

# Appendix I

## Development Appraisal Assumptions

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

Scenario type Appraised	Site type	Indicative Density (Dwellings per hectare - dph) <sup>1</sup>	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Percentage Affordable Housing & Tenure Mix 10% Affordable Housing*		Percentage Affordable Housing & Tenure Mix 20% Affordable Housing*		Percentage Affordable Housing & Tenure Mix 25% Affordable Housing*		Percentage Affordable Housing & Tenure Mix 30% Affordable Housing*		Percentage Affordable Housing & Tenure Mix 40% Affordable Housing*		Build Period (Months)
				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)	
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 3BH; 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 SO	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 1BF; 3 x 2BF; 3 x 2BH; 5 x 3BH; 1 x 4BH AR; 2 x 1BF; 1 x 2BF; 2 x 2BH SO	14 x 2BF; 14 x 2BH; 36 x 3BH; 7 x 4BH	8 x 1BF; 4 x 2BF; 4 x 2BH; 6 x 3BH; 2 x 4BH AR; 2 x 1BF; 1 x 2BF; 2 x 2BH 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***

\*Fully applied policy position. Actual percentage will vary due to numbers rounding.

\*\* 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 - SO) wherever possible.

\*\*\* Assumes multiple developers

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.

Development / Policy Costs	Base	Sensitivity - Build costs	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>			
Build Costs Flats (Generally) (£/sq. m) <sup>1</sup>	£869	£1,002	
Build Costs Flats (3-5 storey) <sup>1</sup>	£857	£1,000	
Build Costs Houses (Estate Housing - generally) (£/sq. m) <sup>1</sup>	£765	£875	
Build Costs (Sheltered Housing - 3-storey) (£/sq.m) <sup>1</sup>	£904	£1,031	
Build Costs Houses (One-off housing - <=3 units) (£/sq. m) <sup>1</sup>	£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) - CFSH L4 <sup>2</sup>	£1,932		
Sustainable Design / Construction Standards (average £ per unit E/O cost) <sup>2</sup> - Sensitivity testing - increased carbon reduction / zero carbon standards CFSH L5 equivalent.	£15,845		Sensitivity Test Only
Sustainable Design / Construction Standards (average £ per unit E/O cost) <sup>2</sup> - Sensitivity testing - increased carbon reduction / zero carbon standards - CFSH L6.	£25,135		Sensitivity Test Only
Renewable Energy Costs <sup>3</sup> per unit	£3,532		Sensitivity Test Only
Rainwater Harvesting Costs per dwelling. <sup>4</sup>	£1,500		Sensitivity Test Only
Lifetime Homes (35% of dwellings) <sup>5</sup>	£1,975		Sensitivity Test Only
Residual s.106 /non-CIL costs (£ per unit)	£1,000		In addition to CIL trial rates applied
Marketing & Sales Costs (%of GDV)	3%	As Base	
Legal Fees on sale (£ per unit)	£750		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>			
Open Market Housing Profit (% of GDV)	17.5%		
Affordable Housing Profit (% of GDV)	6.0%		
<u>FINANCE &amp; ACQUISITION COSTS</u>			
Arrangement Fees - (% of loan)	2.0%		
Agents Fees (% of site value)	1.50%		
Legal Fees (% of site value)	0.75%		
Stamp Duty Land Tax (% of site value)	0% to 5%		
Finance Rate - Build (%)	6.5%	HMRC scale	
Finance Rate - Land (%)	6.5%		

Notes:

<sup>1</sup> Build cost taken as Lower Quartile (Median - sensitivity test) figure from BCIS for that build type - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for Nuneaton has been used (location index 0.94). BCIS data: Flats (Generally): £790 - £912/sq. m G/A; Flats (3 - 5 storeys): £779 - £909/sq. m G/A; Estate Housing Generally (generally): £695 - £795/sq. m G/A; Sheltered housing - £822 - 933/m<sup>2</sup>; one-off housing (detached): £989 - £1,157/m<sup>2</sup>.

BCIS build costs rebased to Average figure of Nuneaton 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).

<sup>2</sup> The above costs are based on the DCLG Housing Standards Review Impact Assessment costings assuming CFSH L4 base. Appraisals assume cost uplift in line with figures above assuming average cost uplift from each unit type (£1,932 per unit average). Sensitivity testing on CFSH L5 and L6 has also been undertaken with an average extra over cost of £15,845 for CFSH L5 and £25,135 for CFSH L6. Assume these costs include carbon reduction target requirements (below) at CFSH L5 and L6.

<sup>3</sup> Renewable energy - N&BBC require either provision of district heating network (1,000 or more dwellings); connection to existing network (or financial contribution) (<1,000 dwellings) and; until 2016 20% greater carbon reduction than Building Regulations compliance. For the purposes 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.

<sup>4</sup> Rainwater harvesting cost taken from www.http://www.yougen.co.uk/energy-saving/Rain+Harvesting/ - typical costs £2,000 to £3,000 per unit. We have assumed economies of scale for new development (compared to one-off retro-fit).

<sup>5</sup> Allowance 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 average extra over cost 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.

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 - Annual Rents £/sq. m (unless stated otherwise)			Build Cost (£/sq. m)*	External works cost addition (%)	Total Build Cost (£/sq. m excl fees etc.)	Notes:
						Low	Mid	High				
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 / fitness / leisure (D Class uses) etc.	Value / costs relationship strength considered in report										
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) <sup>1</sup>	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
<b>Finance Costs</b>	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Arrangement / other fees (% of cost)	2.0%
<b>Marketing Costs</b>	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
<b>Developer Profit (% of GDV)</b>	15%
<b>Yields</b>	Variable applicability - tested across range at 5.0%, 6.0%, 7.0% & 8.0%
<b>Site Acquisition Costs</b>	
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)

\*\*BCIS Construction Duration Calculator

<sup>1</sup> 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.

Appendix I - NBBC - Development Appraisal Assumptions FINAL.xlsx

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 proportions / 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 heating 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 / fees / 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.
Valuing & 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)

**Appendix IIa**  
**Residential Appraisal Results**

Table 1a: Residual Land Value Results by Value Level & CIL Rate - 1 Unit Scheme - Houses

						Residual Land Value (£)																					
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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 House 0% AH	PDL	125	1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£19,924	£18,519	£17,114	£15,709	£14,304	£12,899	£11,494	£10,089	£8,684	£7,279	£5,874	£4,469	£3,064									
			4	£2,100		£41,366	£39,961	£38,556	£37,151	£35,746	£34,341	£32,936	£31,531	£30,126	£28,721	£27,316	£25,911	£24,506									
			5	£2,300		£62,807	£61,402	£59,997	£58,592	£57,187	£55,782	£54,377	£52,972	£51,567	£50,162	£48,757	£47,352	£45,947									
			6	£2,500		£84,249	£82,844	£81,439	£80,034	£78,629	£77,224	£75,819	£74,414	£73,009	£71,604	£70,199	£68,794	£67,389									
								Residual Land Value (£/Ha)																			
			1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£537,956	£500,021	£462,086	£424,151	£386,216	£348,281	£310,346	£272,411	£234,476	£196,541	£158,606	£120,671	£82,736									
			4	£2,100		£1,116,879	£1,078,944	£1,041,009	£1,003,074	£965,139	£927,204	£889,269	£851,334	£813,399	£775,464	£737,529	£699,594	£661,659									
			5	£2,300		£1,695,881	£1,657,867	£1,619,932	£1,581,997	£1,544,062	£1,506,127	£1,468,192	£1,430,257	£1,392,322	£1,354,387	£1,316,452	£1,278,517	£1,240,582									
			6	£2,500		£2,274,724	£2,236,790	£2,198,855	£2,160,920	£2,122,985	£2,085,050	£2,047,115	£2,009,180	£1,971,245	£1,933,310	£1,895,375	£1,857,440	£1,819,505									
								Residual Land Value (£)																			
1 House 10% AH FC	PDL	125	1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£14,460	£13,055	£11,650	£10,245	£8,840	£7,435	£6,030	£4,625	£3,220	£1,815	Negative RLV											
			4	£2,100		£35,326	£33,921	£32,516	£31,111	£29,706	£28,301	£26,896	£25,491	£24,086	£22,681	£21,276	£19,871	£18,466									
			5	£2,300		£56,193	£54,788	£53,383	£51,978	£50,573	£49,168	£47,763	£46,358	£44,953	£43,548	£42,143	£40,738	£39,333									
			6	£2,500		£77,059	£75,654	£74,249	£72,844	£71,439	£70,034	£68,629	£67,224	£65,819	£64,414	£63,009	£61,604	£60,199									
								Residual Land Value (£/Ha)																			
			1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£320,415	£352,480	£314,545	£276,610	£238,675	£200,741	£162,806	£124,871	£86,936	£49,001	Negative RLV											
			4	£2,100		£953,808	£915,873	£877,938	£840,003	£802,068	£764,133	£726,198	£688,263	£650,328	£612,393	£574,458	£536,523	£498,588									
			5	£2,300		£1,517,200	£1,479,265	£1,441,330	£1,403,395	£1,365,460	£1,327,525	£1,289,590	£1,251,656	£1,213,721	£1,175,786	£1,137,851	£1,099,916	£1,061,981									
			6	£2,500		£2,080,592	£2,042,658	£2,004,723	£1,966,788	£1,928,853	£1,890,918	£1,852,983	£1,815,048	£1,777,113	£1,739,178	£1,701,243	£1,663,308	£1,625,373									
								Residual Land Value (£)																			
1 House 20% AH FC	PDL	125	1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£8,995	£7,590	£6,185	£4,780	£3,375	£1,970	£565	Negative RLV														
			4	£2,100		£29,287	£27,882	£26,477	£25,072	£23,667	£22,262	£20,857	£19,452	£18,047	£16,642	£15,237	£13,832	£12,427									
			5	£2,300		£49,578	£48,173	£46,768	£45,363	£43,958	£42,553	£41,148	£39,743	£38,338	£36,933	£35,528	£34,123	£32,718									
			6	£2,500		£69,869	£68,464	£67,059	£65,654	£64,249	£62,844	£61,439	£60,034	£58,629	£57,224	£55,819	£54,414	£53,009									
								Residual Land Value (£/Ha)																			
			1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£242,875	£204,940	£167,005	£129,070	£91,135	£53,200	£15,265	Negative RLV														
			4	£2,100		£790,737	£752,802	£714,867	£676,932	£638,997	£601,062	£563,127	£525,192	£487,257	£449,322	£411,387	£373,453	£335,518									
			5	£2,300		£1,338,599	£1,300,664	£1,262,729	£1,224,794	£1,186,859	£1,148,924	£1,110,989	£1,073,054	£1,035,119	£997,184	£959,249	£921,314	£883,379									
			6	£2,500		£1,886,460	£1,848,526	£1,810,591	£1,772,656	£1,734,721	£1,696,786	£1,658,851	£1,620,916	£1,582,981	£1,545,046	£1,507,111	£1,469,176	£1,431,241									
								Residual Land Value (£)																			
1 House 25% AH FC	PDL	125	1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£6,263	£4,858	£3,453	£2,048	£643	Negative RLV																
			4	£2,100		£28,267	£24,862	£21,457	£22,052	£20,647	£19,242	£17,837	£16,432	£15,027	£13,622	£12,217	£10,812	£9,407									
			5	£2,300		£46,270	£44,865	£43,460	£42,055	£40,650	£39,245	£37,840	£36,435	£35,030	£33,625	£32,220	£30,815	£29,410									
			6	£2,500		£66,274	£64,869	£63,464	£62,059	£60,654	£59,249	£57,844	£56,439	£55,034	£53,629	£52,224	£50,819	£49,414									
								Residual Land Value (£/Ha)																			
			1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£168,106	£131,170	£93,235	£55,300	£17,365	Negative RLV																
			4	£2,100		£709,201	£671,266	£633,331	£595,397	£557,462	£519,527	£481,592	£443,657	£405,722	£367,787	£329,852	£291,917	£253,982									
			5	£2,300		£1,249,298	£1,211,363	£1,173,428	£1,135,493	£1,097,558	£1,059,623	£1,021,688	£983,753	£945,818	£907,884	£869,949	£832,014	£794,079									
			6	£2,500		£1,789,394	£1,751,460	£1,713,525	£1,675,590	£1,637,655	£1,599,720	£1,561,785	£1,523,850	£1,485,915	£1,447,980	£1,410,045	£1,372,110	£1,334,175									
								Residual Land Value (£)																			
1 House 30% AH FC	PDL	125	1	£1,500		Negative RLV																					
			2	£1,700																							
			3	£1,900		£3,531	£2,126	£721	Negative RLV						£12,007	£10,602	£9,197	£7,792									
			4	£2,100		£23,247	£21,842	£20,437	£19,032	£17,627	£16,222	£14,817	£13,412	£12,007	£10,602	£9,197	£7,792	£6,387									
			5	£2,300		£42,963	£41,558																				

