAL LAND VALUE			£1,157,911		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£68,406
Agents Fees	£17,369
Legal Fees	£8,684
Stamp Duty	£46,316
Interest on Land Purchase	£168,829

Total Finance & Acquisition Costs £309,605

NET RESIDUAL LAND VALUE£848,306 (ignores finance & acquisitionRLV (£ per Ha)£721,060 costs if GRLV Negative)

NRLV as % of GDV 17.8%

				Net RLV:	£881,443
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 25% AH on-site	o 20 Elate /9	Chaltarad)		
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	1,669	e - 50 Flats (3	mertered)		
TOTAL NUMBER OF UNITS	Total 30	Private 22	Affordable 8	% AH 27%	
PERCENTAGE BY TENURE	% Private 73%	% SR 0%	%AR 7%	% Int 1 3%	% Int 2 0%
SITE SIZE (HA)	7370	070	0.24	370	070
VALUE / AREA REVENUE			7		
Affordable Housing Revenue			£823,915		
Open Market Housing Revenue			£3,855,000		
Total Value of Scheme			£4,678,915		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£2,026,165		
Site Prep, Fees, Contingencies, Planning Costs			£221,308		
Sustainable Design & Construction Costs / Life Voids / EPCs / Renwables etc	eume nomes		£117,960		
Total Build Costs			£2,365,434		
Total Bullu Costs			12,303,434		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£112,000 £127,200		
ivial ketting costs & Legal Fees			1127,200		
Total s106 & Marketing Costs			£239,200		
Finance on Build Costs			£212,747		
TOTAL DEVELOPMENT COSTS			£2,817,381		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£645,750		
Affordable Housing Profit			£34,247		
Total Operating Profit			£679,997		
GROSS RESIDUAL LAND VALUE			£1,181,537		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£37,993
Agents Fees	£13,222
Legal Fees	£6,611
Stamp Duty	£35,258
Interest on Land Purchase	£207,011

Total Finance & Acquisition Costs £300,094

NET RESIDUAL LAND VALUE£881,443(ignores finance & acquisitionRLV (£ per Ha)£3,672,677costs if GRLV Negative)

NRLV as % of GDV 18.8%

				Net RLV:	£2,496,406
Residua	l Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site	e - 100 Mixed	d		
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,218				
TOTAL NUMBER OF UNITS	Total 100	Private 75	Affordable 25	% AH 25%	
PERCENTAGE BY TENURE	% Private 75%	% SR 0%	%AR 2%	% Int 1 1%	% Int 2 0%
SITE SIZE (HA)	/5%	0%	2.50	170	0%
VALUE / AREA			2.30		
REVENUE			4		
KEVEROE					
Affordable Housing Revenue			£1,956,979		
Open Market Housing Revenue			£13,734,000		
open market nousing nevenue			113,73 1,000		
Total Value of Scheme			£15,690,979		
RESIDENTIAL BUILDING, MARKETING & S100	S COSTS				
Build Costs			£6,621,297		
Site Prep, Fees, Contingencies, Planning Cost	s etc		£1,331,065		
Site Frep, Fees, contingencies, Flamming cost	3 000		11,331,003		
Sustainable Design & Construction Costs / Lif	etime Homes		£193,200		
<u>Total Build Costs</u>			£8,145,562		
Section 106 / CIL Costs			£432,000		
Marketing Costs & Legal Fees			£468,270		
Total s106 & Marketing Costs			£900,270		
Finance on Build Costs			£695,236		
TOTAL DEVELOPMENT COSTS			£9,741,068		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£2,403,450		
Affordable Housing Profit			£90,575		
Allorable Housing FTOTIL			130,373		
Total Operating Profit			£2,494,025		
Total Operating Front			£2, TJT,02J		
GROSS RESIDUAL LAND VALUE			£3,455,886		
			,,		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£63,700
Agents Fees	£37,446
Legal Fees	£18,723
Stamp Duty	£99,856
Interest on Land Purchase	£739,755

Total Finance & Acquisition Costs £959,480

NET RESIDUAL LAND VALUE£2,496,406(ignores finance & acquisitionRLV (£ per Ha)£998,563costs if GRLV Negative)

NRLV as % of GDV 15.9%

				Net RLV:	£16,222
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH FC - 1	Unit			
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.04		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£315,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
Site Frep, rees, contingencies, Flamming costs	Cic		123,313		
Other Costs			£19,344		
Sustainable Design & Construction Costs / Life	etime Homes		£1,932		
Total Build Costs			£213,791		
Section 106 / CIL Costs			£8,500		
Marketing Costs & Legal Fees			£10,200		
Total s106 9 Marketing Costs			C19 700		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,778		
Thance on Bana costs			13,770		
TOTAL DEVELOPMENT COSTS			£236,269		
			,		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£55,125		
Affordable Housing Profit			£0		
Total Operating Profit			CEE 125		
Total Operating Front			£55,125		
GROSS RESIDUAL LAND VALUE			£23,606		
			223,000		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,961
Agents Fees	£354
Legal Fees	£177
Stamp Duty	£0
Interest on Land Purchase	£1,891

Total Finance & Acquisition Costs £7,384

NET RESIDUAL LAND VALUE£16,222 (ignores finance & acquisitionRLV (£ per Ha)£413,658 costs if GRLV Negative)

NRLV as % of GDV 5.1%

				Net RLV:	£107,704
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH FC - 3	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	265				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	3	3	0	0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.12		
VALUE / AREA			4		
<u>REVENUE</u>					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£556,500		
<u>Total Value of Scheme</u>			£556,500		
DECIDENTIAL DUILDING MADRETING & CASS	COSTS				
RESIDENTIAL BUILDING, MARKETING & S106	COSIS				
Build Costs			£202,725		
Site Prep, Fees, Contingencies, Planning Costs	etc		£44,914		
Site Frep, Fees, contingences, Fianning costs	CtC		144,514		
Other Costs			£34,175		
Sustainable Design & Construction Costs / Life	etime Homes		£7,870		
Total Build Costs			£289,683		
Section 106 / CIL Costs			£16,250		
Marketing Costs & Legal Fees			£18,945		
Total s106 & Marketing Costs			£35,195		
Total 3100 & Marketing Costs			133,133		
Finance on Build Costs			£5,279		
			-, -		
TOTAL DEVELOPMENT COSTS			£330,157		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
0			607.000		
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£0		
Total Operating Profit			£97,388		
Total Operating Front			137,300		
GROSS RESIDUAL LAND VALUE			£128,955		
			-,		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£7,893
Agents Fees	£1,934
Legal Fees	£967
Stamp Duty	£1,290
Interest on Land Purchase	£9,168

Total Finance & Acquisition Costs £21,251

NET RESIDUAL LAND VALUE£107,704 (ignores finance & acquisitionRLV (£ per Ha)£915,482 costs if GRLV Negative)

NRLV as % of GDV 19.4%

				Net RLV:	£191,242
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH FC - 5	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total 5	Private 5	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£976,500		
Total Value of Scheme			£976,500		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£355,725		
Site Prep, Fees, Contingencies, Planning Costs	etc		£77,534		
Site Frep, rees, contingencies, Flamming costs	Ctc		177,554		
Other Costs			£59,967		
Sustainable Design & Construction Costs / Life	etime Homes		£13,116		
Total Build Costs			£506,342		
Section 106 / CIL Costs			£28,250		
Marketing Costs & Legal Fees			£33,045		
Tatal addC 0 Nambating Costs			CC4 20E		
Total s106 & Marketing Costs			£61,295		
Finance on Build Costs			£9,224		
Thance on band costs			LJ,224		
TOTAL DEVELOPMENT COSTS			£576,861		
			,		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£170,888		
Affordable Housing Profit			£0		
Total Operating Profit			£170,888		
Total Operating Front			1170,000		
GROSS RESIDUAL LAND VALUE			£228,752		
			,		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£13,825
Agents Fees	£3,431
Legal Fees	£1,716
Stamp Duty	£2,288
Interest on Land Purchase	£16,251

Total Finance & Acquisition Costs £37,510

NET RESIDUAL LAND VALUE£191,242 (ignores finance & acquisitionRLV (£ per Ha)£975,333 costs if GRLV Negative)

NRLV as % of GDV 19.6%

				Net RLV:	£78,746
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential	o El . I .			
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	30% AH FC - 10 570) Flats			
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.39		
Affordable Housing Revenue Open Market Housing Revenue			£0 £1,197,000		
Total Value of Scheme			£1,197,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£550,367		
Site Prep, Fees, Contingencies, Planning Costs	etc		£130,905		
Other Costs			£73,508		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£781,012		
Section 106 / CIL Costs			£38,500		
Marketing Costs & Legal Fees			£43,410		
Total s106 & Marketing Costs			£81,910		
Finance on Build Costs			£14,022		
TOTAL DEVELOPMENT COSTS			£876,944		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£209,475		
Affordable Housing Profit			£0		
Total Operating Profit			£209,475		
GROSS RESIDUAL LAND VALUE			£110,581		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£18,645
Agents Fees	£1,659
Legal Fees	£829
Stamp Duty	£0
Interest on Land Purchase	£10,702

Total Finance & Acquisition Costs £31,834

NET RESIDUAL LAND VALUE£78,746 (ignores finance & acquisitionRLV (£ per Ha)£200,803 costs if GRLV Negative)

NRLV as % of GDV 6.6%

				Net RLV:	£350,073
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH FC - 10) Units			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	900				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	10	0	0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	10070	070	0.39	070	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,890,000		
<u>Total Value of Scheme</u>			£1,890,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Puild Coata			6600 500		
Build Costs	a ta		£688,500		
Site Prep, Fees, Contingencies, Planning Costs	etc		£151,625		
Other Costs			£116,065		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£982,422		
S. 11. 405 / SH S. 14			CEE 000		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£55,000		
Marketing Costs & Legal Fees			£64,200		
Total s106 & Marketing Costs			£119,200		
Finance on Build Costs			£17,901		
TOTAL DEVELOPMENT COSTS			£1,119,524		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			(220.750		
Open Market Housing Profit Affordable Housing Profit			£330,750 £0		
Anordable nousing FIORE			ĹÜ		
Total Operating Profit			£330,750		
· · · · · · · · · · · · · · · · · · ·			,		
GROSS RESIDUAL LAND VALUE			£439,726		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£26,788
Agents Fees	£6,596
Legal Fees	£3,298
Stamp Duty	£13,192
Interest on Land Purchase	£39,780

Total Finance & Acquisition Costs £89,653

NET RESIDUAL LAND VALUE£350,073 (ignores finance & acquisitionRLV (£ per Ha)£892,686 costs if GRLV Negative)

NRLV as % of GDV 18.5%

				Net RLV:	£34,341
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 1 Unit			
DEVELOPMENT SIZE (TOTAL m²) - GIA	150	Duivete	0 ffl - l - l -	0/ 411	
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.04		
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£315,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
Sustainable Design & Construction Costs / Life	time Homes		£1,932		
<u>Total Build Costs</u>			£194,447		
Section 106 / CIL Costs			£8,500		
Marketing Costs & Legal Fees			£10,200		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,464		
TOTAL DEVELOPMENT COSTS			£216,611		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£55,125		
Affordable Housing Profit			£0		
Total Operating Profit			£55,125		
GROSS RESIDUAL LAND VALUE			£43,264		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,765
Agents Fees	£649
Legal Fees	£324
Stamp Duty	£0
Interest on Land Purchase	£3,185

Total Finance & Acquisition Costs £8,923

NET RESIDUAL LAND VALUE£34,341 (ignores finance & acquisitionRLV (£ per Ha)£875,693 costs if GRLV Negative)

NRLV as % of GDV 10.9%

				Net RLV:	£82,681
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 3 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	245 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	3	2	Anordable 1	33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 33%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.12		
VALUE / AREA			4		
REVENUE					
Affordable Housing Dayson			C77 200		
Affordable Housing Revenue Open Market Housing Revenue			£77,298 £357,000		
Open Warket Housing Revenue			1337,000		
Total Value of Scheme			£434,298		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£187,425		
Site Prep, Fees, Contingencies, Planning Costs	etc		£42,619		
, , ,			,		
Sustainable Design & Construction Costs / Life	time Hemos		C7 970		
Sustainable Design & Construction Costs / Life	time nomes		£7,870		
Total Build Costs			£237,914		
			,		
Section 106 / CIL Costs			£11,500		
Marketing Costs & Legal Fees			£15,279		
T. 1. 1. 105 0 May 1. 11 C. 11			626 770		
Total s106 & Marketing Costs			£26,779		
Finance on Build Costs			£4,301		
			_ 1,5 5 _		
TOTAL DEVELOPMENT COSTS			£268,994		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£62,475		
Affordable Housing Profit			£4,638		
Total Operating Profit			£67,113		
CDOSS DESIDIAL LAND VALUE			£00 101		
GROSS RESIDUAL LAND VALUE			£98,191		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£6,362
Agents Fees	£1,473
Legal Fees	£736
Stamp Duty	£0
Interest on Land Purchase	£6,940