Table 1b: Residual Land Value Results by Value Level & CIL Rate - 3 Unit Scheme - Houses

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

<sup>1</sup> Based on information provided by the Council

<sup>2</sup> 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)



Table 1c: Residual Land Value Results by Value Level & CIL Rate - 5 Unit Scheme - Houses

						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
5 House 0% AH	PDL	465	1	£1,500		£72,217	£67,862	£63,506	£59,151	£54,795	£50,440	£46,084	£41,729	£37,373	£33,018	£28,662	£24,307	£19,951	
			2	£1,700		£136,923	£132,618	£128,313	£124,008	£119,703	£115,397	£111,092	£106,787	£102,482	£98,177	£93,872	£89,567	£85,262	
			3	£1,900		£202,605	£198,300	£193,995	£189,690	£185,385	£181,080	£176,774	£172,469	£168,164	£163,859	£159,554	£155,249	£150,943	
			4	£2,100		£261,614	£257,409	£253,204	£249,000	£244,795	£240,591	£236,387	£232,182	£227,978	£223,773	£219,569	£215,364	£211,159	
			5	£2,300		£325,722	£321,517	£317,313	£313,108	£308,904	£304,699	£300,495	£296,290	£292,086	£287,881	£283,677	£279,472	£275,268	
			6	£2,500		£389,830	£385,625	£381,421	£377,216	£373,012	£368,807	£364,603	£360,398	£356,194	£351,989	£347,785	£343,580	£339,376	
			Residual Land Value (£/Ha)																
			1	£1,500		£389,974	£366,454	£342,935	£319,415	£295,895	£272,376	£248,856	£225,336	£201,817	£178,297	£154,777	£131,258	£107,738	
			2	£1,700		£739,386	£716,138	£692,890	£669,642	£646,394	£623,146	£599,898	£576,651	£553,403	£530,155	£506,907	£483,659	£460,411	
			3	£1,900		£1,094,069	£1,070,821	£1,047,573	£1,024,325	£1,001,077	£977,829	£954,581	£931,334	£908,086	£884,838	£861,590	£838,342	£815,094	
			4	£2,100		£1,412,713	£1,390,009	£1,367,305	£1,344,600	£1,321,896	£1,299,192	£1,276,487	£1,253,783	£1,231,079	£1,208,374	£1,185,670	£1,162,966	£1,140,261	
			5	£2,300		£1,758,898	£1,736,193	£1,713,489	£1,690,784	£1,668,080	£1,645,376	£1,622,671	£1,599,967	£1,577,263	£1,554,558	£1,531,854	£1,509,150	£1,486,445	
			6	£2,500		£2,105,082	£2,082,377	£2,059,673	£2,036,969	£2,014,264	£1,991,560	£1,968,855	£1,946,151	£1,923,447	£1,900,742	£1,878,038	£1,855,334	£1,832,629	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
5 House 10% AH FC	PDL	465	1	£1,500		£58,844	£54,488	£50,133	£45,777	£41,422	£37,066	£32,711	£28,355	£24,000	£19,644	£15,289	£10,933	£6,578	
			2	£1,700		£121,942	£117,637	£113,331	£109,026	£104,721	£100,416	£96,111	£91,806	£87,501	£83,196	£78,891	£74,586	£70,281	
			3	£1,900		£185,861	£181,556	£177,251	£172,946	£168,641	£164,335	£160,030	£155,725	£151,420	£147,115	£142,810	£138,505	£134,199	
			4	£2,100		£243,540	£239,335	£235,131	£230,926	£226,722	£222,517	£218,312	£214,108	£209,904	£205,699	£201,495	£197,290	£193,086	
			5	£2,300		£305,927	£301,722	£297,517	£293,313	£289,108	£284,904	£280,699	£276,495	£272,290	£268,086	£263,881	£259,677	£255,472	
			6	£2,500		£368,313	£364,109	£359,904	£355,700	£351,495	£347,291	£343,086	£338,882	£334,677	£330,473	£326,268	£322,064	£317,859	
			Residual Land Value (£/Ha)																
			1	£1,500		£317,757	£294,237	£270,718	£247,198	£223,678	£200,159	£176,639	£153,119	£129,600	£106,080	£82,560	£59,041	£35,521	
			2	£1,700		£658,486	£635,238	£611,990	£588,742	£565,494	£542,246	£519,000	£495,752	£472,504	£449,256	£426,008	£402,760	£379,512	
			3	£1,900		£1,013,551	£990,303	£967,055	£943,807	£920,559	£897,311	£874,063	£850,815	£827,567	£804,319	£781,071	£757,823	£734,575	
			4	£2,100		£1,315,114	£1,292,410	£1,269,706	£1,247,002	£1,224,297	£1,201,592	£1,178,888	£1,156,184	£1,133,479	£1,110,775	£1,088,071	£1,065,367	£1,042,663	
			5	£2,300		£1,652,003	£1,629,299	£1,606,594	£1,583,890	£1,561,186	£1,538,481	£1,515,777	£1,493,073	£1,470,368	£1,447,664	£1,424,960	£1,402,255	£1,379,551	
			6	£2,500		£1,988,892	£1,966,188	£1,943,483	£1,920,779	£1,898,075	£1,875,370	£1,852,666	£1,829,962	£1,807,257	£1,784,553	£1,761,849	£1,739,144	£1,716,440	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
5 House 20% AH FC	PDL	465	1	£1,500		£45,470	£41,115	£36,759	£32,404	£28,048	£23,693	£19,337	£14,982	£10,626	£6,271	£1,915	Negative RLV		
			2	£1,700		£106,960	£102,655	£98,350	£94,045	£89,740	£85,435	£81,130	£76,825	£72,520	£68,215	£63,910	£59,605	£55,300	
			3	£1,900		£169,117	£164,812	£160,507	£156,202	£151,897	£147,592	£143,287	£138,982	£134,677	£130,372	£126,067	£121,762	£117,457	
			4	£2,100		£225,466	£221,261	£217,057	£212,852	£208,648	£204,443	£200,238	£196,033	£191,828	£187,623	£183,418	£179,213	£175,008	
			5	£2,300		£286,131	£281,927	£277,722	£273,518	£269,313	£265,108	£260,904	£256,700	£252,495	£248,290	£244,086	£239,881	£235,677	
			6	£2,500		£346,797	£342,592	£338,388	£334,183	£329,979	£325,774	£321,570	£317,365	£313,161	£308,956	£304,752	£300,547	£296,343	
			Residual Land Value (£/Ha)																
			1	£1,500		£245,540	£222,020	£198,500	£174,981	£151,461	£127,941	£104,422	£80,902	£57,382	£33,863	£10,343	Negative RLV		
			2	£1,700		£577,585	£554,337	£531,089	£507,841	£484,593	£461,345	£438,097	£414,849	£391,601	£368,353	£345,105	£321,857	£298,609	
			3	£1,900		£913,233	£889,985	£866,737	£843,489	£820,241	£796,993	£773,745	£750,497	£727,250	£704,002	£680,754	£657,506	£634,258	
			4	£2,100		£1,217,515	£1,194,811	£1,172,106	£1,149,402	£1,126,698	£1,103,993	£1,081,289	£1,058,584	£1,035,880	£1,013,176	£990,471	£967,767	£945,063	
			5	£2,300		£1,545,109	£1,522,404	£1,499,700	£1,477,000	£1,454,295	£1,431,589	£1,408,886	£1,386,178	£1,363,474	£1,340,770	£1,318,066	£1,295,361	£1,272,657	
			6	£2,500		£1,872,703	£1,849,998	£1,827,294	£1,804,589	£1,781,885	£1,759,181	£1,736,476	£1,713,772	£1,691,068	£1,668,363	£1,645,659	£1,622,955	£1,600,250	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
5 House 25% AH FC	PDL	465	1	£1,500		£38,784	£34,428	£30,073	£25,717	£21,362	£17,006	£12,651	£8,295	£3,940	Negative RLV				
			2	£1,700		£100,795	£96,439	£92,084	£87,728	£83,373	£79,017	£74,662	£70,306	£65,951	£61,595	£57,240	£52,884	£48,529	
			3	£1,900		£160,745	£156,440	£152,135	£147,830	£143,524	£139,219	£134,914	£130,609	£126,304	£122,000	£117,695	£113,389	£109,084	
			4	£2,100		£216,429	£212,224	£208,020	£203,815	£199,610	£195,405	£191,200	£187,000	£182,795	£178,590	£174,385	£170,180	£165,975	
			5	£2,300		£276,234	£272,029	£267,825	£263,620	£259,416	£255,211	£251,007	£246,802	£242,598	£238,393	£234,189	£229,984	£225,780	
			6	£2,500		£336,038	£331,834	£327,629	£323,425	£319,220	£315,016	£310,811	£306,607	£302,402	£298,198	£293,993	£289,789	£285,584	
			Residual Land Value (£/Ha)																
			1	£1,500		£209,431	£185,912	£162,392	£138,872	£115,353	£91,833	£68,313	£44,794	£21,274	Negative RLV				
			2	£1,700		£544,291	£520,771	£497,252	£473,732	£450,212	£426,693	£403,173	£379,653	£356,134	£332,614	£309,095	£285,575	£262,055	
			3	£1,900		£866,024	£844,776	£821,528	£798,280	£775,032	£751,784	£728,536	£705,289	£682,041	£658,793	£635,545	£612,297	£589,049	
			4	£2,100		£1,168,771	£1,146,067	£1,123,363	£1,100,659	£1,077,955	£1,055,251	£1,032,547	£1,009,843	£987,139	£964,435	£941,731	£919,027	£896,323	
			5	£2,300		£1,491,662	£1,468,957	£1,446,253	£1,423,549	£1,400,844	£1,378,140	£1,355,436	£1,332,732	£1,310,027	£1,287,323	£1,264,618	£1,241,914	£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	£1,655,677	£1,632,973	£1,610,269	£1,587,564	£1,564,860	£1,542,156	
						Residual Land Value (£)													
Development Scenario	Typical																		

Table 1d: Residual Land Value Results by Value Level &amp; CIL Rate -10 Unit Scheme - Houses