Total Finance & Acquisition Costs £15,511

NET RESIDUAL LAND VALUE£82,681 (ignores finance & acquisitionRLV (£ per Ha)£702,787 costs if GRLV Negative)

NRLV as % of GDV 19.0%

				Net RLV:	£129,220
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 5 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	425				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	3	2	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 40%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£169,740		
Open Market Housing Revenue			£556,500		
<u>Total Value of Scheme</u>			£726,240		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£325,125		
Site Prep, Fees, Contingencies, Planning Costs	etc		£72,944		
Sustainable Design & Construction Costs / Life	time Homes		£13,116		
<u>Total Build Costs</u>			£411,185		
Cartina 100 / CH Carta			640.250		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£18,250		
Marketing Costs & Legal Fees			£25,537		
Total s106 & Marketing Costs			£43,787		
Total 3100 & Warketing Costs			143,767		
Finance on Build Costs			£7,393		
			,		
TOTAL DEVELOPMENT COSTS			£462,365		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£10,184		
Total Operating Dustit			C107 F73		
Total Operating Profit			£107,572		
GROSS RESIDUAL LAND VALUE			£156,303		
CHOSS RESIDENCE ENTRY VALUE			1130,303		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£10,810
Agents Fees	£2,345
Legal Fees	£1,172
Stamp Duty	£1,563
Interest on Land Purchase	£11,193

Total Finance & Acquisition Costs £27,083

NET RESIDUAL LAND VALUE£129,220 (ignores finance & acquisitionRLV (£ per Ha)£659,021 costs if GRLV Negative)

NRLV as % of GDV 17.8%

				Net RLV:	£68,776
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 30% AH on-site 557	e - 10 Flats			
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
PERCENTAGE BY TENURE	10 % Private 70%	7 % SR 0%	3 %AR 20%	30% % Int 1 10%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE	70%	070	0.39	10/0	070
Affordable Housing Revenue Open Market Housing Revenue			£206,688 £819,000		
Total Value of Scheme			£1,025,688		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Site Prep, Fees, Contingencies, Planning Costs	etc		£537,814 £129,022		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£693,069		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£29,500 £38,271		
Total s106 & Marketing Costs			£67,771		
Finance on Build Costs			£12,364		
TOTAL DEVELOPMENT COSTS			£773,203		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£143,325 £12,401		
Total Operating Profit			£155,726		
GROSS RESIDUAL LAND VALUE			£96,758		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£16,432
Agents Fees	£1,451
Legal Fees	£726
Stamp Duty	£0
Interest on Land Purchase	£9,374

Total Finance & Acquisition Costs £27,982

NET RESIDUAL LAND VALUE£68,776 (ignores finance & acquisitionRLV (£ per Ha)£175,379 costs if GRLV Negative)

NRLV as % of GDV 6.7%

				Net RLV:	£316,594
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 10 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	870 Tatal	Duivoto	A ffordable	0/ 411	
TOTAL NUMBER OF UNITS	Total 10	Private 7	Affordable 3	% AH 30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 20%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA			0.39		
REVENUE			4		
Affordable Housing Revenue			£264,240		
Open Market Housing Revenue			£1,333,500		
Total Value of Scheme			£1,597,740		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£665,550		
Site Prep, Fees, Contingencies, Planning Costs	etc		£148,183		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£839,965		
Section 106 / CIL Costs			£41,750		
Marketing Costs & Legal Fees			£55,432		
Total s106 & Marketing Costs			£97,182		
<u>Finance on Build Costs</u>			£15,229		
TOTAL DEVELOPMENT COSTS			£952,376		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£233,363		
Affordable Housing Profit			£15,854		
Total Operating Profit			£249,217		
GROSS RESIDUAL LAND VALUE			£396,147		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£23,009
Agents Fees	£5,942
Legal Fees	£2,971
Stamp Duty	£11,884
Interest on Land Purchase	£35,746

Total Finance & Acquisition Costs £79,553

NET RESIDUAL LAND VALUE£316,594 (ignores finance & acquisitionRLV (£ per Ha)£807,315 costs if GRLV Negative)

NRLV as % of GDV 19.8%

				Net RLV:	£295,720
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 15 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,117				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 27%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA)			0.59		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£407,928		
Open Market Housing Revenue			£1,606,500		
T . IV I			60.044.400		
Total Value of Scheme			£2,014,428		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
RESIDENTIAL BUILDING, WARKETING & 5100	<u>CO313</u>				
Build Costs			£923,095		
Site Prep, Fees, Contingencies, Planning Costs	etc		£210,989		
one representations, running costs			1210,303		
Sustainable Design & Construction Costs / Life	etime Homes		£39,349		
<u>Total Build Costs</u>			£1,173,433		
Section 106 / CIL Costs			£53,250		
Marketing Costs & Legal Fees			£71,683		
Total c106 % Marketing Costs			£124,933		
Total s106 & Marketing Costs			1124,933		
Finance on Build Costs			£21,098		
- manee on band costs			121,030		
TOTAL DEVELOPMENT COSTS			£1,319,464		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£281,138		
Affordable Housing Profit			£24,476		
Total Operation Design			630F 646		
Total Operating Profit			£305,613		
GROSS RESIDUAL LAND VALUE			£389,351		
CHOOS RESIDENT ENITE VALUE			1309,331		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£30,283
Agents Fees	£5,840
Legal Fees	£2,920
Stamp Duty	£11,681
Interest on Land Purchase	£42,907

Total Finance & Acquisition Costs £93,631

NET RESIDUAL LAND VALUE£295,720 (ignores finance & acquisitionRLV (£ per Ha)£502,723 costs if GRLV Negative)

NRLV as % of GDV 14.7%

				Net RLV:	£761,988
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 30 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,467				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	21	9	30%	
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 23%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA)			1.18		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£722,202		
Open Market Housing Revenue			£3,874,500		
Total Value of Scheme			£4,596,702		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,978,909		
Site Prep, Fees, Contingencies, Planning Costs	etc		£441,886		
Sustainable Design & Construction Costs / Life	etime Homes		£78,698		
Sustainable Besign & Construction Costs / Enc	time mornes		2,0,030		
Total Build Costs			£2,499,493		
Section 106 / CIL Costs			£122,250		
Marketing Costs & Legal Fees			£160,401		
T			6000 654		
Total s106 & Marketing Costs			£282,651		
Finance on Build Costs			£45,210		
			,		
TOTAL DEVELOPMENT COSTS			£2,827,354		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£678,038		
Affordable Housing Profit			£43,332		
			0,002		
Total Operating Profit			£721,370		
GROSS RESIDUAL LAND VALUE			£1,047,979		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£67,027
Agents Fees	£15,720
Legal Fees	£7,860
Stamp Duty	£41,919
Interest on Land Purchase	£153,466

Total Finance & Acquisition Costs £285,991

NET RESIDUAL LAND VALUE£761,988 (ignores finance & acquisitionRLV (£ per Ha)£647,690 costs if GRLV Negative)

NRLV as % of GDV 16.6%

				Net RLV:	£839,092
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 30 Flats (S	Sheltered)		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,669				
TOTAL NUMBER OF UNITS	Total 30	Private 21	Affordable 9	% AH 30%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	70%	0%	7%	3%	0%
SITE SIZE (HA)			0.24		
VALUE / AREA			7		
REVENUE					
Afferdable Hausing Develope			6024.045		
Affordable Housing Revenue Open Market Housing Revenue			£931,915 £3,667,500		
Open warket nousing nevenue			13,007,300		
Total Value of Scheme			£4,599,415		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
5 11 1 5 1					
Build Costs	a ta		£2,034,603		
Site Prep, Fees, Contingencies, Planning Costs Sustainable Design & Construction Costs / Life			£221,730		
Voids / EPCs / Renwables etc	time nomes		£117,960		
			,		
Total Build Costs			£2,374,293		
Section 106 / CIL Costs			£108,000		
Marketing Costs & Legal Fees			£121,050		
			,		
Total s106 & Marketing Costs			£229,050		
<u>Finance on Build Costs</u>			£213,633		
TOTAL DEVELOPMENT COSTS			£2,816,976		
TOTAL DEVELOPMENT COSTS			12,810,970		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£614,250		
Affordable Housing Profit			£39,335		
Total Operating Profit			£653,585		
Total Operating Front			1033,363		
GROSS RESIDUAL LAND VALUE			£1,128,854		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£37,993
Agents Fees	£12,586
Legal Fees	£6,293
Stamp Duty	£33,564
Interest on Land Purchase	£199,326

Total Finance & Acquisition Costs £289,763

NET RESIDUAL LAND VALUE£839,092(ignores finance & acquisitionRLV (£ per Ha)£3,496,215costs if GRLV Negative)

NRLV as % of GDV 18.2%

				Net RLV:	£2,332,989
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site	e - 100 Mixed	d		
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,200				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NOMBLE OF SHITS	100	71	29	29%	
PERCENTAGE BY TENURE	% Private 71%	% SR 0%	%AR 2%	% Int 1 1%	% Int 2 0%
SITE SIZE (HA)			2.50	_,-	0,1
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£2,325,878		
Open Market Housing Revenue			£12,988,500		
Total Value of Scheme			£15,314,378		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Duild Cooks			66 600 034		
Build Costs	a.t.a		£6,608,931		
Site Prep, Fees, Contingencies, Planning Costs	etc		£1,330,447		
Sustainable Design & Construction Costs / Life	ime Homes		£193,200		
Total Build Costs			£8,132,577		
Section 106 / CIL Costs			£413,917		
Marketing Costs & Legal Fees			£442,905		
Total s106 & Marketing Costs			£856,822		
Finance on Build Costs			£693,938		
TOTAL DEVELOPMENT COSTS			CO CO2 22C		
TOTAL DEVELOPMENT COSTS			£9,683,336		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOTER S REPORT FOR RISK AND FROM					
Open Market Housing Profit			£2,272,988		
Affordable Housing Profit			£107,663		
Total Operating Profit			£2,380,651		
GROSS RESIDUAL LAND VALUE			£3,250,391		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£63,700
Agents Fees	£34,995
Legal Fees	£17,497
Stamp Duty	£93,320
Interest on Land Purchase	£707,890

Total Finance & Acquisition Costs £917,402

NET RESIDUAL LAND VALUE£2,332,989 (ignores finance & acquisitionRLV (£ per Ha)£933,196 costs if GRLV Negative)

NRLV as % of GDV 15.2%

				Net RLV:	£10,182
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 1	Unit			
DEVELOPMENT SIZE (TOTAL m²) - GIA	150	D. C. L.	A.CC . . .	0/ 411	
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	10070	070	0.04	070	070
VALUE / AREA REVENUE			4		
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£315,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£163,200		
Site Prep, Fees, Contingencies, Planning Costs	etc		£29,315		
Other Costs			£25,792		
Sustainable Design & Construction Costs / Life	time Homes		£1,932		
Total Build Costs			£220,239		
Section 106 / CIL Costs			£8,500		
Marketing Costs & Legal Fees			£10,200		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,883		
TOTAL DEVELOPMENT COSTS			£242,822		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£55,125		
Affordable Housing Profit			£0		
Total Operating Profit			£55,125		
GROSS RESIDUAL LAND VALUE			£17,053		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£5,027
Agents Fees	£256
Legal Fees	£128
Stamp Duty	£0
Interest on Land Purchase	£1,460

Total Finance & Acquisition Costs £6,871

NET RESIDUAL LAND VALUE£10,182(ignores finance & acquisitionRLV (£ per Ha)£259,647costs if GRLV Negative)