						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £10/m <sup>2</sup> CIL	Residual Land Value - £20/m <sup>2</sup> CIL	Residual Land Value - £30/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £50/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £70/m <sup>2</sup> CIL	Residual Land Value - £80/m <sup>2</sup> CIL	Residual Land Value - £90/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £110/m <sup>2</sup> CIL	Residual Land Value - £120/m <sup>2</sup> CIL	
10 House 0% AH	PDL	900	1	£1,500		£131,877	£123,696	£115,516	£107,335	£99,155	£90,974	£84,085	£75,806	£67,526	£59,247	£50,967	£42,688	£34,408	
			2	£1,700		£249,716	£241,733	£233,750	£225,767	£217,784	£209,801	£201,819	£193,836	£185,853	£177,870	£169,887	£161,904	£153,921	
			3	£1,900		£371,325	£363,342	£355,359	£347,376	£339,394	£331,411	£323,428	£315,445	£307,462	£299,480	£291,497	£283,514	£275,531	
			4	£2,100		£486,410	£478,526	£470,642	£462,758	£454,874	£446,990	£439,106	£431,222	£423,338	£415,455	£407,571	£399,687	£391,804	
			5	£2,300		£606,473	£598,589	£590,705	£582,821	£574,937	£567,053	£559,169	£551,285	£543,401	£535,518	£527,634	£519,750	£511,866	
			6	£2,500		£726,536	£718,652	£710,768	£702,884	£695,000	£687,116	£679,232	£671,348	£663,464	£655,581	£647,697	£639,813	£631,929	
						Residual Land Value (£/Ha)													
			1	£1,500		£415,413	£389,644	£363,875	£338,106	£312,337	£286,568	£260,799	£235,030	£209,261	£183,492	£157,723	£131,954	£106,185	
			2	£1,700		£786,604	£761,458	£736,312	£711,166	£686,020	£660,875	£635,729	£610,583	£585,437	£560,291	£535,145	£510,000	£484,854	
			3	£1,900		£1,169,673	£1,144,528	£1,119,382	£1,094,236	£1,069,090	£1,043,944	£1,018,798	£993,652	£968,506	£943,360	£918,215	£893,069	£867,923	
			4	£2,100		£1,532,191	£1,507,357	£1,482,522	£1,457,688	£1,432,854	£1,408,019	£1,383,185	£1,358,351	£1,333,516	£1,308,682	£1,283,847	£1,259,013	£1,234,178	
			5	£2,300		£1,910,590	£1,885,555	£1,860,721	£1,835,886	£1,811,052	£1,786,218	£1,761,383	£1,736,549	£1,711,715	£1,686,880	£1,662,046	£1,637,212	£1,612,378	
			6	£2,500		£2,288,588	£2,263,754	£2,238,919	£2,214,085	£2,189,251	£2,164,416	£2,139,582	£2,114,748	£2,089,913	£2,065,079	£2,040,244	£2,015,410	£1,990,576	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £10/m <sup>2</sup> CIL	Residual Land Value - £20/m <sup>2</sup> CIL	Residual Land Value - £30/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £50/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £70/m <sup>2</sup> CIL	Residual Land Value - £80/m <sup>2</sup> CIL	Residual Land Value - £90/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £110/m <sup>2</sup> CIL	Residual Land Value - £120/m <sup>2</sup> CIL	
10 House 10% AH FC	PDL	900	1	£1,500		£106,758	£98,578	£90,397	£82,217	£74,037	£65,857	£57,677	£49,497	£41,317	£33,137	£24,957	£16,777	£8,597	
			2	£1,700		£221,936	£213,953	£205,971	£197,988	£189,999	£182,010	£174,021	£166,032	£158,043	£150,054	£142,065	£134,076	£126,087	
			3	£1,900		£340,277	£332,294	£324,312	£316,329	£308,346	£300,363	£292,380	£284,397	£276,414	£268,431	£260,448	£252,465	£244,482	
			4	£2,100		£460,518	£454,635	£448,752	£442,869	£436,986	£431,103	£425,220	£419,337	£413,454	£407,571	£401,688	£395,805	£389,922	
			5	£2,300		£569,355	£561,471	£553,587	£545,703	£537,819	£529,935	£522,051	£514,167	£506,283	£498,399	£490,515	£482,631	£474,747	
			6	£2,500		£686,190	£678,306	£670,422	£662,538	£654,654	£646,770	£638,886	£631,002	£623,119	£615,235	£607,351	£599,467	£591,583	
						Residual Land Value (£/Ha)													
			1	£1,500		£336,289	£310,520	£284,751	£259,000	£233,249	£207,498	£181,747	£155,996	£130,245	£104,494	£78,743	£52,992	£27,241	
			2	£1,700		£699,099	£673,953	£648,807	£623,661	£598,515	£573,369	£548,223	£523,077	£497,931	£472,785	£447,639	£422,493	£397,347	
			3	£1,900		£1,071,874	£1,046,728	£1,021,582	£996,436	£971,290	£946,144	£920,998	£895,852	£870,706	£845,561	£820,415	£795,269	£770,123	
			4	£2,100		£1,425,426	£1,400,601	£1,375,767	£1,350,933	£1,326,098	£1,301,264	£1,276,429	£1,251,595	£1,226,761	£1,201,926	£1,177,092	£1,152,257	£1,127,423	
			5	£2,300		£1,793,467	£1,768,633	£1,743,799	£1,718,964	£1,694,129	£1,669,295	£1,644,461	£1,619,626	£1,594,792	£1,569,958	£1,545,123	£1,520,289	£1,495,455	
			6	£2,500		£2,161,498	£2,136,664	£2,111,829	£2,086,995	£2,062,161	£2,037,326	£2,012,492	£1,987,658	£1,962,823	£1,937,989	£1,913,155	£1,888,320	£1,863,486	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £10/m <sup>2</sup> CIL	Residual Land Value - £20/m <sup>2</sup> CIL	Residual Land Value - £30/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £50/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £70/m <sup>2</sup> CIL	Residual Land Value - £80/m <sup>2</sup> CIL	Residual Land Value - £90/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £110/m <sup>2</sup> CIL	Residual Land Value - £120/m <sup>2</sup> CIL	
10 House 20% AH FC	PDL	900	1	£1,500		£82,918	£74,638	£66,359	£58,079	£49,800	£41,520	£33,241	£24,961	£16,682	£8,402	£1,123	Negative RLV		
			2	£1,700		£194,157	£191,463	£188,769	£186,075	£183,381	£180,687	£177,993	£175,299	£172,605	£169,911	£167,217	£164,523	£161,829	
			3	£1,900		£309,220	£306,245	£303,270	£300,295	£297,320	£294,345	£291,370	£288,395	£285,420	£282,445	£279,470	£276,495	£273,520	
			4	£2,100		£418,629	£416,745	£414,861	£412,977	£411,093	£409,209	£407,325	£405,441	£403,557	£401,673	£399,789	£397,905	£396,021	
			5	£2,300		£532,236	£529,352	£526,468	£523,584	£520,700	£517,816	£514,932	£512,048	£509,164	£506,280	£503,396	£500,512	£497,628	
			6	£2,500		£646,844	£643,960	£641,076	£638,192	£635,308	£632,424	£629,540	£626,656	£623,772	£620,888	£618,004	£615,120	£612,236	
						Residual Land Value (£/Ha)													
			1	£1,500		£261,192	£235,421	£209,650	£183,879	£158,108	£132,337	£106,566	£80,795	£55,024	£29,253	Negative RLV			
			2	£1,700		£631,594	£603,108	£574,622	£546,136	£517,650	£489,164	£460,678	£432,192	£403,706	£375,220	£346,734	£318,248	£289,762	
			3	£1,900		£974,074	£946,588	£923,782	£896,316	£868,850	£841,384	£813,918	£786,452	£758,986	£731,520	£704,054	£676,588	£649,122	
			4	£2,100		£1,318,680	£1,293,846	£1,269,012	£1,244,178	£1,219,344	£1,194,510	£1,169,676	£1,144,842	£1,119,008	£1,094,174	£1,069,340	£1,044,506	£1,019,672	
			5	£2,300		£1,676,544	£1,651,710	£1,626,876	£1,602,042	£1,577,208	£1,552,374	£1,527,540	£1,502,706	£1,477,872	£1,453,038	£1,428,204	£1,403,370	£1,378,536	
			6	£2,500		£2,034,408	£2,009,574	£1,984,740	£1,959,906	£1,935,072	£1,910,238	£1,885,404	£1,860,570	£1,835,736	£1,810,902	£1,786,068	£1,761,234	£1,736,400	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value - £0/m <sup>2</sup> CIL	Residual Land Value - £10/m <sup>2</sup> CIL	Residual Land Value - £20/m <sup>2</sup> CIL	Residual Land Value - £30/m <sup>2</sup> CIL	Residual Land Value - £40/m <sup>2</sup> CIL	Residual Land Value - £50/m <sup>2</sup> CIL	Residual Land Value - £60/m <sup>2</sup> CIL	Residual Land Value - £70/m <sup>2</sup> CIL	Residual Land Value - £80/m <sup>2</sup> CIL	Residual Land Value - £90/m <sup>2</sup> CIL	Residual Land Value - £100/m <sup>2</sup> CIL	Residual Land Value - £110/m <sup>2</sup> CIL	Residual Land Value - £120/m <sup>2</sup> CIL	
10 House 25% AH FC	PDL	900	1	£1,500		£70,207	£61,927	£53,648	£45,368	£37,089	£28,809	£20,530	£12,250	£3,971	Negative RLV				
			2	£1,700		£185,410	£177,229	£169,049	£160,868	£152,687	£144,507	£136,326	£128,146	£119,965	£111,784	£103,604	£95,423	£87,242	
			3	£1,900		£293,706	£285,723	£277,740	£269,757	£261,775	£253,792	£245,810	£237,827	£229,844	£221,861	£213,878	£205,895	£197,912	
			4	£2,100		£401,683	£399,162	£396,641	£394,120	£391,600	£389,079	£386,558	£384,037	£381,516	£379,000	£376,480	£373,960	£371,440	
			5	£2,300		£513,677	£510,793	£507,909	£505,025	£502,141	£499,257	£496,373	£493,489	£490,605	£487,721	£484,837	£481,953	£479,069	
			6	£2,500		£625,671	£622,787	£619,903	£617,019	£614,135	£611,251	£608,367	£605,483	£602,599	£600,000	£597,401	£594,802	£592,203	
						Residual Land Value (£/Ha)													
			1	£1,500		£221,152	£195,421	£169,650	£143,879	£118,108	£92,337	£66,566	£40,795	£15,024	Negative RLV				
			2	£1,700		£584,014	£5585												

Table 1e: Residual Land Value Results by Value Level & CIL Rate -15 Unit Scheme - Mixed

						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
15 Mixed 0% AH	Greenfield / PDL	995	1	£1,500		£143,161	£132,100	£121,038	£109,976	£98,915	£87,853	£76,791	£66,972	£55,772	£44,572	£33,372	£22,173	£10,973	
			2	£1,700	£302,885	£292,100	£281,315	£270,530	£259,745	£248,960	£238,175	£227,390	£216,605	£205,820	£195,035	£184,250	£173,465		
			3	£1,900	£460,495	£449,849	£439,202	£428,555	£417,908	£407,262	£396,615	£385,968	£375,321	£364,674	£354,027	£343,380	£332,733		
			4	£2,100	£622,479	£611,832	£601,186	£590,539	£579,892	£569,245	£558,599	£547,952	£537,305	£526,658	£516,011	£505,364	£494,717		
			5	£2,300	£784,463	£773,816	£763,169	£752,522	£741,876	£731,229	£720,582	£709,935	£699,289	£688,642	£677,995	£667,348	£656,702		
			6	£2,500	£946,446	£935,800	£925,153	£914,506	£903,859	£893,213	£882,566	£871,919	£861,272	£850,626	£839,979	£829,332	£818,685		
			1	£1,500	Residual Land Value (£/Ha)														
			2	£1,700	£429,484	£396,299	£363,114	£329,929	£296,744	£263,559	£230,374	£200,917	£167,317	£133,717	£100,117	£66,518	£32,918		
			3	£1,900	£908,656	£876,301	£843,946	£811,590	£779,235	£746,880	£714,525	£682,169	£649,814	£617,459	£585,104	£552,749	£520,393		
			4	£2,100	£1,381,486	£1,349,546	£1,317,606	£1,285,665	£1,253,725	£1,221,785	£1,189,845	£1,157,904	£1,125,963	£1,097,888	£1,067,542	£1,045,187	£1,012,832		
			5	£2,300	£1,867,437	£1,835,497	£1,803,557	£1,771,616	£1,739,676	£1,707,736	£1,675,796	£1,643,855	£1,611,915	£1,579,975	£1,548,034	£1,516,094	£1,484,154		
			6	£2,500	£2,353,388	£2,321,448	£2,289,508	£2,257,567	£2,225,627	£2,193,687	£2,161,747	£2,129,806	£2,097,866	£2,065,926	£2,033,985	£2,002,045	£1,970,105		
						£2,839,339	£2,807,399	£2,775,459	£2,743,519	£2,711,578	£2,679,638	£2,647,698	£2,615,757	£2,583,817	£2,551,877	£2,519,936	£2,487,996	£2,456,056	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
Mixed 15 10% AH On-site	Greenfield / PDL	995	1	£1,500		£55,577	£46,590	£37,603	£28,616	£19,629	£10,641	£1,654	Negative RLV						
			2	£1,700	£184,121	£180,829	£177,553	£163,076	£154,200	£145,324	£136,448	£127,572	£118,696	£109,820	£100,944	£92,068	£83,192		
			3	£1,900	£315,835	£307,181	£298,527	£289,873	£281,218	£272,564	£263,910	£255,256	£246,602	£237,948	£229,294	£220,639	£211,985		
			4	£2,100	£441,287	£432,744	£424,200	£415,657	£407,114	£398,571	£390,028	£381,485	£372,942	£364,399	£355,856	£347,313	£338,770		
			5	£2,300	£571,266	£562,722	£554,179	£545,636	£537,093	£528,550	£520,007	£511,463	£502,920	£494,377	£485,834	£477,291	£468,748		
			6	£2,500	£701,244	£692,701	£684,158	£675,615	£667,072	£658,529	£649,985	£641,442	£632,899	£624,356	£615,813	£607,270	£598,726		
			1	£1,500	Residual Land Value (£/Ha)														
			2	£1,700	£166,731	£139,769	£112,808	£85,847	£58,886	£31,924	£4,963	Negative RLV							
			3	£1,900	£552,363	£542,486	£515,858	£489,229	£462,601	£435,973	£409,344	£382,716	£356,088	£329,460	£302,831	£276,203	£249,575		
			4	£2,100	£947,505	£921,543	£895,580	£869,618	£843,655	£817,693	£791,731	£765,768	£739,806	£713,843	£687,881	£661,918	£635,956		
			5	£2,300	£1,323,860	£1,298,231	£1,272,601	£1,246,972	£1,221,342	£1,195,713	£1,170,083	£1,144,454	£1,118,824	£1,093,194	£1,067,564	£1,041,934	£1,016,304		
			6	£2,500	£1,713,797	£1,688,167	£1,662,538	£1,636,908	£1,611,279	£1,585,649	£1,560,020	£1,534,390	£1,508,761	£1,483,131	£1,457,502	£1,431,872	£1,406,243		
						£2,103,733	£2,078,104	£2,052,474	£2,026,845	£2,001,215	£1,975,586	£1,949,956	£1,924,327	£1,898,697	£1,873,068	£1,847,438	£1,821,809	£1,796,179	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
Mixed 15 20% AH On-site	Greenfield / PDL	935	1	£1,500		£39,804	£31,359	£22,914	£14,469	£6,024	Negative RLV								
			2	£1,700	£172,978	£164,637	£156,296	£147,955	£139,614	£131,273	£122,933	£114,592	£106,251	£97,910	£89,569	£81,228	£72,887		
			3	£1,900	£298,610	£290,278	£282,146	£274,014	£265,882	£257,749	£249,617	£241,484	£233,352	£225,220	£217,088	£208,955	£200,823		
			4	£2,100	£422,982	£414,954	£406,926	£398,898	£390,870	£382,842	£374,814	£366,786	£358,758	£350,730	£342,702	£334,674	£326,646		
			5	£2,300	£551,853	£543,825	£535,797	£527,769	£519,741	£511,713	£503,685	£495,657	£487,629	£479,601	£471,573	£463,545	£455,517		
			6	£2,500	£680,724	£672,696	£664,668	£656,640	£648,612	£640,584	£632,556	£624,528	£616,500	£608,472	£600,444	£592,416	£584,388		
			1	£1,500	Residual Land Value (£/Ha)														
			2	£1,700	£119,413	£94,077	£68,742	£43,406	£18,071	Negative RLV									
			3	£1,900	£518,933	£493,911	£468,888	£443,865	£418,843	£393,820	£368,798	£343,775	£318,752	£293,730	£268,707	£243,685	£222,646		
			4	£2,100	£895,231	£870,835	£846,438	£822,041	£797,644	£773,247	£748,850	£724,453	£700,056	£675,659	£651,263	£626,866	£602,469		
			5	£2,300	£1,268,945	£1,244,861	£1,220,777	£1,196,693	£1,172,609	£1,148,525	£1,124,441	£1,100,357	£1,076,273	£1,052,189	£1,028,105	£1,004,021	£979,937		
			6	£2,500	£1,655,558	£1,631,474	£1,607,390	£1,583,306	£1,559,222	£1,535,138	£1,511,054	£1,486,970	£1,462,886	£1,438,802	£1,414,718	£1,390,634	£1,366,550		
						£2,042,172	£2,018,088	£1,994,004	£1,969,920	£1,945,836	£1,921,752	£1,897,668	£1,873,584	£1,849,500	£1,825,416	£1,801,331	£1,777,247	£1,753,163	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
Mixed 15 25% AH On-site	Greenfield / PDL	860	1	£1,500		£23,289	£15,522	£7,754	Negative RLV										
			2	£1,700	£146,482	£138,811	£131,139	£123,467	£115,795	£108,123	£100,452	£92,780	£85,108	£77,436	£69,764	£62,092	£54,420		
			3	£1,900	£262,667	£255,187	£247,707	£240,227	£232,748	£225,268	£217,788	£210,308	£202,828	£195,348	£187,868	£180,388	£172,908		
			4	£2,100	£383,331	£375,851	£368,371	£360,891	£353,411	£345,931	£338,451	£330,971	£323,491	£316,011	£308,531	£301,051	£293,571		
			5	£2,300	£496,986	£489,602	£482,218	£474,834	£467,450	£460,066	£452,682	£445,298	£437,914	£430,529	£423,145	£415,761	£408,377		
			6	£2,500	£616,060	£608,676	£601,292	£593,907	£586,523	£579,139	£571,755	£564,371	£556,987	£549,603	£542,219	£534,835	£527,451		
			1	£1,500	Residual Land Value (£/Ha)														
			2	£1,700	£68,848	£48,965	£23,262	Negative RLV											
			3	£1,900	£439,447	£416,432	£393,417	£370,401	£347,386	£324,370	£301,355	£278,339	£255,324	£232,309	£213,133	£189,810	£166,527		
			4	£2,100	£788,002	£765,562	£743,122	£720,682	£698,243	£675,803	£653,363	£630,923	£608,483	£586,043	£563,603	£541,163	£518,723		
			5	£2,300	£1,149,992	£1,127,552	£1,105,112	£1,082,672	£1,060,233	£1,037,793	£1,015,353	£992,913	£970,473	£948,033	£925,593	£903,153	£880,713		
			6	£2,500	£1,490,958	£1,468,896	£1,446,834	£1,424,801	£1,402,769	£1,380,737	£1,358,705	£1,336,673	£1,314,641	£1,292,609	£1,270,577	£1,248,545	£1,226,513		
						£1,848,179	£1,826,027	£1,803,875	£1,781,722	£1,759,570	£1,737,418	£1,715,266	£1,693,114	£1,670,962	£1,648,810	£1,626,657	£1,604,505	£1,582,353	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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	
Mixed 15 30% AH On-site	Greenfield / PDL	765	1	£1,500		£6,009	Negative RLV												
			2	£1,700	£116,516	£109,692	£102,868	£96,043	£89,219	£82,395	£75,571	£70,001	£63,991	£57,981	£51,972	£45,962	£39,952	£33,942	
			3	£1,900	£220,907	£212,907	£204,907	£196,907	£188,907	£180,907	£172,907	£164,907	£156,907	£148,907	£140,907	£132,907	£124,907	£116,907	
			4	£2,100	£328,988	£322,334	£315,681	£309,027	£302,373	£295,720	£289,066	£282,412	£275,759	£269,105	£262,451	£255,797	£249,143	£242,489	
			5	£2,300	£430,952	£424,384	£417,815	£411,247	£404,679	£398,110	£391,542	£384,973	£378,404	£371,835	£365,266	£358,697	£352,128	£345,559	
			6	£2,500	£537,616	£531,047	£524,479	£517,911	£511,342	£504,774	£498,205	£491,637	£485,068	£478,500	£471,932	£465,364	£458,795		
			1	£1,500	Residual Land Value (£/Ha)														
			2	£1,700	£18,026	Negative RLV													
			3	£1,900	£349,549	£329,076	£308,603	£288,130	£267,657	£247,184	£230,731	£210,002	£189,273	£168,544	£147,815	£127,086	£106,357		
			4	£2,100	£662,701	£642,740	£622,779	£602,818	£582,857	£562,896	£542,935	£523,045	£503,155	£483,265	£463,375	£443,485	£423,595		
			5	£2,300	£986,964	£967,003	£947,042	£927,081	£907,120	£887,159	£867,198	£847,237	£827,276	£807,314</					

Table 1f: Residual Land Value Results by Value Level & CIL Rate -30 Unit Scheme - Mixed