NRLV as % of GDV 3.2%

				Net RLV:	£98,407
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	40% AH FC - 3 265	Units			
·	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	3	3	0	0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.12		
VALUE / AREA REVENUE			4		
KEVENOE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£556,500		
Total Value of Scheme			£556,500		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£202,725		
Site Prep, Fees, Contingencies, Planning Costs	etc		£44,914		
Other Costs			£45,566		
Sustainable Design & Construction Costs / Life	time Homes		£7,870		
Total Build Costs			£301,075		
Section 106 / CIL Costs			£16,250		
Marketing Costs & Legal Fees			£18,945		
Total a100 9 Marketing Costs			C2F 40F		
Total s106 & Marketing Costs			£35,195		
Finance on Build Costs			£5,464		
TOTAL DEVELOPMENT COSTS			£341,734		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£0		
Total Operating Profit			£97,388		
. Star Operating Front			257,300		
GROSS RESIDUAL LAND VALUE			£117,378		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£8,008
Agents Fees	£1,761
Legal Fees	£880
Stamp Duty	£0
Interest on Land Purchase	£8,322

Total Finance & Acquisition Costs £18,971

NET RESIDUAL LAND VALUE£98,407 (ignores finance & acquisitionRLV (£ per Ha)£836,460 costs if GRLV Negative)

NRLV as % of GDV 17.7%

				Net RLV:	£172,735
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 5	Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total 5	Private 5	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	20070	0,0	0.20	0,0	0,0
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£976,500		
Total Value of Scheme			£976,500		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			C2EE 72 E		
Site Prep, Fees, Contingencies, Planning Costs	otc		£355,725 £77,534		
Site Prep, rees, Contingencies, Planning Costs	etc		177,554		
Other Costs			£79,956		
Sustainable Design & Construction Costs / Life	time Homes		£13,116		
Total Build Costs			£526,331		
Section 106 / CIL Costs			£28,250		
Marketing Costs & Legal Fees			£33,045		
Total s106 & Marketing Costs			£61,295		
Finance on Build Costs			£0 £40		
Finance on Build Costs			£9,549		
TOTAL DEVELOPMENT COSTS			£597,175		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£170,888		
Affordable Housing Profit			£0		
Tatal On anatina Durafit			6470.000		
Total Operating Profit			£170,888		
GROSS RESIDUAL LAND VALUE			£208,438		
GROSS RESIDENT LARD VALUE			1200,430		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£14,028
Agents Fees	£3,127
Legal Fees	£1,563
Stamp Duty	£2,084
Interest on Land Purchase	£14,901

<u>Total Finance & Acquisition Costs</u> £35,703

NET RESIDUAL LAND VALUE£172,735 (ignores finance & acquisitionRLV (£ per Ha)£880,949 costs if GRLV Negative)

NRLV as % of GDV 17.7%

				Net RLV:	£56,205
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 10) Flats			
DEVELOPMENT SIZE (TOTAL m ²) - GIA	570	D. C. L.	A CC . . .	0/ 411	
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA REVENUE			4		
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,197,000		
Total Value of Scheme			£1,197,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£550,367		
Site Prep, Fees, Contingencies, Planning Costs	etc		£130,905		
Other Costs			£98,010		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
<u>Total Build Costs</u>			£805,515		
Section 106 / CIL Costs			£38,500		
Marketing Costs & Legal Fees			£43,410		
Total s106 & Marketing Costs			£81,910		
Finance on Build Costs			£14,421		
TOTAL DEVELOPMENT COSTS			£901,845		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£200 475		
Affordable Housing Profit			£209,475 £0		
			_0		
Total Operating Profit			£209,475		
GROSS RESIDUAL LAND VALUE			£85,680		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£18,894
Agents Fees	£1,285
Legal Fees	£643
Stamp Duty	£0
Interest on Land Purchase	£8,653

Total Finance & Acquisition Costs £29,475

NET RESIDUAL LAND VALUE£56,205 (ignores finance & acquisitionRLV (£ per Ha)£143,323 costs if GRLV Negative)

NRLV as % of GDV 4.7%

				Net RLV:	£315,757
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 10) Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	900				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	10	0	0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£1,890,000		
<u>Total Value of Scheme</u>			£1,890,000		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Duild Cooks			CC99 F00		
Build Costs	oto		£688,500		
Site Prep, Fees, Contingencies, Planning Costs	etc		£151,625		
Other Costs			£154,753		
Sustainable Design & Construction Costs / Life	time Homes		£26,233		
Total Build Costs			£1,021,111		
Section 106 / CIL Costs			£55,000		
Marketing Costs & Legal Fees			£64,200		
Total s106 & Marketing Costs			£119,200		
Finance on Build Costs			£18,530		
Fillalice off Bulla Costs			110,550		
TOTAL DEVELOPMENT COSTS			£1,158,841		
10 ME BEVELOT MEINT COSTS			11,130,011		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£330,750		
Affordable Housing Profit			£0		
Total Operating Profit			£330,750		
CROSS RESIDIAL LAND VALUE			C400 400		
GROSS RESIDUAL LAND VALUE			£400,409		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£27,181
Agents Fees	£6,006
Legal Fees	£3,003
Stamp Duty	£12,012
Interest on Land Purchase	£36,450

Total Finance & Acquisition Costs £84,652

NET RESIDUAL LAND VALUE£315,757 (ignores finance & acquisitionRLV (£ per Ha)£805,181 costs if GRLV Negative)

NRLV as % of GDV 16.7%

				Net RLV:	£34,341
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 40% AH on-site 150	e - 1 Unit			
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.04		
Affordable Housing Revenue Open Market Housing Revenue			£0 £315,000		
Total Value of Scheme			£315,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs Site Prep, Fees, Contingencies, Planning Costs	etc		£163,200 £29,315		
Sustainable Design & Construction Costs / Life	etime Homes		£1,932		
Total Build Costs			£194,447		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£8,500 £10,200		
Total s106 & Marketing Costs			£18,700		
Finance on Build Costs			£3,464		
TOTAL DEVELOPMENT COSTS			£216,611		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£55,125 £0		
Total Operating Profit			£55,125		
GROSS RESIDUAL LAND VALUE			£43,264		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£4,765
Agents Fees	£649
Legal Fees	£324
Stamp Duty	£0
Interest on Land Purchase	£3,185

Total Finance & Acquisition Costs £8,923

NET RESIDUAL LAND VALUE£34,341 (ignores finance & acquisitionRLV (£ per Ha)£875,693 costs if GRLV Negative)

NRLV as % of GDV 10.9%

				Net RLV:	£82,681
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 3 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	3	2	1	33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 33%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.12		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£77,298		
Open Market Housing Revenue			£357,000		
Tatal Walter of Calcura			6424.200		
Total Value of Scheme			£434,298		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£187,425		
Site Prep, Fees, Contingencies, Planning Costs	etc		£42,619		
Sustainable Design & Construction Costs / Life	etime Homes		£7,870		
T. (18.116)			6227.044		
Total Build Costs			£237,914		
Section 106 / CIL Costs			£11,500		
Marketing Costs & Legal Fees			£15,279		
Total a100 9 Mankating Costs			C2C 770		
Total s106 & Marketing Costs			£26,779		
Finance on Build Costs			£4,301		
TOTAL DEVELOPMENT COSTS			£268,994		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£62,475		
Affordable Housing Profit			£4,638		
Total Operating Duefit			CC7 442		
Total Operating Profit			£67,113		
GROSS RESIDUAL LAND VALUE			£98,191		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£6,362
Agents Fees	£1,473
Legal Fees	£736
Stamp Duty	£0
Interest on Land Purchase	£6,940

Total Finance & Acquisition Costs £15,511

NET RESIDUAL LAND VALUE£82,681 (ignores finance & acquisitionRLV (£ per Ha)£702,787 costs if GRLV Negative)

NRLV as % of GDV 19.0%

				Net RLV:	£129,220
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 5 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	425				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	3	2	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 40%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£169,740		
Open Market Housing Revenue			£556,500		
Total Value of Scheme			£726,240		
RESIDENTIAL BUILDING, MARKETING & \$106	<u>COSTS</u>				
Build Costs			£325,125		
Site Prep, Fees, Contingencies, Planning Costs	etc		£72,944		
Containable Desire & Construction Costs / Life	·:		542.446		
Sustainable Design & Construction Costs / Life	time Homes		£13,116		
Total Build Costs			£411,185		
Total Balla Costs			1411,103		
Section 106 / CIL Costs			£18,250		
Marketing Costs & Legal Fees			£25,537		
Total s106 & Marketing Costs			£43,787		
<u>Finance on Build Costs</u>			£7,393		
TOTAL DEVELOPMENT 000TC			6469.965		
TOTAL DEVELOPMENT COSTS			£462,365		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
			60- 60-		
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£10,184		
Total Operating Profit			£107,572		
Total Operating Front			1107,372		
GROSS RESIDUAL LAND VALUE			£156,303		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£10,810
Agents Fees	£2,345
Legal Fees	£1,172
Stamp Duty	£1,563
Interest on Land Purchase	£11,193

Total Finance & Acquisition Costs £27,083

NET RESIDUAL LAND VALUE£129,220 (ignores finance & acquisitionRLV (£ per Ha)£659,021 costs if GRLV Negative)

NRLV as % of GDV 17.8%

				Net RLV:	£52,769
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 40% AH on-site	a 10 Elats			
DEVELOPMENT SIZE (TOTAL m²) - GIA	562	e - 10 Flats			
TOTAL NUMBER OF UNITS	Total 10	Private 6	Affordable 4	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 30%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.39		
Affordable Housing Revenue Open Market Housing Revenue			£273,078 £724,500		
Total Value of Scheme			£997,578		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£542,642		
Site Prep, Fees, Contingencies, Planning Costs	etc		£129,746		
Sustainable Design & Construction Costs / Life	etime Homes		£26,233		
Total Build Costs			£698,621		
Section 106 / CIL Costs			£27,250		
Marketing Costs & Legal Fees			£37,427		
Total s106 & Marketing Costs			£64,677		
Finance on Build Costs			£12,404		
TOTAL DEVELOPMENT COSTS			£775,702		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£126,788		
Affordable Housing Profit			£16,385		
Total Operating Profit			£143,172		
GROSS RESIDUAL LAND VALUE			£78,704		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£16,301
Agents Fees	£1,181
Legal Fees	£590
Stamp Duty	£0
Interest on Land Purchase	£7,863

Total Finance & Acquisition Costs £25,935

NET RESIDUAL LAND VALUE£52,769 (ignores finance & acquisitionRLV (£ per Ha)£134,561 costs if GRLV Negative)

NRLV as % of GDV 5.3%

				Net RLV:	£273,302
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 10 Units			
DEVELOPMENT SIZE (TOTAL m²) - GIA	870				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	6	4	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 30%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA)			0.39		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£341,538		
Open Market Housing Revenue			£1,176,000		
Total Value of Scheme			£1,517,538		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£665,550		
Site Prep, Fees, Contingencies, Planning Costs	etc		£148,183		
Sustainable Design & Construction Costs / Life	rtime Homes		£26,233		
Total Build Costs			£839,965		
Section 106 / CIL Costs			£38,000		
Marketing Costs & Legal Fees			£53,026		
Total s106 & Marketing Costs			£91,026		
Finance on Build Costs			£15,129		
TOTAL DEVELOPMENT COSTS			CO4C 130		
TOTAL DEVELOPMENT COSTS			£946,120		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOTERS RETORNET ON MISK AND FROTTI					
Open Market Housing Profit			£205,800		
Affordable Housing Profit			£20,492		
Total Operating Profit			£226,292		
GROSS RESIDUAL LAND VALUE			£345,126		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£22,374
Agents Fees	£5,177
Legal Fees	£2,588
Stamp Duty	£10,354
Interest on Land Purchase	£31,332

Total Finance & Acquisition Costs £71,824

NET RESIDUAL LAND VALUE£273,302(ignores finance & acquisitionRLV (£ per Ha)£696,919costs if GRLV Negative)

NRLV as % of GDV 18.0%

				Net RLV:	£277,854
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 15 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,139				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	9	6	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 27%	% Int 1 13%	% Int 2 0%
SITE SIZE (HA)			0.59		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£492,348		
Open Market Housing Revenue			£1,512,000		
Total Value of Scheme			£2,004,348		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£944,337		
Site Prep, Fees, Contingencies, Planning Costs	oto		£214,176		
Site Frep, rees, contingencies, Flaming Costs	etc		1214,170		
Sustainable Design & Construction Costs / Life	time Homes		£39,349		
Total Build Costs			£1,197,862		
Section 106 / CIL Costs			£51,000		
Marketing Costs & Legal Fees			£71,380		
Tatal -100 0 Manufaction Conta			6422.200		
Total s106 & Marketing Costs			£122,380		
Finance on Build Costs			£21,454		
THURSE OF BUILD COSTS			121,404		
TOTAL DEVELOPMENT COSTS			£1,341,696		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£264,600		
Affordable Housing Profit			£29,541		
Total Operating Profit			£204 144		
Total Operating Profit			£294,141		
GROSS RESIDUAL LAND VALUE			£368,511		
			2300,011		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£30,519
Agents Fees	£5,528
Legal Fees	£2,764
Stamp Duty	£11,055
Interest on Land Purchase	£40,792