						Residual Land Value (£)																												
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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																
30 Mixed 0% AH	Greenfield / PDL	2310	1	£1,500		£273,522	£252,555	£231,588	£210,621	£189,655	£168,688	£147,721	£132,169	£110,626	£89,083	£67,539	£45,996	£25,719																
			2	£1,700		£582,771	£562,092	£541,414	£520,735	£500,056	£479,378	£458,699	£438,021	£417,342	£396,663	£375,985	£355,306	£334,628																
			3	£1,900		£896,745	£876,066	£855,388	£834,709	£814,031	£793,352	£772,673	£751,995	£731,316	£710,638	£689,959	£669,280	£648,602																
			4	£2,100		£1,210,719	£1,190,040	£1,169,362	£1,148,683	£1,128,005	£1,107,326	£1,086,647	£1,065,969	£1,045,290	£1,024,612	£1,003,933	£983,254	£962,576																
			5	£2,300		£1,524,693	£1,504,015	£1,483,336	£1,462,657	£1,441,979	£1,421,300	£1,400,622	£1,379,943	£1,359,264	£1,338,586	£1,317,907	£1,297,229	£1,276,550																
			6	£2,500		£1,838,667	£1,817,989	£1,797,310	£1,776,631	£1,755,953	£1,735,274	£1,714,596	£1,693,917	£1,673,238	£1,652,560	£1,631,881	£1,611,203	£1,590,524																
			Residual Land Value (£/Ha)																															
			1	£1,500		£410,283	£378,833	£347,382	£315,932	£284,482	£253,032	£221,581	£190,254	£166,839	£133,624	£100,309	£68,994	£38,578																
			2	£1,700		£874,156	£843,138	£812,120	£781,103	£750,085	£719,067	£688,049	£657,031	£626,013	£595,995	£565,977	£535,959	£505,942																
			3	£1,900		£1,345,117	£1,314,100	£1,283,082	£1,252,064	£1,221,046	£1,190,028	£1,159,010	£1,127,992	£1,096,974	£1,065,956	£1,034,938	£1,003,921	£972,903																
			4	£2,100		£1,816,079	£1,785,061	£1,754,043	£1,723,025	£1,692,007	£1,660,989	£1,629,971	£1,598,953	£1,567,935	£1,536,918	£1,505,900	£1,474,882	£1,443,864																
			5	£2,300		£2,287,040	£2,256,022	£2,225,004	£2,193,986	£2,162,968	£2,131,950	£2,100,932	£2,069,914	£2,038,897	£2,007,879	£1,976,861	£1,945,843	£1,914,825																
			6	£2,500		£2,758,001	£2,726,983	£2,695,965	£2,664,947	£2,633,929	£2,602,911	£2,571,894	£2,540,876	£2,509,858	£2,478,840	£2,447,822	£2,416,804	£2,385,786																
Residual Land Value (£)																																		
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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		£192,657	£173,361	£154,065	£140,361	£120,534	£100,707	£80,880	£61,054	£41,227	£22,605	Negative RLV		
																			2	£1,700		£482,818	£463,287	£444,256	£425,225	£406,195	£387,164	£368,133	£349,102	£330,071	£311,041	£292,011	£272,981	£253,951
																			3	£1,900		£775,571	£756,540	£737,509	£718,478	£699,447	£680,416	£661,385	£642,355	£623,324	£604,293	£585,262	£566,231	£547,200
																			4	£2,100		£1,068,823	£1,049,793	£1,030,762	£1,011,731	£992,700	£973,669	£954,638	£935,607	£916,576	£897,545	£878,514	£859,484	£840,453
																			5	£2,300		£1,362,076	£1,343,045	£1,324,014	£1,304,983	£1,285,952	£1,266,922	£1,247,891	£1,228,860	£1,209,829	£1,190,798	£1,171,767	£1,152,736	£1,133,705
																			6	£2,500		£1,655,329	£1,636,298	£1,617,267	£1,598,236	£1,579,205	£1,560,174	£1,541,143	£1,522,113	£1,503,082	£1,484,051	£1,465,020	£1,445,989	£1,426,958
																			Residual Land Value (£/Ha)															
																			1	£1,500		£288,986	£260,042	£231,097	£210,541	£180,801	£151,061	£121,321	£91,581	£61,841	£33,907	£3,769	Negative RLV	
																			2	£1,700		£723,477	£694,931	£666,384	£637,838	£609,292	£580,745	£552,199	£523,653	£495,106	£474,681	£445,737	£416,792	£387,848
																			3	£1,900		£1,163,356	£1,134,810	£1,106,264	£1,077,717	£1,049,171	£1,020,624	£992,078	£963,532	£934,985	£906,439	£877,893	£849,346	£820,800
																			4	£2,100		£1,603,235	£1,574,689	£1,546,143	£1,517,596	£1,489,050	£1,460,503	£1,431,957	£1,403,411	£1,374,864	£1,346,318	£1,317,772	£1,289,225	£1,260,679
																			5	£2,300		£2,043,114	£2,014,568	£1,986,022	£1,957,475	£1,928,929	£1,900,383	£1,871,836	£1,843,290	£1,814,743	£1,786,197	£1,757,651	£1,729,104	£1,700,558
6	£2,500		£2,482,993	£2,454,447	£2,425,901	£2,397,354	£2,368,808	£2,340,262	£2,311,715	£2,283,169	£2,254,623	£2,226,076	£2,197,530	£2,168,983	£2,140,437																			
Residual Land Value (£)																																		
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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		£170,062	£152,436	£140,388	£122,278	£104,168	£86,058	£67,948	£49,837	£33,062	£14,710	Negative RLV		
																			2	£1,700		£435,023	£417,640	£400,257	£382,874	£365,491	£348,107	£330,724	£313,341	£295,958	£278,575	£261,192	£243,809	£226,426
																			3	£1,900		£703,258	£685,875	£668,492	£651,109	£633,725	£616,342	£598,959	£581,576	£564,193	£546,809	£529,426	£512,043	£494,660
																			4	£2,100		£971,493	£954,110	£936,727	£919,343	£901,960	£884,577	£867,194	£849,811	£832,427	£815,044	£797,661	£780,278	£762,895
																			5	£2,300		£1,239,228	£1,222,345	£1,205,462	£1,188,579	£1,171,695	£1,154,812	£1,137,929	£1,121,046	£1,104,163	£1,087,279	£1,070,396	£1,053,513	£1,036,630
																			6	£2,500		£1,507,963	£1,490,580	£1,473,196	£1,455,813	£1,438,430	£1,421,047	£1,403,664	£1,386,280	£1,368,897	£1,351,514	£1,334,131	£1,316,748	£1,299,364
																			Residual Land Value (£/Ha)															
																			1	£1,500		£255,093	£228,654	£210,582	£183,417	£156,252	£129,087	£101,921	£74,756	£49,593	£22,065	Negative RLV		
																			2	£1,700		£652,535	£626,460	£600,386	£574,311	£548,236	£522,161	£496,086	£470,011	£443,936	£417,861	£391,786	£365,711	£339,636
																			3	£1,900		£1,054,887	£1,028,813	£1,002,738	£976,663	£950,588	£924,513	£898,439	£872,364	£846,289	£820,214	£794,139	£768,065	£741,990
																			4	£2,100		£1,457,240	£1,431,165	£1,405,090	£1,379,015	£1,352,940	£1,326,865	£1,300,791	£1,274,716	£1,248,641	£1,222,566	£1,196,492	£1,170,417	£1,144,342
																			5	£2,300		£1,859,592	£1,833,517	£1,807,442	£1,781,367	£1,755,293	£1,729,218	£1,703,143	£1,677,068	£1,650,993	£1,624,918	£1,598,843	£1,572,769	£1,546,694
6	£2,500		£2,261,944	£2,235,869	£2,209,795	£2,183,720	£2,157,645	£2,131,570	£2,105,495	£2,079,421	£2,053,346	£2,027,271	£2,001,196	£1,975,121	£1,949,047																			
Residual Land Value (£)																																		
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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		£158,919	£142,088	£130,549	£113,254	£95,960	£78,665	£61,370	£44,075	£28,039	£10,513	Negative RLV		
																			2	£1,700		£414,310	£397,709	£381,108	£364,508	£347,907	£331,307	£314,706	£298,106	£281,506	£264,906	£248,306	£231,706	£215,106
																			3	£1,900		£672,809	£656,209	£639,608	£623,008	£606,407	£589,806	£573,206	£556,605	£540,005	£523,405	£506,805	£490,205	£473,605
																			4	£2,100		£931,309	£914,708	£898,108	£881,507	£864,907	£848,306	£831,705	£815,105	£798,504	£781,904	£765,303	£748,703	£732,102
																			5	£2,300		£1,189,808	£1,173,208	£1,156,607	£1,140,007	£1,123,406	£1,106,805	£1,090,205	£1,073,604	£1,057,004	£1,040,403	£1,023,803	£1,007,202	£990,602
																			6	£2,500		£1,448,308	£1,431,707	£1,415,107	£1,398,506	£1,381,906	£1,365,305	£1,348,705	£1,332,104	£1,315,504	£1,298,903	£1,282,302	£1,265,702	£1,249,101
																			Residual Land Value (£/Ha)															
																			1	£1,500		£238,279	£213,131	£196,823	£169,811	£143,939	£117,897	£92,055	£66,113	£42,058	£16,789	Negative RLV		
																			2	£1,700		£621,464	£596,564	£571,663	£546,762	£521,861	£496,960	£472,059	£447,158	£422,257	£397,356	£372,455	£347,554	£322,653
																			3	£1,900		£1,009,214	£984,313	£959,412	£934,511	£909,610	£884,710	£859,809	£834,908	£810,007	£785,106	£760,206	£735,305	£710,404
																			4	£2,100		£1,396,963	£1,372,062	£1,347,161	£1,322,261	£1,297,360	£1,272,459	£1,247,558	£1,222,657	£1,197,757	£1,172,856	£1,147,955	£1,123,054	£1,098,153
																			5	£2,300		£1,784,712	£1,759,812	£1,734,911	£1,710,010	£1,685,109	£1,660,208	£1,635,308	£1,610,407	£1,585,506	£1,560,605	£1,535,704	£1,510,803	£1,485,903
6	£2,500		£2,172,462	£2,147,561	£2,122,660	£2,097,759	£2,072,858	£2,047,958	£2,023,057	£1,998,156	£1,973,255	£1,948,354	£1,923,454	£1,898,553	£1,873,652																			
Residual Land Value (£)																																		
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m²	Typical Location¹ & Value Level Indication²	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																					



Table 1g: Residual Land Value Results by Value Level & CIL Rate -30 Unit Scheme - Flats (Sheltered Housing)

						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL	
30 Flats 0% AH	Greenfield / PDL	1485	5	£2,300		£405,479	£386,327	£367,175	£348,023	£328,871	£309,719	£290,567	£271,415	£252,263	£233,111	£213,959	£194,807	£168,010	
			6	£2,500		£616,255	£597,103	£577,950	£558,799	£539,647	£520,495	£501,343	£482,190	£463,039	£443,886	£424,734	£405,582	£386,430	
			7	£3,000		£1,143,193	£1,124,041	£1,104,889	£1,085,737	£1,066,584	£1,047,433	£1,028,281	£1,009,128	£989,976	£970,825	£951,673	£932,520	£913,368	
			8	£3,500		£1,670,132	£1,650,979	£1,631,827	£1,612,676	£1,593,524	£1,574,371	£1,555,219	£1,536,067	£1,516,915	£1,497,763	£1,478,611	£1,459,458	£1,440,307	
			9	£4,000		£2,197,070	£2,177,918	£2,158,765	£2,139,614	£2,120,462	£2,101,309	£2,082,157	£2,063,005	£2,043,853	£2,024,702	£2,005,549	£1,986,397	£1,967,245	
			10	£4,500		£2,724,008	£2,704,856	£2,685,704	£2,666,551	£2,647,399	£2,628,248	£2,609,096	£2,589,943	£2,570,791	£2,551,639	£2,532,487	£2,513,335	£2,494,183	
								Residual Land Value (£/Ha)											
			5	£2,300		£1,520,547	£1,448,727	£1,376,907	£1,305,087	£1,233,266	£1,161,446	£1,089,627	£1,017,808	£945,985	£874,167	£802,345	£730,527	£658,707	
			6	£2,500		£2,310,957	£2,239,137	£2,167,314	£2,095,495	£2,023,675	£1,951,854	£1,880,035	£1,808,213	£1,736,396	£1,664,573	£1,592,753	£1,520,932	£1,449,112	
			7	£3,000		£4,286,974	£4,215,155	£4,143,333	£4,071,515	£3,999,692	£3,927,873	£3,856,055	£3,784,231	£3,712,412	£3,640,592	£3,568,774	£3,496,950	£3,425,131	
			8	£3,500		£6,262,994	£6,191,172	£6,119,352	£6,047,533	£5,975,714	£5,903,893	£5,832,070	£5,760,250	£5,688,431	£5,616,611	£5,544,791	£5,472,969	£5,401,150	
			9	£4,000		£8,239,012	£8,167,192	£8,095,369	£8,023,551	£7,951,731	£7,879,908	£7,808,088	£7,736,270	£7,664,450	£7,592,631	£7,520,807	£7,448,990	£7,377,168	
			10	£4,500		£10,215,029	£10,143,209	£10,071,389	£9,999,568	£9,927,748	£9,855,929	£9,784,109	£9,712,287	£9,640,467	£9,568,647	£9,496,828	£9,425,006	£9,353,187	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL	
Flats 30 10% AH On-site	Greenfield / PDL	1485	5	£2,300		£384,701	£366,643	£348,586	£330,528	£312,471	£294,413	£276,356	£258,298	£240,240	£222,182	£204,125	£186,067	£168,010	
			6	£2,500		£588,058	£570,000	£551,942	£533,884	£515,827	£497,769	£479,713	£461,653	£443,596	£425,538	£407,481	£389,423	£371,365	
			7	£3,000		£1,096,448	£1,078,391	£1,060,332	£1,042,274	£1,024,218	£1,006,160	£988,101	£970,044	£951,986	£933,929	£915,871	£897,813	£879,756	
			8	£3,500		£1,404,898	£1,386,840	£1,368,782	£1,350,724	£1,332,667	£1,314,609	£1,296,551	£1,278,493	£1,260,435	£1,242,378	£1,224,320	£1,206,262	£1,188,204	
			9	£4,000		£2,133,229	£2,095,171	£2,077,113	£2,059,055	£2,040,998	£2,022,940	£2,004,882	£1,986,825	£1,968,767	£1,950,709	£1,932,652	£1,914,594	£1,896,536	
			10	£4,500		£2,621,619	£2,603,561	£2,585,503	£2,567,445	£2,549,388	£2,531,330	£2,513,273	£2,495,215	£2,477,158	£2,459,100	£2,441,042	£2,422,985	£2,404,927	
								Residual Land Value (£/Ha)											
			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		£2,205,216	£2,137,499	£2,069,783	£2,002,067	£1,934,350	£1,866,634	£1,798,918	£1,731,200	£1,663,484	£1,595,769	£1,528,053	£1,460,337	£1,392,620	
			7	£3,000		£4,111,679	£4,043,965	£3,976,246	£3,908,529	£3,840,816	£3,773,100	£3,705,381	£3,637,666	£3,569,948	£3,502,234	£3,434,515	£3,366,801	£3,299,085	
			8	£3,500		£6,018,143	£5,950,427	£5,882,709	£5,814,993	£5,747,276	£5,679,562	£5,611,847	£5,544,130	£5,476,413	£5,408,698	£5,340,981	£5,273,263	£5,205,549	
			9	£4,000		£7,924,607	£7,856,892	£7,789,175	£7,721,458	£7,653,742	£7,586,026	£7,518,308	£7,450,595	£7,382,875	£7,315,161	£7,247,446	£7,179,727	£7,112,011	
			10	£4,500		£9,831,072	£9,763,353	£9,695,638	£9,627,921	£9,560,206	£9,492,488	£9,424,772	£9,357,057	£9,289,341	£9,221,625	£9,153,907	£9,086,192	£9,018,474	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL	
Flats 30 20% AH On-site	Greenfield / PDL	1335	5	£2,300		£373,543	£357,309	£341,076	£324,842	£308,609	£292,375	£276,142	£259,908	£243,674	£227,440	£211,206	£194,973	£178,740	
			6	£2,500		£556,829	£540,592	£524,358	£508,124	£491,891	£475,657	£459,423	£443,190	£426,956	£410,722	£394,489	£378,255	£362,022	
			7	£3,000		£1,035,501	£998,297	£961,094	£923,890	£886,687	£849,483	£812,279	£775,076	£737,872	£700,669	£663,465	£626,262	£589,058	
			8	£3,500		£1,473,237	£1,457,003	£1,440,770	£1,424,536	£1,408,302	£1,392,069	£1,375,835	£1,359,602	£1,343,368	£1,327,134	£1,310,901	£1,294,667	£1,278,433	
			9	£4,000		£1,931,443	£1,915,209	£1,898,975	£1,882,742	£1,866,509	£1,850,275	£1,834,041	£1,817,808	£1,801,574	£1,785,340	£1,769,107	£1,752,873	£1,736,639	
			10	£4,500		£2,389,648	£2,373,415	£2,357,181	£2,340,947	£2,324,714	£2,308,480	£2,292,247	£2,276,013	£2,259,779	£2,243,546	£2,227,312	£2,211,079	£2,194,845	
								Residual Land Value (£/Ha)											
			5	£2,300		£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		£2,088,096	£2,027,219	£1,966,343	£1,905,466	£1,844,590	£1,783,714	£1,722,837	£1,661,961	£1,601,084	£1,540,208	£1,479,333	£1,418,457	£1,357,581	
			7	£3,000		£3,806,366	£3,745,490	£3,684,613	£3,623,737	£3,562,861	£3,501,985	£3,441,109	£3,380,233	£3,319,357	£3,258,481	£3,197,605	£3,136,729	£3,075,853	
			8	£3,500		£5,524,640	£5,463,763	£5,402,886	£5,342,010	£5,281,134	£5,220,258	£5,159,382	£5,098,506	£5,037,630	£4,976,754	£4,915,877	£4,855,001	£4,794,125	
			9	£4,000		£7,242,910	£7,182,034	£7,121,157	£7,060,283	£6,999,407	£6,938,531	£6,877,655	£6,816,778	£6,755,902	£6,695,026	£6,634,150	£6,573,273	£6,512,397	
			10	£4,500		£8,961,181	£8,900,305	£8,839,429	£8,778,553	£8,717,677	£8,656,801	£8,595,925	£8,535,049	£8,474,173	£8,413,297	£8,352,421	£8,291,544	£8,230,668	
						Residual Land Value (£)													
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL	
Flats 30 25% AH On-site	Greenfield / PDL	1230	5	£2,300		£363,919	£348,662	£333,405	£318,149	£302,892	£287,636	£272,379	£257,122	£241,865	£226,608	£211,351	£196,094	£180,837	
			6	£2,500		£539,190	£518,193	£497,196	£476,199	£455,202	£434,205	£413,208	£392,211	£371,214	£350,217	£329,220	£308,223	£287,226	
			7	£3,000		£956,227	£941,269	£926,311	£911,353	£896,395	£881,437	£866,479	£851,521	£836,563	£821,605	£806,647	£791,689	£776,731	
			8	£3,500		£1,379,303	£1,364,346	£1,349,389	£1,334,433	£1,319,476	£1,304,519	£1,289,562	£1,274,605	£1,259,648	£1,244,692	£1,229,734	£1,214,778	£1,199,821	
			9	£4,000		£1,802,389	£1,787,432	£1,772,466	£1,757,510	£1,742,553	£1,727,595	£1,712,639	£1,697,683	£1,682,725	£1,667,768	£1,652,812	£1,637,854	£1,622,897	
			10	£4,500		£2,225,456	£2,210,499	£2,195,543	£2,180,586	£2,165,628	£2,150,672	£2,135,715	£2,120,759	£2,105,801	£2,090,845	£2,075,887	£2,060,931	£2,045,974	
								Residual Land Value (£/Ha)											
			5	£2,300		£1,364,698	£1,308,608	£1,252,520	£1,196,433	£1,140,346	£1,084,259	£1,028,172	£972,082	£915,991	£859,903	£803,817	£747,727	£691,640	
			6	£2,500		£1,999,313	£1,943,224	£1,887,136	£1,831,047	£1,774,959	£1,718,872	£1,662,782	£1,606,695	£1,550,607	£1,494,520	£1,438,434	£1,382,347	£1,326,254	
			7	£3,000		£3,585,850	£3,529,760	£3,473,673	£3,417,587	£3,361,497	£3,305,408	£3,249,321	£3,193,234	£3,137,145	£3,081,055	£3,024,969	£2,968,878	£2,912,790	
			8	£3,500		£5,172,386	£5,116,299	£5,060,209	£5,004,122	£4,948,034	£4,891,947	£4,835,8							