Total Finance & Acquisition Costs £90,658

NET RESIDUAL LAND VALUE£277,854 (ignores finance & acquisitionRLV (£ per Ha)£472,351 costs if GRLV Negative)

NRLV as % of GDV 13.9%

				Net RLV:	£653,844
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 30 Mixed			
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,466		A.CC	0/ 411	
TOTAL NUMBER OF UNITS	Total 30	Private 18	Affordable 12	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 33%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			1.18		
Affordable Housing Revenue			£1,009,171		
Open Market Housing Revenue			£3,360,000		
<u>Total Value of Scheme</u>			£4,369,171		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£1,980,952		
Site Prep, Fees, Contingencies, Planning Costs	etc		£442,193		
Sustainable Design & Construction Costs / Life	time Homes		£78,698		
<u>Total Build Costs</u>			£2,501,842		
Section 106 / CIL Costs			£110,000		
Marketing Costs & Legal Fees			£153,575		
Total s106 & Marketing Costs			£263,575		
Finance on Build Costs			£44,938		
TOTAL DEVELOPMENT COSTS			£2,810,355		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£588,000		
Affordable Housing Profit			£60,550		
Total Operating Profit			£648,550		
GROSS RESIDUAL LAND VALUE			£910,266		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£65,310
Agents Fees	£13,654
Legal Fees	£6,827
Stamp Duty	£36,411
Interest on Land Purchase	£134,221

Total Finance & Acquisition Costs £256,422

NET RESIDUAL LAND VALUE£653,844 (ignores finance & acquisitionRLV (£ per Ha)£555,767 costs if GRLV Negative)

NRLV as % of GDV 15.0%

				Net RLV:	£766,795
Residual	Land Value D	ata Summ	nary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 30 Flats (S	Sheltered)		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,705				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	18	12	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 7%	% Int 1 3%	% Int 2 0%
SITE SIZE (HA)			0.24		
VALUE / AREA			7		
REVENUE					
Affordable Housing Revenue			£1,243,648		
Open Market Housing Revenue			£3,195,000		
<u>Total Value of Scheme</u>			£4,438,648		
DECIDENTIAL DUM DING MADRETING & CARG	COSTS				
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£2,055,093		
Site Prep, Fees, Contingencies, Planning Costs	etc		£2,033,093 £222,755		
Sustainable Design & Construction Costs / Life			1222,733		
Voids / EPCs / Renwables etc	ctime mornes		£117,960		
70.00 / 2. 00 / 1.0					
<u>Total Build Costs</u>			£2,395,808		
Section 106 / CIL Costs			£98,000		
Marketing Costs & Legal Fees			£105,300		
T			5202.202		
Total s106 & Marketing Costs			£203,300		
Finance on Build Costs			£215,785		
Thance on Build Costs			1213,763		
TOTAL DEVELOPMENT COSTS			£2,814,893		
101/12 BEVEEST WENT 60015			22,011,033		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£535,500		
Affordable Housing Profit			£52,016		
Total Operating Profit			£587,516		
GROSS RESIDUAL LAND VALUE			£1,036,239		

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FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£37,993
Agents Fees	£11,502
Legal Fees	£5,751
Stamp Duty	£30,672
Interest on Land Purchase	£183,526

Total Finance & Acquisition Costs £269,444

NET RESIDUAL LAND VALUE£766,795 (ignores finance & acquisitionRLV (£ per Ha)£3,194,979 costs if GRLV Negative)

NRLV as % of GDV 17.3%

				Net RLV:	£1,897,877
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site	e - 100 Mixed	d		
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,144				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NOMBLE OF CHIEF	100	60	40	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 2%	% Int 1 1%	% Int 2 0%
SITE SIZE (HA)			2.50		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£3,282,164		
Open Market Housing Revenue			£11,025,000		
Total Value of Scheme			£14,307,164		
Total value of Scheme			114,307,104		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£6,568,898		
Site Prep, Fees, Contingencies, Planning Costs	etc		£1,328,445		
Sustainable Design & Construction Costs / Life	ime Homes		£193,200		
Sustainable Design & Construction Costs / Enc	anne monnes		1133,200		
Total Build Costs			£8,090,543		
			-,,-		
Section 106 / CIL Costs			£366,500		
Marketing Costs & Legal Fees			£375,750		
Total s106 & Marketing Costs			£742,250		
Finance on Build Costs			£689,734		
TOTAL DEVELOPMENT COSTS			£9,522,528		
TOTAL DEVELOPMENT COSTS			19,322,326		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,929,375		
Affordable Housing Profit			£151,720		
Tatal Out analism Durafit			62 604 605		
Total Operating Profit			£2,081,095		
GROSS RESIDUAL LAND VALUE			£2,703,542		
CHOSS HESIDONE ENHA VALUE			12,703,342		

D | S | P Housing and Development Consultants

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£63,700
Agents Fees	£28,468
Legal Fees	£14,234
Stamp Duty	£75,915
Interest on Land Purchase	£623,348

Total Finance & Acquisition Costs £805,665

NET RESIDUAL LAND VALUE£1,897,877 (ignores finance & acquisitionRLV (£ per Ha)£759,151 costs if GRLV Negative)

NRLV as % of GDV 13.3%

Nuneaton & Bedworth BC - Stategic Sites

500 Unit Residential Greenfield Urban Extension Abbey & Wembrook Zero CIL / S106 - Surplus Calculated 17.5% Profit Private / 6% Profit AH

> Development Appraisal Dixon Searle Partnership 09 October 2014

Nuneaton & Bedworth BC - Stategic Sites

Summary Appraisal for Merged Phases 2 3 4

Currency in £

REVENUE							
Sales Valuation	Units	m²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2BF - AR	5	301.50	1,281.89	77,298	386,490	0	386,490
2BF - Private	25	1,350.00	2,100.00	113,400	2,835,000	0	2,835,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	5	375.00	1,030.64	77,298	386,490	0	386,490
2BH - Private	25	1,875.00	2,100.00	157,500	3,937,500	0	3,937,500
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	9	765.00	1,087.55	92,442	831,978	0	831,978
3BH - Private	62	5,890.00	2,100.00	199,500	12,369,000	0	12,369,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	14	1,750.00	2,100.00	262,500	3,675,000	0	3,675,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	14	630.00	1,475.33	66,390	929,460	0	929,460
2BF - AR	5	301.50	1,281.89	77,298	386,490	0	386,490
2BF - Private	25	1,350.00	2,100.00	113,400	2,835,000	0	2,835,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	5	375.00	1,030.64	77,298	386,490	0	386,490
2BH - Private	25	1,875.00	2,100.00	157,500	3,937,500	0	3,937,500
2BH - SO	3	225.00	1,260.00	94,500	283,500	0	283,500
3BH - AR	8	680.00	1,087.55	92,442	739,536	0	739,536
3BH - Private	62	5,890.00	2,100.00	199,500	12,369,000	0	12,369,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	13	1,625.00	2,100.00	262,500	3,412,500	0	3,412,500
1BF - SO	3	135.00	1,260.00	56,700	170,100	0	170,100
1BF - AR	13	585.00	1,475.33	66,390	863,070	0	863,070
2BF - AR	5	301.50	1,281.89	77,298	386,490	0	386,490
2BF - Private	25	1,350.00	2,100.00	113,400	2,835,000	0	2,835,000
2BF - SO	1	60.30	1,260.00	75,978	75,978	0	75,978
2BH - AR	5	375.00	1,030.64	77,298	386,490	0	386,490

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APPRAISAL SUMMARY					DIXON	SEARLE	PARTNERSHIP
Nuneaton & Bedworth BC - Stategic Sites							
2BH - Private	25	1,875.00	2,100.00	157,500	3,937,500	0	3,937,500
2BH - SO	3	225.00	1,260.00	94,500	283,500	0	283,500
3BH - AR	8	680.00	1,087.55	92,442	739,536	0	739,536
3BH - Private	61	5,795.00	2,100.00	199,500	12,169,500	0	12,169,500
4BH - AR	1	110.00	1,107.83	121,861	121,861	0	121,861
4BH - Private	13	1,625.00	2,100.00	262,500	3,412,500	0	3,412,500
1BF - SO	3	135.00	1,260.00	56,700	170,100	0	170,100
1BF - AR	<u>13</u>	<u>585.00</u>	1,475.33	66,390	<u>863,070</u>	<u>0</u>	<u>863,070</u>
Totals	500	40,256.00			77,511,785	0	77,511,785
NET REALISATION				77,511,785			
OUTLAY							
ACQUISITION COSTS							
Fixed Price		1,232,500					
Fixed Price		1,232,500					
Fixed Price		1,232,500					
Total Acquisition (22.77 Ha 162,384.72 pHect)			3,697,500				
				3,697,500			
Stamp Duty			147,900				
Agent Fee		1.50%	55,463				
Legal Fee		0.75%	27,731				
OONOTRUCTION COOTS				231,094			
CONSTRUCTION COSTS	2	Data m²	Coot				
Construction	m²	Rate m ²	Cost				
2BF - AR 2BF - Private	335.00 m² 1,500.00 m²	790.00 pm ² 790.00 pm ²	264,650				
2BF - SO	1,500.00 m ²	790.00 pm ²	1,185,000 105,860				
2BH - AR	375.00 m ²	695.00 pm ²	260,625				
2BH - Private	1,875.00 m ²	695.00 pm ²	1,303,125				
2BH - SO	300.00 m ²	695.00 pm ²	208,500				
3BH - AR	765.00 m ²	695.00 pm ²	531,675				
3BH - Private	5,890.00 m ²	695.00 pm ²	4,093,550				
4BH - AR	220.00 m ²	695.00 pm ²	152,900				
.= /	220.00 111	500.00 p.11	.02,000				

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APPRAISAL SUMMARY				DIXON SEARLE PARTNERSHIP
Nuneaton & Bedworth BC - Stategic Sites				
4BH - Private	1,750.00 m ²	695.00 pm ²	1,216,250	
1BF - SO	200.00 m ²	790.00 pm ²	158,000	
1BF - AR	700.00 m ²	790.00 pm ²	553,000	
2BF - AR	335.00 m ²	790.00 pm ²	264,650	
2BF - Private	1,500.00 m ²	790.00 pm ²	1,185,000	
2BF - SO	134.00 m ²	790.00 pm ²	105,860	
2BH - AR	375.00 m ²	695.00 pm ²	260,625	
2BH - Private	1,875.00 m ²	695.00 pm ²	1,303,125	
2BH - SO	225.00 m ²	695.00 pm ²	156,375	
3BH - AR	680.00 m ²	695.00 pm ²	472,600	
3BH - Private	5,890.00 m ²	695.00 pm ²	4,093,550	
4BH - AR	220.00 m ²	695.00 pm ²	152,900	
4BH - Private	1,625.00 m ²	695.00 pm ²	1,129,375	
1BF - SO	150.00 m ²	790.00 pm ²	118,500	
1BF - AR	650.00 m ²	790.00 pm ²	513,500	
2BF - AR	335.00 m ²	790.00 pm ²	264,650	
2BF - Private	1,500.00 m ²	790.00 pm ²	1,185,000	
2BF - SO	67.00 m ²	790.00 pm ²	52,930	
2BH - AR	375.00 m ²	695.00 pm ²	260,625	
2BH - Private	1,875.00 m ²	695.00 pm ²	1,303,125	
2BH - SO	225.00 m ²	695.00 pm ²	156,375	
3BH - AR	680.00 m ²	695.00 pm ²	472,600	
3BH - Private	5,795.00 m ²	695.00 pm ²	4,027,525	
4BH - AR	110.00 m ²	695.00 pm ²	76,450	
4BH - Private	1,625.00 m ²	695.00 pm ²	1,129,375	
1BF - SO	150.00 m ²	790.00 pm ²	118,500	
1BF - AR	650.00 m ²	790.00 pm ²	<u>513,500</u>	
Totals	41,090.00 m ²		29,349,850	29,349,850
Contingency		5.00%	1,467,492	
Other Construction				1,467,492
Externals		10.00%	1,003,313	
CfSH L4	171.00 un	1,932.00 /un	330,372	
Externals	17 1.00 UN	1,932.00 /un 10.00%		
EXIGHICIS		10.00%	975,606	

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APPRAISAL SUMMARY				
Nuneaton & Bedworth BC - Stategic Sites				
CfSH L4	166.00 un	1,932.00 /un	320,712	
Externals		10.00%	956,065	
CfSH L4	163.00 un	1,932.00 /un	314,916	0.000.005
INFRASTRUCTURE COSTS				3,900,985
Infrastructure Costs			2,278,456	
Infrastructure Costs			2,277,772	
Infrastructure Costs			2,277,772	
				6,834,000
PROFESSIONAL FEES				
Architect		5.00%	1,614,242	
Quantity Surveyor		1.00%	322,848	
Structural Engineer		2.00%	645,697	
Project Manager		1.00%	322,848	
C.D. Manager		1.00%	322,848	0.000.404
DISPOSAL FEES				3,228,484
Sales Agent Fee		3.00%	2,088,507	
Sales Legal Fee	500.00 un	750.00 /un	375,000	
			,	2,463,507
Additional Costs				
Finance Arrangement & Monitor Fee			270,000	270 000
Developer's Profit				270,000
Developer's Profit		17.50%	13,564,562	
FINANCE				13,564,562
Debit Rate 6.500%, Credit Rate 3.250% (Nominal)				
Total Finance Cost				3,189,774
TOTAL COSTS				68,197,248
PROFIT				

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DIXON SEARLE PARTNERSHIP

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Nuneaton & Bedworth BC - Stategic Sites

9,314,537

Performance Measures

Profit Erosion (finance rate 6.500%)

1 yr 12 mths

Nuneaton & Bedworth BC - Stategic Sites

750 Unit Residential Greenfield Urban Extension Bedworth North & West Zero CIL / S106 - Surplus Calculated 17.5% Profit Private / 6% Profit AH

> Development Appraisal Dixon Searle Partnership 09 October 2014

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Nuneaton & Bedworth BC - Stategic Sites

Summary Appraisal for Merged Phases 2 3 4 5

Currency in £

REVENUE							
Sales Valuation	Units	m²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	28	1,512.00	2,100.00	113,400	3,175,200	0	3,175,200
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788
2BH - Private	29	2,175.00	2,100.00	157,500	4,567,500	0	4,567,500
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	70	6,650.00	2,100.00	199,500	13,965,000	0	13,965,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	16	2,000.00	2,100.00	262,500	4,200,000	0	4,200,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	15	675.00	1,475.33	66,390	995,850	0	995,850
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	28	1,512.00	2,100.00	113,400	3,175,200	0	3,175,200
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788
2BH - Private	28	2,100.00	2,100.00	157,500	4,410,000	0	4,410,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	69	6,555.00	2,100.00	199,500	13,765,500	0	13,765,500
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	15	1,875.00	2,100.00	262,500	3,937,500	0	3,937,500
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	15	675.00	1,475.33	66,390	995,850	0	995,850
2BF - AR	5	301.50	1,281.89	77,298	386,490	0	386,490
2BF - Private	28	1,512.00	2,100.00	113,400	3,175,200	0	3,175,200
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	5	375.00	1,030.64	77,298	386,490	0	386,490

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APPRAISAL SUMMARY					DIXON	SEARLE	PARTNERSHIP
Nuneaton & Bedworth BC - Stategic Sites							
2BH - Private	28	2,100.00	2,100.00	157,500	4,410,000	0	4,410,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	9	765.00	1,087.55	92,442	831,978	0	831,978
3BH - Private	69	6,555.00	2,100.00	199,500	13,765,500	0	13,765,500
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	15	1,875.00	2,100.00	262,500	3,937,500	0	3,937,500
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	15	675.00	1,475.33	66,390	995,850	0	995,850
2BF - AR	5	301.50	1,281.89	77,298	386,490	0	386,490
2BF - Private	28	1,512.00	2,100.00	113,400	3,175,200	0	3,175,200
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	5	375.00	1,030.64	77,298	386,490	0	386,490
2BH - Private	28	2,100.00	2,100.00	157,500	4,410,000	0	4,410,000
2BH - SO	3	225.00	1,260.00	94,500	283,500	0	283,500
3BH - AR	9	765.00	1,087.55	92,442	831,978	0	831,978
3BH - Private	69	6,555.00	2,100.00	199,500	13,765,500	0	13,765,500
4BH - AR	1	110.00	1,107.83	121,861	121,861	0	121,861
4BH - Private	15	1,875.00	2,100.00	262,500	3,937,500	0	3,937,500
1BF - SO	3	135.00	1,260.00	56,700	170,100	0	170,100
1BF - AR	<u>15</u>	<u>675.00</u>	1,475.33	66,390	<u>995,850</u>	<u>0</u>	<u>995,850</u>
Totals	750	60,422.00			116,398,459	0	116,398,459
NET REALISATION				116,398,459			
OUTLAY							
ACQUISITION COSTS							
Fixed Price		1,340,000					
Fixed Price		1,340,000					
Fixed Price		1,340,000					
Fixed Price		1,340,000					
Total Acquisition (32.96 Ha 162,621.36 pHect)			5,360,000	5,360,000			
Stamp Duty			214,400	3,300,000			
Agent Fee		1.50%	80,400				

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APPRAISAL SUMMARY				
Nuneaton & Bedworth BC - Stategic Sites				
Legal Fee		0.75%	40,200	
Logai i oo		0.1.070	10,200	335,000
CONSTRUCTION COSTS				
Construction	m²	Rate m ²	Cost	
2BF - AR	402.00 m ²	790.00 pm ²	317,580	
2BF - Private	1,680.00 m ²	790.00 pm ²	1,327,200	
2BF - SO	134.00 m ²	790.00 pm ²	105,860	
2BH - AR	450.00 m ²	695.00 pm ²	312,750	
2BH - Private	2,175.00 m ²	695.00 pm ²	1,511,625	
2BH - SO	300.00 m ²	695.00 pm ²	208,500	
3BH - AR	850.00 m ²	695.00 pm ²	590,750	
3BH - Private	6,650.00 m ²	695.00 pm ²	4,621,750	
4BH - AR	220.00 m ²	695.00 pm ²	152,900	
4BH - Private	2,000.00 m ²	695.00 pm ²	1,390,000	
1BF - SO	200.00 m ²	790.00 pm ²	158,000	
1BF - AR	750.00 m ²	790.00 pm ²	592,500	
2BF - AR	402.00 m ²	790.00 pm ²	317,580	
2BF - Private	1,680.00 m ²	790.00 pm ²	1,327,200	
2BF - SO	134.00 m ²	790.00 pm ²	105,860	
2BH - AR	450.00 m ²	695.00 pm ²	312,750	
2BH - Private	2,100.00 m ²	695.00 pm ²	1,459,500	
2BH - SO	300.00 m ²	695.00 pm ²	208,500	
3BH - AR	850.00 m ²	695.00 pm ²	590,750	
3BH - Private	6,555.00 m ²	695.00 pm ²	4,555,725	
4BH - AR	220.00 m ²	695.00 pm ²	152,900	
4BH - Private	1,875.00 m ²	695.00 pm ²	1,303,125	
1BF - SO	200.00 m ²	790.00 pm ²	158,000	
1BF - AR	750.00 m ²	790.00 pm ²	592,500	
2BF - AR	335.00 m ²	790.00 pm ²	264,650	
2BF - Private	1,680.00 m ²	790.00 pm ²	1,327,200	
2BF - SO	134.00 m ²	790.00 pm ²	105,860	
2BH - AR	375.00 m ²	695.00 pm ²	260,625	
2BH - Private	2,100.00 m ²	695.00 pm ²	1,459,500	
2BH - SO	300.00 m ²	695.00 pm ²	208,500	
	705.00.0	005 00 0	E04 07E	

765.00 m²

3BH - AR

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531,675

695.00 pm²

DIXON SEARLE PARTNERSHIP

APPRAISAL SUMMARY					DIXON SEARLE PARTNERS
Nuneaton & Bedworth BC - Stategic Sites					
3BH - Private	6,555.00 m ²	695.00 pm ²	4,555,725		
4BH - AR	220.00 m ²	695.00 pm ²	152,900		
4BH - Private	1,875.00 m ²	695.00 pm ²	1,303,125		
1BF - SO	200.00 m ²	790.00 pm ²	158,000		
1BF - AR	750.00 m ²	790.00 pm ²	592,500		
2BF - AR	335.00 m ²	790.00 pm ²	264,650		
2BF - Private	1,680.00 m ²	790.00 pm ²	1,327,200		
2BF - SO	134.00 m ²	790.00 pm ²	105,860		
2BH - AR	375.00 m ²	695.00 pm ²	260,625		
2BH - Private	2,100.00 m ²	695.00 pm ²	1,459,500		
2BH - SO	225.00 m ²	695.00 pm ²	156,375		
3BH - AR	765.00 m ²	695.00 pm ²	531,675		
3BH - Private	6,555.00 m ²	695.00 pm ²	4,555,725		
4BH - AR	110.00 m ²	695.00 pm ²	76,450		
4BH - Private	1,875.00 m ²	695.00 pm ²	1,303,125		
1BF - SO	150.00 m ²	790.00 pm ²	118,500		
1BF - AR	750.00 m ²	790.00 pm ²	592,500		
Totals	61,670.00 m ²	·	44,046,250	44,046,250	
Contingency		5.00%	2,202,312		
				2,202,312	
Other Construction					
Externals		10.00%	1,128,941		
CfSH L4	192.00 un	1,932.00 /un	370,944		
Externals		10.00%	1,108,439		
CfSH L4	189.00 un	1,932.00 /un	365,148		
Externals		10.00%	1,092,026		
CfSH L4	186.00 un	1,932.00 /un	359,352		
Externals		10.00%	1,075,218		
CfSH L4	183.00 un	1,932.00 /un	353,556		
		•	•	5,853,625	
NFRASTRUCTURE COSTS					
Infrastructure Costs			2,472,750		
Infrastructure Costs			2,472,750		
Infrastructure Costs			2,472,750		

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APPRAISAL SUMMARY				
Nuneaton & Bedworth BC - Stategic Sites				
Infrastructure Costs			2,472,750	
				9,891,000
PROFESSIONAL FEES				
Architect		5.00%	2,422,544	
Quantity Surveyor		1.00%	484,509	
Structural Engineer		2.00%	969,017	
Project Manager		1.00%	484,509	
C.D. Manager		1.00%	484,509	
				4,845,087
DISPOSAL FEES				
Sales Agent Fee		3.00%	3,139,444	
Sales Legal Fee	750.00 un	750.00 /un	562,500	
				3,701,944
Additional Costs				
Finance Arrangement & Monitor Fee			360,000	
Finance Arrangement & Monitor Fee			360,000	
Finance Arrangement & Monitor Fee			360,000	
Finance Arrangement & Monitor Fee			360,000	
-				1,440,000
Developer's Profit				
Developer's Profit		17.50%	20,369,730	
=1114110=				20,369,730
FINANCE Debit Posts C 5000/ Orgalit Posts C 0500/ (Norming)				
Debit Rate 6.500%, Credit Rate 3.250% (Nominal)				4 000 507
Total Finance Cost				4,998,537
TOTAL COSTS				103,043,486
PROFIT				
				13,354,973
				-,,-

Performance Measures

File: Z:\Jobs & Enquiries\CONFIRMED JOBS\13217 - Nuneaton & Bedworth LP and CIL Viability\Appraisals\Residential\Strategic Sites\Bedworth N&W - 750\750 Unit UE - Bedworth N&W.wcfx ARGUS Developer Version: 6.50.002

DIXON SEARLE PARTNERSHIP

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Nuneaton & Bedworth BC - Stategic Sites

Profit Erosion (finance rate 6.500%)

1 yr 11 mths

File: Z:\Jobs & Enquiries\CONFIRMED JOBS\13217 - Nuneaton & Bedworth LP and CIL Viability\Appraisals\Residential\Strategic Sites\Bedworth N&W - 750\750 Unit UE - Bedworth N&W.wcfx ARGUS Developer Version: 6.50.002

Nuneaton & Bedworth BC - Stategic Sites

1,000 Unit Residential Greenfield Urban Extension Arbury & Stockingford Zero CIL / S106 - Surplus Calculated 17.5% Profit Private / 6% Profit AH