Table 1h: Residual Land Value Results by Value Level & CIL Rate -100 Unit Scheme - Mixed

						Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>2</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL		
100 Mixed 0% AH	Greenfield / PDL	7580	1	£1,500		£392,875	£314,367	£235,859	£157,351	£78,842	£34				Negative RLV					
			2	£1,700		£1,510,097	£1,431,589	£1,353,081	£1,274,573	£1,196,064	£1,117,556	£1,039,048	£960,539	£882,031	£803,523	£725,014	£646,506	£567,998		
			3	£1,900		£2,627,319	£2,548,811	£2,470,302	£2,391,794	£2,313,286	£2,234,778	£2,156,270	£2,077,761	£1,999,253	£1,920,745	£1,842,236	£1,763,728	£1,685,220		
			4	£2,100		£3,744,541	£3,666,033	£3,587,524	£3,509,016	£3,430,509	£3,352,000	£3,273,492	£3,194,983	£3,116,475	£3,037,967	£2,959,459	£2,880,950	£2,802,442		
			5	£2,300		£4,861,763	£4,783,255	£4,704,747	£4,626,238	£4,547,730	£4,469,222	£4,390,714	£4,312,205	£4,233,697	£4,155,189	£4,076,680	£3,998,173	£3,919,665		
			6	£2,500		£5,978,986	£5,900,477	£5,821,969	£5,743,461	£5,664,953	£5,586,444	£5,507,936	£5,429,428	£5,350,919	£5,272,411	£5,193,903	£5,115,394	£5,036,886		
						Residual Land Value (£/Ha)														
			1	£1,500		£376,794	£341,465	£266,136	£170,808	£85,479	£350				Negative RLV					
			2	£1,700		£679,544	£644,215	£608,886	£573,558	£538,229	£502,900	£467,571	£432,243	£396,914	£361,585	£326,257	£290,928	£255,599		
			3	£1,900		£1,182,294	£1,146,965	£1,111,636	£1,076,307	£1,040,979	£1,005,650	£970,321	£934,993	£899,664	£864,335	£829,006	£793,678	£758,349		
			4	£2,100		£1,685,043	£1,649,715	£1,614,386	£1,579,057	£1,543,729	£1,508,400	£1,473,071	£1,437,743	£1,402,414	£1,367,085	£1,331,757	£1,296,428	£1,261,099		
			5	£2,300		£2,187,793	£2,152,465	£2,117,136	£2,081,807	£2,046,479	£2,011,150	£1,975,821	£1,940,492	£1,905,164	£1,869,835	£1,834,506	£1,799,178	£1,763,849		
			6	£2,500		£2,690,544	£2,655,215	£2,619,886	£2,584,557	£2,549,229	£2,513,900	£2,478,571	£2,443,242	£2,407,914	£2,372,585	£2,337,256	£2,301,927	£2,266,599		
						Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>2</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL		
Mixed 100 10% AH On-site	Greenfield / PDL	7580	1	£1,500		£238,535	£168,083	£97,630	£27,179						Negative RLV					
			2	£1,700		£1,245,283	£1,174,831	£1,104,379	£1,033,927	£963,475	£893,023	£822,570	£752,118	£681,665	£611,213	£540,762	£470,309	£399,857		
			3	£1,900		£2,252,032	£2,181,579	£2,111,128	£2,040,675	£1,970,223	£1,899,771	£1,829,318	£1,758,866	£1,688,414	£1,617,962	£1,547,510	£1,477,057	£1,406,605		
			4	£2,100		£3,258,780	£3,188,328	£3,117,876	£3,047,423	£2,976,971	£2,906,519	£2,836,067	£2,765,614	£2,695,163	£2,624,710	£2,554,258	£2,483,806	£2,413,353		
			5	£2,300		£4,265,528	£4,195,077	£4,124,624	£4,054,172	£3,983,719	£3,913,268	£3,842,815	£3,772,363	£3,701,911	£3,631,458	£3,561,006	£3,490,554	£3,420,101		
			6	£2,500		£5,272,276	£5,201,825	£5,131,372	£5,060,920	£4,990,468	£4,920,016	£4,849,563	£4,779,111	£4,708,659	£4,638,207	£4,567,754	£4,497,302	£4,426,850		
						Residual Land Value (£/Ha)														
			1	£1,500		£107,341	£75,637	£43,934	£12,730							Negative RLV				
			2	£1,700		£560,377	£528,674	£496,970	£465,267	£433,564	£401,860	£370,156	£338,453	£306,749	£275,046	£243,343	£211,639	£179,936		
			3	£1,900		£1,013,414	£981,711	£950,007	£918,304	£886,600	£854,897	£823,193	£791,490	£759,786	£728,083	£696,379	£664,676	£632,972		
			4	£2,100		£1,466,451	£1,434,748	£1,403,044	£1,371,340	£1,339,637	£1,307,934	£1,276,230	£1,244,526	£1,212,823	£1,181,119	£1,149,416	£1,117,713	£1,086,009		
			5	£2,300		£1,919,488	£1,887,784	£1,856,081	£1,824,377	£1,792,674	£1,760,970	£1,729,267	£1,697,563	£1,665,860	£1,634,156	£1,602,453	£1,570,749	£1,539,046		
			6	£2,500		£2,372,524	£2,340,821	£2,309,118	£2,277,414	£2,245,710	£2,214,007	£2,182,303	£2,150,600	£2,118,896	£2,087,193	£2,055,489	£2,023,786	£1,992,082		
						Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>2</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL		
Mixed 100 20% AH On-site	Greenfield / PDL	6860	1	£1,500		£160,277	£96,649	£33,022							Negative RLV					
			2	£1,700		£1,085,491	£1,021,855	£958,217	£894,609	£830,982	£767,354	£703,727	£640,099	£576,472	£512,845	£449,217	£385,590	£321,962		
			3	£1,900		£2,010,706	£1,947,079	£1,883,451	£1,819,824	£1,756,197	£1,692,569	£1,628,942	£1,565,315	£1,501,687	£1,438,060	£1,374,432	£1,310,805	£1,247,178		
			4	£2,100		£2,935,921	£2,872,293	£2,808,666	£2,745,039	£2,681,411	£2,617,784	£2,554,157	£2,490,529	£2,426,902	£2,363,274	£2,299,646	£2,236,020	£2,172,392		
			5	£2,300		£3,861,136	£3,797,509	£3,733,881	£3,670,253	£3,606,626	£3,542,999	£3,479,371	£3,415,744	£3,352,117	£3,288,489	£3,224,861	£3,161,233	£3,097,607		
			6	£2,500		£4,786,350	£4,722,723	£4,659,095	£4,595,469	£4,531,841	£4,468,213	£4,404,586	£4,340,959	£4,277,331	£4,213,704	£4,150,076	£4,086,449	£4,022,821		
						Residual Land Value (£/Ha)														
			1	£1,500		£72,124	£41,492	£14,860								Negative RLV				
			2	£1,700		£488,471	£459,839	£431,207	£402,574	£373,942	£345,309	£316,677	£288,045	£259,413	£230,780	£202,148	£173,515	£144,883		
			3	£1,900		£904,818	£876,186	£847,553	£818,921	£790,289	£761,656	£733,024	£704,392	£675,759	£647,127	£618,494	£589,862	£561,230		
			4	£2,100		£1,321,165	£1,292,532	£1,263,900	£1,235,267	£1,206,635	£1,178,003	£1,149,370	£1,120,738	£1,092,106	£1,063,473	£1,034,841	£1,006,209	£977,576		
			5	£2,300		£1,737,511	£1,708,879	£1,680,246	£1,651,614	£1,622,982	£1,594,350	£1,565,717	£1,537,085	£1,508,452	£1,479,820	£1,451,188	£1,422,556	£1,393,923		
			6	£2,500		£2,153,858	£2,125,225	£2,096,593	£2,067,961	£2,039,328	£2,010,696	£1,982,064	£1,953,432	£1,924,799	£1,896,167	£1,867,534	£1,838,902	£1,810,270		
						Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>2</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m <sup>2</sup> CIL	Residual Land Value -£120/m <sup>2</sup> CIL		
Mixed 100 25% AH On-site	Greenfield / PDL	6540	1	£1,500		£114,043	£53,486								Negative RLV					
			2	£1,700		£1,009,092	£948,535	£887,978	£827,422	£766,864	£706,307	£645,751	£585,194	£524,636	£464,079	£403,522	£342,965	£282,409		
			3	£1,900		£1,906,141	£1,843,585	£1,781,028	£1,718,471	£1,655,914	£1,593,357	£1,530,800	£1,468,243	£1,405,685	£1,343,128	£1,280,571	£1,217,958			
			4	£2,100		£2,799,191	£2,738,634	£2,678,077	£2,617,520	£2,556,964	£2,496,406	£2,435,849	£2,375,293	£2,314,735	£2,254,178	£2,193,621	£2,133,065	£2,072,507		
			5	£2,300		£3,694,241	£3,633,684	£3,573,127	£3,512,570	£3,452,012	£3,391,455	£3,330,899	£3,270,341	£3,209,785	£3,149,228	£3,088,671	£3,028,113	£2,967,557		
			6	£2,500		£4,589,290	£4,528,734	£4,468,176	£4,407,619	£4,347,062	£4,286,505	£4,225,948	£4,165,391	£4,104,834	£4,044,278	£3,983,720	£3,923,163	£3,862,607		
						Residual Land Value (£/Ha)														
			1	£1,500		£51,319	£24,060									Negative RLV				
			2	£1,700		£454,092	£426,841	£399,590	£372,340	£345,089	£317,838	£290,588	£263,337	£236,086	£208,836	£181,585	£154,334	£127,084		
			3	£1,900		£856,864	£829,613	£802,363	£775,112	£747,861	£720,611	£693,360	£666,110	£638,858	£611,608	£584,357	£557,107	£529,856		
			4	£2,100		£1,259,636	£1,232,385	£1,205,135	£1,177,884	£1,150,634	£1,123,383	£1,096,132	£1,068,881	£1,041,631	£1,014,380	£987,130	£959,879	£932,628		
			5	£2,300		£1,662,409	£1,635,158	£1,607,907	£1,580,656	£1,553,406	£1,526,155	£1,498,904	£1,471,654	£1,444,403	£1,417,152	£1,389,902	£1,362,651	£1,335,401		
			6	£2,500		£2,065,180	£2,037,930	£2,010,679	£1,983,429	£1,956,178	£1,928,927	£1,901,677	£1,874,426	£1,847,175	£1,819,925	£1,792,674	£1,765,423	£1,738,173		
						Residual Land Value (£)														
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>2</sup> & Value Level Indication <sup>2</sup>	Residual Land Value -£0/m <sup>2</sup> CIL	Residual Land Value -£10/m <sup>2</sup> CIL	Residual Land Value -£20/m <sup>2</sup> CIL	Residual Land Value -£30/m <sup>2</sup> CIL	Residual Land Value -£40/m <sup>2</sup> CIL	Residual Land Value -£50/m <sup>2</sup> CIL	Residual Land Value -£60/m <sup>2</sup> CIL	Residual Land Value -£70/m <sup>2</sup> CIL	Residual Land Value -£80/m <sup>2</sup> CIL	Residual Land Value -£90/m <sup>2</sup> CIL	Residual Land Value -£100/m <sup>2</sup> CIL	Residual Land Value -£110/m<			

**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 £/m <sup>2</sup>	£2,100
Typical Location	tba
Typical Site Type	Greenfield

Sensitivity Test	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	£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
Sensitivity Test	Residual Land Value (£/Ha)				
	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	£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

<sup>1</sup> Based on information provided by the Council

<sup>2</sup> 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

**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 <sup>2</sup>	£2,100
Typical Location	tba
Typical Site Type	Greenfield

	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
	Residual Land Value (£/Ha)				
	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	£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

<sup>1</sup> Based on information provided by the Council

<sup>2</sup> 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



## **Appendix II**

### **Residential Appraisal Summaries**

## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
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				
<u>Total Build Costs</u>	£200,895				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,568				
<u>TOTAL DEVELOPMENT COSTS</u>	£223,163				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£55,125				
GROSS RESIDUAL LAND VALUE	£36,712				

**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

<u>Total Finance &amp; Acquisition Costs</u>	£8,410
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£28,301</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	9.0%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% 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	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	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				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£202,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£44,914				
Other Costs	£11,392				
Sustainable Design & Construction Costs / Lifetime Homes	£7,870				
<u>Total Build Costs</u>	£266,900				
Section 106 / CIL Costs	£16,250				
Marketing Costs & Legal Fees	£18,945				
<u>Total s106 &amp; Marketing Costs</u>	£35,195				
<u>Finance on Build Costs</u>	£4,909				
<u>TOTAL DEVELOPMENT COSTS</u>	£307,004				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£97,388				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£23,311
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£128,797</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	23.1%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	5	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£976,500				
<u>Total Value of Scheme</u>	£976,500				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£355,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£77,534				
Other Costs	£19,989				
Sustainable Design & Construction Costs / Lifetime Homes	£13,116				
<u>Total Build Costs</u>	£466,364				
Section 106 / CIL Costs	£28,250				
Marketing Costs & Legal Fees	£33,045				
<u>Total s106 &amp; Marketing Costs</u>	£61,295				
<u>Finance on Build Costs</u>	£8,574				
<u>TOTAL DEVELOPMENT COSTS</u>	£536,233				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£170,888				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£46,862
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£222,517</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	22.8%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH FC - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	570				
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,197,000				
<u>Total Value of Scheme</u>	£1,197,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£550,367				
Site Prep, Fees, Contingencies, Planning Costs etc	£130,905				
Other Costs	£24,503				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£732,007				
Section 106 / CIL Costs	£38,500				
Marketing Costs & Legal Fees	£43,410				
<u>Total s106 &amp; Marketing Costs</u>	£81,910				
<u>Finance on Build Costs</u>	£13,226				
<u>TOTAL DEVELOPMENT COSTS</u>	£827,143				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£209,475				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£38,288
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£122,094</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	10.2%
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## Residual Land Value Data Summary &amp; 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,890,000				
<u>Total Value of Scheme</u>	£1,890,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£688,500				
Site Prep, Fees, Contingencies, Planning Costs etc	£151,625				
Other Costs	£38,688				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£905,046				
Section 106 / CIL Costs	£55,000				
Marketing Costs & Legal Fees	£64,200				
<u>Total s106 &amp; Marketing Costs</u>	£119,200				
<u>Finance on Build Costs</u>	£16,644				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,040,890				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£330,750				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£330,750				
<u>GROSS RESIDUAL LAND VALUE</u>	£518,360				

**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

<u>Total Finance &amp; Acquisition Costs</u>	£105,261
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£413,100</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.9%
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Net RLV: £34,341

## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Other Costs	£0				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£194,447				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,464				
<u>TOTAL DEVELOPMENT COSTS</u>	£216,611				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£8,923
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£34,341</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	10.9%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 3 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	245				
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				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£357,000	
<u>Total Value of Scheme</u>				£434,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£187,425	
Site Prep, Fees, Contingencies, Planning Costs etc				£42,619	
Sustainable Design & Construction Costs / Lifetime Homes				£7,870	
<u>Total Build Costs</u>				£237,914	
Section 106 / CIL Costs				£11,500	
Marketing Costs & Legal Fees				£15,279	
<u>Total s106 &amp; Marketing Costs</u>				£26,779	
<u>Finance on Build Costs</u>				£4,301	
<u>TOTAL DEVELOPMENT COSTS</u>				£268,994	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£62,475	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£67,113	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£15,511
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£82,681</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.0%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	415				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	4	1	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£714,000	
<u>Total Value of Scheme</u>				£791,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£317,475	
Site Prep, Fees, Contingencies, Planning Costs etc				£71,796	
Sustainable Design & Construction Costs / Lifetime Homes				£13,116	
<u>Total Build Costs</u>				£402,388	
Section 106 / CIL Costs				£22,000	
Marketing Costs & Legal Fees				£27,489	
<u>Total s106 &amp; Marketing Costs</u>				£49,489	
<u>Finance on Build Costs</u>				£7,343	
<u>TOTAL DEVELOPMENT COSTS</u>				£459,219	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£124,950	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£129,588	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£32,109
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£170,382</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	545				
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				
<u>REVENUE</u>					
Affordable Housing Revenue	£66,390				
Open Market Housing Revenue	£1,039,500				
<u>Total Value of Scheme</u>	£1,105,890				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£526,228				
Site Prep, Fees, Contingencies, Planning Costs etc	£127,284				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£679,744				
Section 106 / CIL Costs	£34,750				
Marketing Costs & Legal Fees	£40,677				
<u>Total s106 &amp; Marketing Costs</u>	£75,427				
<u>Finance on Build Costs</u>	£12,272				
<u>TOTAL DEVELOPMENT COSTS</u>	£767,443				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£181,913				
Affordable Housing Profit	£3,983				
<u>Total Operating Profit</u>	£185,896				
GROSS RESIDUAL LAND VALUE	£152,551				

**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

<u>Total Finance &amp; Acquisition Costs</u>	£36,001
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£116,550</b> (ignores finance & acquisition costs if GRLV Negative)
	£297,204

NRLV as % of GDV	10.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 10 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	880				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	9	1	10%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	90%	0%	10%	0%	0%
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£77,298				
Open Market Housing Revenue	£1,690,500				
<u>Total Value of Scheme</u>	£1,767,798				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£673,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£149,330				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£848,763				
Section 106 / CIL Costs	£50,250				
Marketing Costs & Legal Fees	£60,534				
<u>Total s106 &amp; Marketing Costs</u>	£110,784				
<u>Finance on Build Costs</u>	£15,593				
<u>TOTAL DEVELOPMENT COSTS</u>	£975,139				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£295,838				
Affordable Housing Profit	£4,638				
<u>Total Operating Profit</u>	£300,475				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£94,338
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£397,845</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	22.5%
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Net RLV: £398,571

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 15 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,120				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	13	2	13%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	87%	0%	13%	0%	0%
SITE SIZE (HA)	0.59				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£143,688	
Open Market Housing Revenue				£2,089,500	
<u>Total Value of Scheme</u>				£2,233,188	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£923,986	
Site Prep, Fees, Contingencies, Planning Costs etc				£211,123	
Sustainable Design & Construction Costs / Lifetime Homes				£39,349	
<u>Total Build Costs</u>				£1,174,458	
Section 106 / CIL Costs				£64,750	
Marketing Costs & Legal Fees				£78,246	
<u>Total s106 &amp; Marketing Costs</u>				£142,996	
<u>Finance on Build Costs</u>				£21,409	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,338,862	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£365,663	
Affordable Housing Profit				£8,621	
<u>Total Operating Profit</u>				£374,284	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£121,471
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£398,571</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.8%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 30 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,485				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	27	3	10%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	90%	0%	7%	3%	0%
SITE SIZE (HA)	1.18				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£206,688	
Open Market Housing Revenue				£4,851,000	
<u>Total Value of Scheme</u>				£5,057,688	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£1,990,272	
Site Prep, Fees, Contingencies, Planning Costs etc				£443,591	
Sustainable Design & Construction Costs / Lifetime Homes				£78,698	
<u>Total Build Costs</u>				£2,512,561	
Section 106 / CIL Costs				£145,500	
Marketing Costs & Legal Fees				£174,231	
<u>Total s106 &amp; Marketing Costs</u>				£319,731	
<u>Finance on Build Costs</u>				£46,025	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,878,316	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£848,925	
Affordable Housing Profit				£12,401	
<u>Total Operating Profit</u>				£861,326	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,318,046	