> Development Appraisal Dixon Searle Partnership 09 October 2014

Nuneaton & Bedworth BC - Stategic Sites

Summary Appraisal for Merged Phases 2 3 4 5 6

Currency in £

REVENUE							
Sales Valuation	Units	m²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	30	1,620.00	2,100.00	113,400	3,402,000	0	3,402,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788
2BH - Private	30	2,250.00	2,100.00	157,500	4,725,000	0	4,725,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	74	7,030.00	2,100.00	199,500	14,763,000	0	14,763,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	16	2,000.00	2,100.00	262,500	4,200,000	0	4,200,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	16	720.00	1,475.33	66,390	1,062,240	0	1,062,240
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	30	1,620.00	2,100.00	113,400	3,402,000	0	3,402,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788
2BH - Private	30	2,250.00	2,100.00	157,500	4,725,000	0	4,725,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	74	7,030.00	2,100.00	199,500	14,763,000	0	14,763,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	16	2,000.00	2,100.00	262,500	4,200,000	0	4,200,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	16	720.00	1,475.33	66,390	1,062,240	0	1,062,240
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	30	1,620.00	2,100.00	113,400	3,402,000	0	3,402,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788

File: Z:\Jobs & Enquiries\CONFIRMED JOBS\13217 - Nuneaton & Bedworth LP and CIL Viability\Appraisals\Residential\Strategic Sites\Arbury - 1,000\1000 Unit UE - Arbury.wcfx ARGUS Developer Version: 6.50.002

Date: 09/10/2014

APPRAISAL SUMMARY					DIXON	SEARLE	PARTNERSH
Nuneaton & Bedworth BC - Stategic Sites							
2BH - Private	30	2,250.00	2,100.00	157,500	4,725,000	0	4,725,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	74	7,030.00	2,100.00	199,500	14,763,000	0	14,763,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	16	2,000.00	2,100.00	262,500	4,200,000	0	4,200,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	16	720.00	1,475.33	66,390	1,062,240	0	1,062,240
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	30	1,620.00	2,100.00	113,400	3,402,000	0	3,402,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788
2BH - Private	30	2,250.00	2,100.00	157,500	4,725,000	0	4,725,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	74	7,030.00	2,100.00	199,500	14,763,000	0	14,763,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	16	2,000.00	2,100.00	262,500	4,200,000	0	4,200,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	16	720.00	1,475.33	66,390	1,062,240	0	1,062,240
2BF - AR	6	361.80	1,281.89	77,298	463,788	0	463,788
2BF - Private	30	1,620.00	2,100.00	113,400	3,402,000	0	3,402,000
2BF - SO	2	120.60	1,260.00	75,978	151,956	0	151,956
2BH - AR	6	450.00	1,030.64	77,298	463,788	0	463,788
2BH - Private	30	2,250.00	2,100.00	157,500	4,725,000	0	4,725,000
2BH - SO	4	300.00	1,260.00	94,500	378,000	0	378,000
3BH - AR	10	850.00	1,087.55	92,442	924,420	0	924,420
3BH - Private	74	7,030.00	2,100.00	199,500	14,763,000	0	14,763,000
4BH - AR	2	220.00	1,107.83	121,861	243,722	0	243,722
4BH - Private	16	2,000.00	2,100.00	262,500	4,200,000	0	4,200,000
1BF - SO	4	180.00	1,260.00	56,700	226,800	0	226,800
1BF - AR	<u>16</u>	<u>720.00</u>	1,475.33	66,390	1,062,240	<u>0</u>	1,062,240
Totals	1,000	80,512.00			155,023,570	0	155,023,570
IET REALISATION				155,023,570			

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APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Nuneaton & Bedworth BC - Stategic Sites

OUTLAY

ACQUISITION COSTS Fixed Price Fixed Price Fixed Price Fixed Price Fixed Price Fixed Price		1,427,500 1,427,500 1,427,500 1,427,500 1,427,500		
Total Acquisition (43.95 Ha 162,400.46 pHect)			7,137,500	
				7,137,500
Stamp Duty			285,500	
Agent Fee		1.50%	107,063	
Legal Fee		0.75%	53,531	
				446,094
CONSTRUCTION COSTS				
Construction	m²	Rate m ²	Cost	
2BF - AR	402.00 m ²	790.00 pm ²	317,580	
2BF - Private	1,800.00 m²	790.00 pm ²	1,422,000	
2BF - SO	134.00 m²	790.00 pm ²	105,860	
2BH - AR	450.00 m ²	695.00 pm ²	312,750	
2BH - Private	2,250.00 m ²	695.00 pm ²	1,563,750	
2BH - SO	300.00 m ²	695.00 pm ²	208,500	
3BH - AR	850.00 m ²	695.00 pm ²	590,750	
3BH - Private	7,030.00 m ²	695.00 pm ²	4,885,850	
4BH - AR	220.00 m ²	695.00 pm ²	152,900	
4BH - Private	2,000.00 m ²	695.00 pm ²	1,390,000	
1BF - SO	200.00 m ²	790.00 pm ²	158,000	
1BF - AR	800.00 m ²	790.00 pm ²	632,000	
2BF - AR	402.00 m ²	790.00 pm ²	317,580	
2BF - Private	1,800.00 m ²	790.00 pm ²	1,422,000	
2BF - SO	134.00 m ²	790.00 pm ²	105,860	
2BH - AR	450.00 m ²	695.00 pm ²	312,750	
2BH - Private	2,250.00 m ²	695.00 pm ²	1,563,750	
2BH - SO	300.00 m ²	695.00 pm ²	208,500	

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APPRAISAL SUMMARY

Nuneaton & Bedworth BC - Stategic Sites

DIXON SEARLE PARTNERSHIP

Manibaton & Boarrontin Bo	Clatogic Citoc			
3BH - AR		850.00 m ²	695.00 pm ²	590,750
3BH - Private		7,030.00 m ²	695.00 pm ²	4,885,850
4BH - AR		220.00 m ²	695.00 pm ²	152.900

885,850 152,900 4BH - Private 2,000.00 m² 695.00 pm² 1,390,000 1BF - SO 200.00 m² 790.00 pm² 158,000 1BF - AR 800.00 m² 790.00 pm² 632,000 2BF - AR 402.00 m² 790.00 pm² 317,580 2BF - Private 790.00 pm² 1,800.00 m² 1,422,000 2BF - SO 134.00 m² 790.00 pm² 105,860 2BH - AR 450.00 m² 695.00 pm² 312,750 2BH - Private 2,250.00 m² 695.00 pm² 2BH - SO

1,563,750 300.00 m² 695.00 pm² 208,500 3BH - AR 850.00 m² 695.00 pm² 590,750 3BH - Private 7,030.00 m² 695.00 pm² 4,885,850 4BH - AR 220.00 m² 695.00 pm² 152,900 2,000.00 m² 4BH - Private 1,390,000 695.00 pm²

1BF - SO 200.00 m² 790.00 pm² 158,000 1BF - AR 800.00 m² 790.00 pm² 632,000 2BF - AR 402.00 m² 790.00 pm² 317,580 2BF - Private 1,800.00 m² 790.00 pm² 1,422,000 2BF - SO 134.00 m² 790.00 pm² 105,860 2BH - AR 450.00 m² 695.00 pm² 312,750

2BH - Private 2,250.00 m² 695.00 pm² 1,563,750 2BH - SO 300.00 m² 695.00 pm² 208,500 3BH - AR 850.00 m² 695.00 pm² 590,750 3BH - Private 7,030.00 m² 695.00 pm² 4,885,850 4BH - AR 220.00 m² 695.00 pm² 152,900 4BH - Private 2,000.00 m² 695.00 pm² 1,390,000

1BF - SO 200.00 m² 790.00 pm² 158,000 1BF - AR 800.00 m² 790.00 pm² 632,000 2BF - AR 402.00 m² 790.00 pm² 317,580 1,422,000 2BF - Private 1,800.00 m² 790.00 pm²

2BF - SO 790.00 pm² 134.00 m² 105,860 2BH - AR 450.00 m² 695.00 pm² 312,750 2BH - Private 2,250.00 m² 695.00 pm² 1,563,750

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APPRAISAL SUMMARY				
Nuneaton & Bedworth BC - Stategic Sites				
2BH - SO	300.00 m ²	695.00 pm ²	208,500	
3BH - AR	850.00 m ²	695.00 pm ²	590,750	
3BH - Private	7,030.00 m ²	695.00 pm ²	4,885,850	
4BH - AR	220.00 m ²	695.00 pm ²	152,900	
4BH - Private	2,000.00 m ²	695.00 pm ²	1,390,000	
1BF - SO	200.00 m ²	790.00 pm ²	158,000	
1BF - AR	800.00 m ²	790.00 pm ²	632,000	
Totals	82,180.00 m ²		58,699,700	58,699,700
Contingency		5.00%	2,934,985	
Other Construction				2,934,985
Externals		10.00%	1,173,994	
CfSH L4	200.00 un	1,932.00 /un	386,400	
Externals		10.00%	1,173,994	
CfSH L4	200.00 un	1,932.00 /un	386,400	
Externals		10.00%	1,173,994	
CfSH L4	200.00 un	1,932.00 /un	386,400	
Externals		10.00%	1,173,994	
CfSH L4	200.00 un	1,932.00 /un	386,400	
Externals		10.00%	1,173,994	
CfSH L4	200.00 un	1,932.00 /un	386,400	
				7,801,970
INFRASTRUCTURE COSTS				
Infrastructure Costs			2,637,600	
Infrastructure Costs			2,637,600	
Infrastructure Costs			2,637,600	
Infrastructure Costs			2,637,600	
Infrastructure Costs			2,637,600	
				13,188,000
PROFESSIONAL FEES				
Architect		5.00%	3,228,484	
Quantity Surveyor		1.00%	645,697	
Structural Engineer		2.00%	1,291,393	

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Date: 09/10/2014

DIXON SEARLE PARTNERSHIP

APPRAISAL SUMMARY				
Nuneaton & Bedworth BC - Stategic Sites Project Manager C.D. Manager		1.00% 1.00%	645,697 645,697	6 456 067
DISPOSAL FEES Sales Agent Fee Sales Legal Fee	1,000.00 un	3.00% 750.00 /un	4,177,013 750,000	6,456,967 4,927,013
Additional Costs Finance Arrangement & Monitor Fee			540,000	540,000
Developer's Profit Developer's Profit		17.50%	27,129,125	27,129,125
FINANCE Debit Rate 6.500%, Credit Rate 3.250% (Nominal) Total Finance Cost				6,768,689
TOTAL COSTS				136,030,043
PROFIT				18,993,527
Performance Measures				
Profit Erosion (finance rate 6.500%)		2 yrs		

DIXON SEARLE PARTNERSHIP

D S PHousing & Development Consultants

Appendix IIb Commercial Appraisal Results Summary

Table 2: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 5% Yield

													Re	sidual Land Value (£/	Ha)									
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL		Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL		Residual Land Value - £60/m² CIL		Residual Land Value - £80/m² CIL							Residual Land . Value - £150/m² CIL			Residual Land . Value - £180/m² CIL	Residual Land Value - £190/m² CIL	
		L	0.25	£4,036,580	£4,000,132	£3,963,684	£3,927,240	£3,890,792	£3,854,348	£3,817,900	£3,781,452	£3,745,008	£3,708,560	£3,672,116	£3,635,668	£3,599,220	£3,562,776	£3,526,328	£3,489,884	£3,453,436	£3,416,988	£3,380,544	£3,344,096	£3,307,652
A1 Large Format Retail	Supermarket	М	0.25	£5,170,008	£5,133,560	£5,097,116	£5,060,668	£5,024,224	£4,987,776	£4,951,328	£4,914,884	£4,878,436	£4,841,992	£4,805,544	£4,769,096	£4,732,652	£4,696,204	£4,659,760	£4,623,312	£4,586,864	£4,550,420	£4,513,972	£4,477,528	£4,441,080
		н	0.25	£6,303,436	£6,266,992	£6,230,544	£6,194,100	£6,157,652	£6,121,204	£6,084,760	£6,048,312	£6,011,868	£5,975,420	£5,938,972	£5,902,528	£5,866,080	£5,829,636	£5,793,188	£5,756,740	£5,720,296	£5,683,848	£5,647,404	£5,610,956	£5,574,508
		L	0.25	£1,666,920	£1,630,128	£1,593,336	£1,556,540	£1,519,748	£1,482,956	£1,446,164	£1,409,372	£1,372,580	£1,335,784	£1,298,992	£1,262,200	£1,225,408	Not Tested							
A1 Large Format Retail	Retail Warehousing	M	0.25	£3,048,584	£3,012,136	£2,975,692	£2,939,244	£2,902,800	£2,866,352	£2,829,904	£2,793,460	£2,757,012	£2,720,568	£2,684,120	£2,647,672	£2,611,228				Not '	ested			
		Н	0.25	£4,445,936	£4,409,492	£4,373,044	£4,336,600	£4,300,152	£4,263,704	£4,227,260	£4,190,812	£4,154,368	£4,117,920	£4,081,472	£4,045,028	£4,008,580		Not Tested						
		L	0.10	£1,110,680	£1,082,280	£1,053,880	£1,025,470	£997,070	£968,660	£940,260	£911,850	£883,450	£855,050	£826,640	£798,240	£769,830				Not '	ested			
A1 - A5 Town Centre Retail	Comparison	М	0.10	£3,847,960	£3,819,560	£3,791,150	£3,762,750	£3,734,350	£3,705,940	£3,677,540	£3,649,130	£3,620,730	£3,592,330	£3,563,920	£3,535,520	£3,507,110				Not '	ested			
		н	0.10	£6,585,240	£6,556,840	£6,528,430	£6,500,030	£6,471,630	£6,443,220	£6,414,820	£6,386,410	£6,358,010	£6,329,610	£6,301,200	£6,272,800	£6,244,390				Not '	ested			
		L	2.00							Negative RLV							Not Tested							
B8 Warehousing	Distribution	M	2.00	£365,181	£317,841	£270,500	£223,160	£175,820	£128,480	£81,139	£33,799			Negative RLV						Not '	ested			
		Н	2.00	£954,065	£906,725	£859,385	£812,045	£764,704	£717,364	£670,024	£622,684	£575,344	£528,003	£480,663	£433,323	£385,983				Not	'ested			

Appendix IIb - N&B Commercial Results FINALxlsx

Key:	RLV Lower than viability test 1
	Viability Test 1: Greenfield with premium to lower commercial
	Viability Test 2: Lower PDL
	Viability Test 3: Upper PDL
Source: Dixon Searle LLP (2	014)

D|S|P Housing and Development Consultants

Table 3 Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 6% Yield

													Res	idual Land Value (£/	'Ha)									
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £110/m² CIL	Residual Land . Value - £120/m² CIL	Residual Land L Value - £130/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £170/m² CIL	Residual Land Value - £180/m² CIL	Residual Land Value - £190/m² CIL	Residual Land L Value - £200/m²
		L	0.25	£2,442,188	£2,405,740	£2,369,292	£2,332,848	£2,296,400	£2,259,956	£2,223,508	£2,187,060	£2,150,616	£2,114,168	£2,077,724	£2,041,280	£2,004,836	£1,987,084	£1,950,292	£1,913,500	£1,876,708	£1,839,916	£1,803,120	£1,766,328	£1,729,536
A1 Large Format Retail	Supermarket	М	0.25	£3,376,316	£3,339,872	£3,303,424	£3,266,976	£3,230,532	£3,194,084	£3,157,640	£3,121,192	£3,084,744	£3,048,300	£3,011,852	£2,975,408	£2,938,960	£2,902,512	£2,866,068	£2,829,620	£2,793,176	£2,756,728	£2,720,280	£2,683,836	£2,647,388
		н	0.25	£4,310,448	£4,274,000	£4,237,556	£4,201,108	£4,164,660	£4,128,216	£4,091,768	£4,055,324	£4,018,876	£3,982,428	£3,945,984	£3,909,536	£3,873,092	£3,836,644	£3,800,196	£3,763,752	£3,727,304	£3,690,860	£3,654,412	£3,617,964	£3,581,520
		L	0.25	£856,388	£818,884	£781,380	£743,872	£706,368	£668,864	£631,356	£593,852	£556,348	£518,840	£486,044	£448,172	£410,300				Not 1	Tested			
A1 Large Format Retail	Retail Warehousing	M	0.25	£2,024,272	£1,965,912	£1,929,120	£1,892,328	£1,855,532	£1,818,740	£1,781,948	£1,745,156	£1,708,364	£1,671,572	£1,634,776	£1,597,984	£1,561,192				Not 1	Tested			
		н	0.25	£3,135,504	£3,099,056	£3,062,608	£3,026,164	£2,989,716	£2,953,272	£2,916,824	£2,880,376	£2,843,932	£2,807,484	£2,771,040	£2,734,592	£2,698,144				Not 1	Tested			
	Comparison	L	0.10	£148,050	£119,650	£91,240	£62,840	£34,440	£6,030				Negative RLV				Not Tested							
A1 - A5 Town Centre Retail		М	0.10		==,0:0,0=0	£2,347,210		==,===,:==				//	==,= :0,000		,,	,,	Not Tested							
		н	0.10	£4,659,980	£4,631,580	£4,603,170	£4,574,770	£4,546,360	£4,517,960		£4,461,150	£4,432,750	£4,404,340	£4,375,940	£4,347,540	£4,319,130								
		L	2.00		Negative RLV												Not Tested							
B8 Warehousing	Distribution	М	2.00							Negative RLV							Not Tested							
		н	2.00							Negative RLV							Not Tested							
C1 Hotel	Budget	M L	0.36							Negative RLV							Not Tested							
CI Hotel	Budget	H	0.36		Negative RLV										Not Tested Not Tested									
		н	0.50							Negative RLV											rested Fested			
C2 Residential Institution	Nursing Home	M	0.50							Negative RLV Negative RLV											rested Fested			
CE NESIGENTIAL INSTITUTION	Transmig Home	н	0.50							Negative RLV											Tested			
			2.50							negative nev										NOC	· Carca			
Key:			RLV Lower than via Viability Test 1: Gr Viability Test 2: Lo	eenfield with premiu	ım to lower commer	cial																		
Source: Divon Searle LLP (2)	014)		Viability Test 2: LD																Appendix IIb - N&B Com	mercial Results FINAL.xlsx				

Source: Dixon Searle LLP (2014)

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Table 4 Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 7% Yield

													Re	sidual Land Value (£/	/Ha)									
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land . Value - £110/m² CIL	Residual Land L Value - £120/m² CII	Residual Land . Value - £130/m² CIL	Residual Land Value - £140/m² CIL	Residual Land - Value - £150/m² CIL	Residual Land . Value - £160/m² Cl	Residual Land L Value - £170/m² Cl	Residual Land IL Value - £180/m² CIL	Residual Land . Value - £190/m² CIL	Residual La L Value - £200/n
		L	0.25	£1,316,880	£1,280,088	£1,243,296	£1,206,500	£1,169,708	£1,132,916	£1,096,124	£1,059,332	£1,022,540	£1,003,000	£984,920	£929,828	£892,324	£854,820	£817,312	£779,808	£742,304	£704,796	£667,292	£629,788	£592,280
A1 Large Format Retail	Supermarket	М	0.25	£2,096,404	£2,059,956	£2,023,512	£2,019,464	£1,969,152	£1,932,360	£1,895,564	£1,858,772	£1,821,980	£1,785,188	£1,748,396	£1,711,604	£1,674,808	£1,638,016	£1,601,224	£1,564,432	£1,527,640	£1,490,848	£1,454,052	£1,417,260	£1,380,46
		н	0.25	£2,888,320	£2,851,876	£2,815,428	£2,778,980	£2,742,536	£2,706,088	£2,669,644	£2,633,196	£2,596,752	£2,560,304	£2,523,856	£2,487,412	£2,450,964	£2,414,520	£2,378,072	£2,341,624	£2,305,180	£2,268,732	£2,232,288	£2,195,840	£2,159,3
		L	0.25	£257,476	£219,604	£181,732	£143,860	£105,988	£68,116	£30,244			Negat	ve RLV							Tested			
A1 Large Format Retail	Retail Warehousing	M	0.25	£1,235,732	£1,198,940	£1,162,148	£1,125,356	£1,088,564	£1,051,772	£1,014,980			£922,124		£847,112	£809,608					Tested			
		н	0.25	£2,200,424	£2,163,976	£2,127,528	£2,091,084	£2,054,636	£2,018,192		£1,963,780	£1,926,988	£1,890,196	£1,853,404	£1,816,608	£1,779,816					Tested			
		<u> </u>	0.10							Negative RLV											Tested			
A1 - A5 Town Centre Retail	Comparison	M	0.10				£1,288,460														Tested			
		н	0.10	£3,286,180	£3,257,780	£3,229,370	£3,200,970	£3,172,570	£3,144,160		£3,087,350	£3,058,950	£3,030,550	£3,002,140	£2,973,740	£2,945,330					Tested			
1 - A5 Retail Units	Small Conv / Other	L M	0.06							Negative RLV											Tested			
AT - A3 Retail Offics	Small Conv / Other	LVI	0.06	6460 500	£413.167	£365.833	£318.483	£271,150	f223.800	Negative RLV	6120 122	£81,783	624.450		Mogative RIV						Tested Tested			
		-	0.08	£460,300	1415,107	1303,033	1310,403	£2/1,130	1223,000	Negative RLV	E129,133	101,703	134,430		Negative KLV						Tested			
B1(a) Offices	Town Centre	м	0.08							Negative RLV											Tested			
(-)		н	0.08							Negative RLV											Tested			
		L	0.06							Negative RLV											Tested			
B1(a) Offices	Out of Town	м	0.06							Negative RLV											Tested			
		н	0.06							Negative RLV										Not	Tested			
		L	0.13							Negative RLV										Not	Tested			
B1, B2, B8 Industrial	Warehousing Start-up	М	0.13							Negative RLV										Not	Tested			
DO		н	0.13							Negative RLV										Not	Tested			
21 82		L	0.56							Negative RLV										Not	Tested			
B1, B2, B8 Industrial	Larger	М	0.56							Negative RLV										Not	Tested			
		Н	0.56							Negative RLV										Not	Tested			
		L	2.00							Negative RLV										Not	Tested			
B8 Warehousing	Distribution	М	2.00							Negative RLV											Tested			
		н	2.00							Negative RLV											Tested			
		L	0.36							Negative RLV											Tested			
C1 Hotel	Budget	M	0.36							Negative RLV											Tested			
		н	0.36							Negative RLV											Tested			
C2 Residential Institution	Museley Herry	L.	0.50							Negative RLV											Tested			
C2 Residential Institution	Nursing Home	М	0.50							Negative RLV											Tested			
		н	0.50							Negative RLV										Not	Tested			

Key:

RLV Lower than viability and I Greenfield with premium to lower commercial Viability Test I: Greenfield with premium to lower commercial Viability Test 2: Lower PDL Viability Test 3: Upoer PDL

Viability Test 3: Upper PDL

Source: Dixon Searle LLP (2014)

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Table 5 Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 8% Yield

													Res	sidual Land Value (£	/Ha)									
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £10/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £30/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² Cli	Residual Land L Value - £110/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £130/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £160/m² CIL	Residual Land Value - £170/m² CIL	Residual Land Value - £180/m² CIL	Residual Land Value - £190/m² CIL	Residual Land L Value - £200/m² (
		L	0.25	£469,880	£432,004	£394,132	£356,260	£318,388	£280,516	£242,644	£204,772	£166,900	£129,028	£91,156	£53,284	£15,412				Negat	ve RLV			
A1 Large Format Retail	Supermarket	M	0.25	£1,148,376	£1,111,584	£1,074,792	£1,038,004	£1,001,212	£983,096	£945,588	£908,084	£870,580	£833,072	£795,568	£758,064	£720,556	£683,052	£645,548	£608,040	£570,536	£533,032	£505,736	£462,500	£424,628
		н	0.25	£1,840,272	£1,803,476	£1,766,684	£1,729,892	£1,693,100	£1,656,308	£1,619,516	£1,582,720	£1,545,928	£1,509,136	£1,472,344	£1,435,552	£1,398,760	£1,361,964	£1,325,172	£1,288,380	£1,251,588	£1,214,796	£1,178,004	£1,141,208	£1,104,416
		L	0.25							Negative RLV										Not 7				
A1 Large Format Retail	Retail Warehousing	М	0.25	£680,564	£642,692	£604,820	£566,948	£529,076	£491,204	£453,332	£415,460	£377,588	£339,716	£301,844	£263,972	£226,100					ested			
		н	0.25	£1,558,596	£1,520,720	£1,482,848	£1,444,976	£1,407,104	£1,369,232	£1,331,360	£1,293,488	£1,255,616	£1,217,744	£1,179,872	£1,142,000	£1,104,128				Not 1				
		L	0.10							Negative RLV										Not 1				
A1 - A5 Town Centre Retail	Comparison	M	0.10	£601,790	£573,390	£544,990	£516,580	£488,180	£459,770	£431,370	£402,960	£374,560	£346,160	£317,750	£289,350	£260,940					ested			
		н	0.10	£2,257,020	£2,228,610	£2,200,210	£2,171,800	£2,143,400	£2,115,000		£2,058,190	£2,029,780	£2,001,380	£1,972,980	£1,944,570	£1,916,170				Not 1				
A1 - A5 Retail Units	Small Conv / Other	M	0.06							Negative RLV										Not 1				
A1 - A5 Retail Offits	Siliali Coliv / Other	W.	0.06							Negative RLV Negative RLV										Not Not				
			0.08							Negative RLV										Not 1				
B1(a) Offices	Town Centre	м	0.08							Negative RLV										Not 1				
.,,		н	0.08							Negative RLV											ested			-
		L	0.06							Negative RLV										Not "	ested			
B1(a) Offices	Out of Town	м	0.06							Negative RLV										Not 1	ested			
		н	0.06							Negative RLV										Not 1	ested			
P1 P2		L	0.13							Negative RLV										Not 1	ested			
B1, B2, B8 Industrial	Warehousing Start-up	М	0.13							Negative RLV										Not 7	ested			
		н	0.13							Negative RLV										Not '				
B1, B2,		L	0.56							Negative RLV										Not 1				
B1, B2, B8 Industrial	Larger	М	0.56							Negative RLV											ested			
		н	0.56							Negative RLV											ested			
DO Warehaustan	Distribusion	L M	2.00							Negative RLV											ested			
B8 Warehousing	Distribution	М	2.00							Negative RLV Negative RLV										Not 1	ested			
Key:			RLV Lower than vi	eenfield with premiu	m to lower commer	rcial				regare nev										Not	esteu			
Source: Dixon Searle LLP (20	014)		Viability Test 3: Up																Appendix IIb - N&B Com	mercial Results FINAL.xlsx				

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Appendix IIb Non-Residential Appraisal Summaries

A1 Retail Retail Warehousing (1,000sqm) - Medium Value

£100/m2 CIL Medium Value @ 5% Yield Nuneaton & Bedworth BC LP / CIL Viability

DIXON SEARLE PARTNERSHIP

A1 Retail

Retail Warehousing (1,000sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary				Initial	Net Rent	Initial
	Units	m²	Rate m ²	MRV/Unit	at Sale	MRV
Supermarket (1.000 sqm)	1	900.00	130.00	117,000	117,000	117,000
Investment Valuation						
Supermarket (1.000 sqm)						
Market Rent	117,000	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	2,228,571	
GROSS DEVELOPMENT VALUE				2,228,571		
Purchaser's Costs		5.75%	(128,143)			
			(1-2,112)	(128,143)		
NET DEVELOPMENT VALUE				2,100,429		
NET REALISATION				2,100,429		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (0.25 Ha 2,684,120.29 pHect)			671,030	074 000		
0, 5,			00.044	671,030		
Stamp Duty		4.5007	26,841			
Agent Fee		1.50%	10,065			
Legal Fee		0.75%	5,033			
Site Prep & s06 Costs	0.25 ha	200,000.00 /ha	50,000			

APPRAISAL SUMMARY				
A1 Retail Retail Warehousing (1,000sqm) - Medium Value				
CONSTRUCTION COSTS				91,939
Construction	m²	Rate m²	Cost	
Supermarket (1.000 sqm)	1,000.00 m ²	544.00 pm ²	544,000	544,000
Contingency		5.00%	27,200	
CIL	1,000.00 m ²	100.00 pm ²	100,000	127 200
Other Construction				127,200
Site Works		20.00%	108,800	
				108,800
PROFESSIONAL FEES				
All Professional		8.00%	52,224	
MARKETING & LETTING				52,224
Letting Agent Fee		10.00%	11,700	
Letting Legal Fee		1.00%	1,170	
				12,870
MISCELLANEOUS FEES				
Planning / Insurances		2.00%	10,880	
BREEAM Arrangement Fee		8.00% 2.00%	43,520 35,812	
Arrangement ree		2.00 /6	33,012	90,212
FINANCE				
Debit Rate 6.500%, Credit Rate 0.500% (Nominal) Land			47,749	
Construction			20,118	
Total Finance Cost			,	67,867
TOTAL COSTS				1,766,143

PROFIT

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DIXON SEARLE PARTNERSHIP

A1 Retail

Retail Warehousing (1,000sqm) - Medium Value

334,286

Performance Measures

Development Yield% (on Rent) 6.62% Equivalent Yield% (Nominal) 5.00% Equivalent Yield% (True) 5.16%

IRR 35.20%

Rent Cover 2 yrs 10 mths
Profit Erosion (finance rate 6.500%) 2 yrs 8 mths

A1 Retail Retail Warehousing (1,000sqm) - Medium Value

£100/m2 CIL Medium Value @ 6% Yield Nuneaton & Bedworth BC LP / CIL Viability

DIXON SEARLE PARTNERSHIP

A1 Retail

Retail Warehousing (1,000sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary				Initial	Net Rent	Initial
	Units	m²	Rate m ²	MRV/Unit	at Sale	MRV
Supermarket (1.000 sqm)	1	900.00	130.00	117,000	117,000	117,000
Investment Valuation						
Supermarket (1.000 sqm)						
Market Rent	117,000	YP @	6.0000%	16.6667		
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	1,839,623	
GROSS DEVELOPMENT VALUE				1,839,623		
Purchaser's Costs		5.75%	(105,778)			
			, ,	(105,778)		
NET DEVELOPMENT VALUE				1,733,844		
NET REALISATION				1,733,844		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (0.25 Ha 1,634,777.77 pHect)			408,694			
				408,694		
Stamp Duty			12,261			
Agent Fee		1.50%	6,130			
Legal Fee		0.75%	3,065			
Site Prep & s06 Costs	0.25 ha	200,000.00 /ha	50,000			

APPRAISAL SUMMARY				
A1 Retail Retail Warehousing (1,000sqm) - Medium Value				
CONSTRUCTION COSTS				71,456
Construction	m²	Rate m²	Cost	
Supermarket (1.000 sqm)	1,000.00 m ²	544.00 pm ²	544,000	544,000
Contingency		5.00%	27,200	
CIL	1,000.00 m ²	100.00 pm ²	100,000	107.000
Other Construction				127,200
Site Works		20.00%	108,800	
				108,800
PROFESSIONAL FEES				
All Professional		8.00%	52,224	
				52,224
MARKETING & LETTING Letting Agent Fee		10.00%	11,700	
Letting Agent Fee Letting Legal Fee		1.00%	1,170	
				12,870
MISCELLANEOUS FEES				
Planning / Insurances		2.00%	10,880	
BREEAM		8.00%	43,520	
Arrangement Fee		2.00%	29,708	04.100
FINANCE				84,108
Debit Rate 6.500%, Credit Rate 0.500% (Nominal)				
Land			28,808	
Construction Total Finance Cost			19,740	48,548
				,
TOTAL COSTS				1,457,901

PROFIT

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DIXON SEARLE PARTNERSHIP

A1 Retail

Retail Warehousing (1,000sqm) - Medium Value

275,943

Performance Measures

Development Yield% (on Rent) 8.03% Equivalent Yield% (Nominal) 6.00% Equivalent Yield% (True) 6.23%

IRR 39.39%

Rent Cover 2 yrs 4 mths Profit Erosion (finance rate 6.500%) 2 yrs 8 mths

A1 Retail Supermarket (1,000sqm) - Medium Value

£100/m2 CIL Medium Value 5% Yield Nuneaton & Bedworth BC LP / CIL Viability

DIXON SEARLE PARTNERSHIP

A1 Retail

Supermarket (1,000sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Supermarket (1.000 sqm)	1	900.00	225.00	202,500	202,500	202,500
Investment Valuation						
Supermarket (1.000 sqm)		\ _				
Market Rent	202,500	YP @	5.0000%	20.0000	0.057.4.40	
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	3,857,143	
GROSS DEVELOPMENT VALUE				3,857,143		
Purchaser's Costs		5.75%	(221,786)			
i dicilasei s Cosis		3.7376	(221,700)	(221,786)		
NET DEVELOPMENT VALUE				3,635,357		
NET REALISATION				3,635,357		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (0.25 Ha 5,170,008.26 pHect)			1,292,502			
				1,292,502		
Stamp Duty			51,700			
Agent Fee		1.50%	19,388			
Legal Fee		0.75%	9,694			
Site Prep & s06 Costs	0.25 ha	200,000.00 /ha	50,000			

				130,781
CONSTRUCTION COSTS Construction	m²	Rate m ²	Cost	
Supermarket (1.000 sqm)	1,000.00 m ²	948.00 pm ²	948,000	948,000
Contingency		5.00%	47,400	47 400
Other Construction				47,400
Site Works		20.00%	189,600	189,600
PROFESSIONAL FEES				
All Professional		8.00%	91,008	04.000
MARKETING & LETTING				91,008
Letting Agent Fee		10.00%	20,250	
Letting Legal Fee		1.00%	2,025	22,275
MISCELLANEOUS FEES				
Planning / Insurances		2.00%	18,960	
BREEAM Arrangement Fee		8.00% 2.00%	75,840 60,763	
-		2.0070	00,100	155,563
FINANCE Debit Rate 6.500%, Credit Rate 0.500% (Nominal)				
Land	1		132,088	
Construction			47,569	
Total Finance Cost				179,656
TOTAL COSTS				3,056,786

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DIXON SEARLE PARTNERSHIP

A1 Retail

Supermarket (1,000sqm) - Medium Value

Performance Measures

Development Yield% (on Rent) 6.62% Equivalent Yield% (Nominal) 5.00% Equivalent Yield% (True) 5.16%

IRR 25.26%

Rent Cover 2 yrs 10 mths
Profit Erosion (finance rate 6.500%) 2 yrs 8 mths

A1 Retail Supermarket (1,000sqm) - Medium Value

£100/m2 CIL Medium Value 6% Yield Nuneaton & Bedworth BC LP / CIL Viability

DIXON SEARLE PARTNERSHIP

A1 Retail

Supermarket (1,000sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary	11.26		D . 1 2	Initial	Net Rent	Initial
Supermarket (1.000 sqm)	Units 1	m² 900.00	Rate m ² 225.00	MRV/Unit 202,500	at Sale 202,500	MRV 202,500
Investment Valuation						
Supermarket (1.000 sqm)						
Market Rent	202,500	YP @	6.0000%	16.6667		
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	3,183,962	
GROSS DEVELOPMENT VALUE				3,183,962		
Purchaser's Costs		5.75%	(183,078)			
Turchaser 3 Costs		3.1370	(100,070)	(183,078)		
NET DEVELOPMENT VALUE				3,000,884		
NET REALISATION				3,000,884		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (0.25 Ha 3,376,316.91 pHect)			844,079			
			,	844,079		
Stamp Duty			33,763	- ,-··		
Agent Fee		1.50%	12,661			
Legal Fee		0.75%	6,331			
Site Prep & s06 Costs	0.25 ha	200,000.00 /ha	50,000			

A1 Retail				
Supermarket (1,000sqm) - Medium Value				102,755
CONSTRUCTION COSTS Construction	m²	Rate m ²	Cost	
Supermarket (1.000 sqm)	1,000.00 m ²	948.00 pm ²	948,000	948,000
Contingency		5.00%	47,400	47 400
Other Construction				47,400
Site Works		20.00%	189,600	
				189,600
PROFESSIONAL FEES				
All Professional		8.00%	91,008	04.000
MARKETING & LETTING				91,008
Letting Agent Fee		10.00%	20,250	
Letting Legal Fee		1.00%	2,025	22,275
				22,210
MISCELLANEOUS FEES		0.000/	40.000	
Planning / Insurances BREEAM		2.00% 8.00%	18,960 75,840	
Arrangement Fee		2.00%	50,460	
FINANCE				145,260
Debit Rate 6.500%, Credit Rate 0.500% (Nomina	ıl)			
Land	,		86,261	
Construction Total Finance Cost			46,652	132,913
i otal i mande dost				132,313
TOTAL COSTS				2,523,290
PROFIT				
				477,594

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DIXON SEARLE PARTNERSHIP

A1 Retail

Supermarket (1,000sqm) - Medium Value

Performance Measures

Development Yield% (on Rent) 8.03%
Equivalent Yield% (Nominal) 6.00%
Equivalent Yield% (True) 6.23%

IRR 27.33%

Rent Cover 2 yrs 4 mths
Profit Erosion (finance rate 6.500%) 2 yrs 8 mths