**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

<u>Total Finance &amp; Acquisition Costs</u>	£344,377
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£973,669</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.3%
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## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 30 Flats (Sheltered)				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,485				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	27	3	10%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	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

<u>Total Value of Scheme</u>	£4,954,091
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### **RESIDENTIAL BUILDING, MARKETING & S106 COSTS**

Build Costs	£1,991,211
Site Prep, Fees, Contingencies, Planning Costs etc	£219,561
Sustainable Design & Construction Costs / Lifetime Homes	
Voids / EPCs / Renewables etc	£117,960

<u>Total Build Costs</u>	£2,328,731
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Section 106 / CIL Costs	£129,000
Marketing Costs & Legal Fees	£153,900

<u>Total s106 &amp; Marketing Costs</u>	£282,900
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<u>Finance on Build Costs</u>	£209,077
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<u>TOTAL DEVELOPMENT COSTS</u>	£2,820,708
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### **DEVELOPER'S RETURN FOR RISK AND PROFIT**

Open Market Housing Profit	£779,625
Affordable Housing Profit	£12,681

<u>Total Operating Profit</u>	£792,306
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<b><u>GROSS RESIDUAL LAND VALUE</u></b>	£1,341,076
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**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

<u>Total Finance &amp; Acquisition Costs</u>	£334,917
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£1,006,159</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	20.3%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10% AH on-site - 100 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,217				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	90	10	10%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	90%	0%	2%	1%	0%
SITE SIZE (HA)	2.50				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£739,038	
Open Market Housing Revenue				£15,918,000	
<u>Total Value of Scheme</u>				£16,657,038	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£6,611,306	
Site Prep, Fees, Contingencies, Planning Costs etc				£1,330,565	
Sustainable Design & Construction Costs / Lifetime Homes				£193,200	
<u>Total Build Costs</u>				£8,135,071	
Section 106 / CIL Costs				£486,250	
Marketing Costs & Legal Fees				£545,040	
<u>Total s106 &amp; Marketing Costs</u>				£1,031,290	
<u>Finance on Build Costs</u>				£694,187	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,860,549	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£2,785,650	
Affordable Housing Profit				£34,706	
<u>Total Operating Profit</u>				£2,820,356	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£1,069,615
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£2,906,519</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.4%
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## Residual Land Value Data Summary &amp; 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%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Other Costs	£12,896				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£207,343				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,673				
<u>TOTAL DEVELOPMENT COSTS</u>	£229,716				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£55,125				
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

<u>Total Finance &amp; Acquisition Costs</u>	£7,897
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£22,262</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	7.1%
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Net RLV: £118,251

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% 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	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	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				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£202,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£44,914				
Other Costs	£22,783				
Sustainable Design & Construction Costs / Lifetime Homes	£7,870				
<u>Total Build Costs</u>	£278,292				
Section 106 / CIL Costs	£16,250				
Marketing Costs & Legal Fees	£18,945				
<u>Total s106 &amp; Marketing Costs</u>	£35,195				
<u>Finance on Build Costs</u>	£5,094				
<u>TOTAL DEVELOPMENT COSTS</u>	£318,581				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£97,388				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£97,388				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£22,281
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£118,251</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.2%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	5	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£976,500				
<u>Total Value of Scheme</u>	£976,500				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£355,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£77,534				
Other Costs	£39,978				
Sustainable Design & Construction Costs / Lifetime Homes	£13,116				
<u>Total Build Costs</u>	£486,353				
Section 106 / CIL Costs	£28,250				
Marketing Costs & Legal Fees	£33,045				
<u>Total s106 &amp; Marketing Costs</u>	£61,295				
<u>Finance on Build Costs</u>	£8,899				
<u>TOTAL DEVELOPMENT COSTS</u>	£556,547				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£170,888				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£170,888				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£39,317
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£209,748</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH FC - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,197,000				
<u>Total Value of Scheme</u>	£1,197,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£550,367				
Site Prep, Fees, Contingencies, Planning Costs etc	£130,905				
Other Costs	£49,005				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£756,509				
Section 106 / CIL Costs	£38,500				
Marketing Costs & Legal Fees	£43,410				
<u>Total s106 &amp; Marketing Costs</u>	£81,910				
<u>Finance on Build Costs</u>	£13,624				
<u>TOTAL DEVELOPMENT COSTS</u>	£852,044				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£209,475				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£209,475				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£35,659
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£99,822</u></b> (ignores finance & acquisition costs if GRLV Negative)
	£254,547

NRLV as % of GDV	8.3%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,890,000				
<u>Total Value of Scheme</u>	£1,890,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£688,500				
Site Prep, Fees, Contingencies, Planning Costs etc	£151,625				
Other Costs	£77,377				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£943,734				
Section 106 / CIL Costs	£55,000				
Marketing Costs & Legal Fees	£64,200				
<u>Total s106 &amp; Marketing Costs</u>	£119,200				
<u>Finance on Build Costs</u>	£17,273				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,080,207				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£330,750				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£330,750				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£94,655
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£384,389</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	20.3%
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Net RLV: **£34,341**

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£194,447				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,464				
<u>TOTAL DEVELOPMENT COSTS</u>	£216,611				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£8,923
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£34,341</u></b> (ignores finance & acquisition costs if GRLV Negative)
	£875,693

NRLV as % of GDV	10.9%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 3 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	245				
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				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£357,000	
<u>Total Value of Scheme</u>				£434,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£187,425	
Site Prep, Fees, Contingencies, Planning Costs etc				£42,619	
Sustainable Design & Construction Costs / Lifetime Homes				£7,870	
<u>Total Build Costs</u>				£237,914	
Section 106 / CIL Costs				£11,500	
Marketing Costs & Legal Fees				£15,279	
<u>Total s106 &amp; Marketing Costs</u>				£26,779	
<u>Finance on Build Costs</u>				£4,301	
<u>TOTAL DEVELOPMENT COSTS</u>				£268,994	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£62,475	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£67,113	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£15,511
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£82,681</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.0%
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## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	415				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	4	1	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£714,000	
<u>Total Value of Scheme</u>				£791,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£317,475	
Site Prep, Fees, Contingencies, Planning Costs etc				£71,796	
Sustainable Design & Construction Costs / Lifetime Homes				£13,116	
<u>Total Build Costs</u>				£402,388	
Section 106 / CIL Costs				£22,000	
Marketing Costs & Legal Fees				£27,489	
<u>Total s106 &amp; Marketing Costs</u>				£49,489	
<u>Finance on Build Costs</u>				£7,343	
<u>TOTAL DEVELOPMENT COSTS</u>				£459,219	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£124,950	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£32,109
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£170,382</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	550				
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)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£129,390	
Open Market Housing Revenue				£945,000	
<u>Total Value of Scheme</u>				£1,074,390	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£531,056	
Site Prep, Fees, Contingencies, Planning Costs etc				£128,008	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£685,296	
Section 106 / CIL Costs				£32,500	
Marketing Costs & Legal Fees				£39,732	
<u>Total s106 &amp; Marketing Costs</u>				£72,232	
<u>Finance on Build Costs</u>				£12,310	
<u>TOTAL DEVELOPMENT COSTS</u>				£769,838	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£165,375	
Affordable Housing Profit				£7,763	
<u>Total Operating Profit</u>				£173,138	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£33,364
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£98,050</b> (ignores finance & acquisition costs if GRLV Negative)
	£250,027

NRLV as % of GDV	9.1%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 10 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	880				
TOTAL NUMBER OF UNITS	Total 10	Private 9	Affordable 1	% AH 10%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 90%	% SR 0%	%AR 10%	% Int 1 0%	
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£1,690,500	
<u>Total Value of Scheme</u>				£1,767,798	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£673,200	
Site Prep, Fees, Contingencies, Planning Costs etc				£149,330	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£848,763	
Section 106 / CIL Costs				£50,250	
Marketing Costs & Legal Fees				£60,534	
<u>Total s106 &amp; Marketing Costs</u>				£110,784	
<u>Finance on Build Costs</u>				£15,593	
<u>TOTAL DEVELOPMENT COSTS</u>				£975,139	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£295,838	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£94,338
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£397,845</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	22.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 15 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,127				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	12	3	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	13%	7%	0%
SITE SIZE (HA)	0.59				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£238,188	
Open Market Housing Revenue				£1,963,500	
<u>Total Value of Scheme</u>				£2,201,688	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£930,745	
Site Prep, Fees, Contingencies, Planning Costs etc				£212,137	
Sustainable Design & Construction Costs / Lifetime Homes				£39,349	
<u>Total Build Costs</u>				£1,182,231	
Section 106 / CIL Costs				£61,750	
Marketing Costs & Legal Fees				£77,301	
<u>Total s106 &amp; Marketing Costs</u>				£139,051	
<u>Finance on Build Costs</u>				£21,471	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,342,752	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£343,613	
Affordable Housing Profit				£14,291	
<u>Total Operating Profit</u>				£357,904	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£118,191
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£382,842</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.4%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 30 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,487				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	24	6	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	17%	3%	0%
SITE SIZE (HA)	1.18				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£442,818	
Open Market Housing Revenue				£4,431,000	
<u>Total Value of Scheme</u>				£4,873,818	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£1,994,209	
Site Prep, Fees, Contingencies, Planning Costs etc				£444,181	
Sustainable Design & Construction Costs / Lifetime Homes				£78,698	
<u>Total Build Costs</u>				£2,517,088	
Section 106 / CIL Costs				£135,500	
Marketing Costs & Legal Fees				£168,715	
<u>Total s106 &amp; Marketing Costs</u>				£304,215	
<u>Finance on Build Costs</u>				£45,846	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,867,148	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£775,425	
Affordable Housing Profit				£26,569	
<u>Total Operating Profit</u>				£801,994	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£320,098
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£884,577</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	18.1%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 30 Flats (Sheltered)				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,669				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	24	6	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	7%	3%	0%
SITE SIZE (HA)	0.24				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue				£608,324	
Open Market Housing Revenue				£4,185,000	
<u>Total Value of Scheme</u>				£4,793,324	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£2,011,701	
Site Prep, Fees, Contingencies, Planning Costs etc				£219,561	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / EPCs / Renewables etc				£117,960	
<u>Total Build Costs</u>				£2,349,222	
Section 106 / CIL Costs				£119,000	
Marketing Costs & Legal Fees				£140,400	
<u>Total s106 &amp; Marketing Costs</u>				£259,400	
<u>Finance on Build Costs</u>				£211,229	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,819,851	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£700,875	
Affordable Housing Profit				£25,363	
<u>Total Operating Profit</u>				£726,238	
GROSS RESIDUAL LAND VALUE				£1,247,236	

**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

<u>Total Finance &amp; Acquisition Costs</u>	£314,598
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£932,638</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	20% AH on-site - 100 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,211				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	80	20	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	2%	1%	0%
SITE SIZE (HA)	2.50				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,569,649	
Open Market Housing Revenue				£14,406,000	
<u>Total Value of Scheme</u>				£15,975,649	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£6,612,532	
Site Prep, Fees, Contingencies, Planning Costs etc				£1,330,627	
Sustainable Design & Construction Costs / Lifetime Homes				£193,200	
<u>Total Build Costs</u>				£8,136,359	
Section 106 / CIL Costs				£448,833	
Marketing Costs & Legal Fees				£492,180	
<u>Total s106 &amp; Marketing Costs</u>				£941,013	
<u>Finance on Build Costs</u>				£694,316	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,771,688	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£2,521,050	
Affordable Housing Profit				£72,705	
<u>Total Operating Profit</u>				£2,593,755	
<u>GROSS RESIDUAL LAND VALUE</u>				£3,610,206	



**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

<u>Total Finance &amp; Acquisition Costs</u>	£992,422
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£2,617,784</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	16.4%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH FC - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	95				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£199,500				
<u>Total Value of Scheme</u>	£199,500				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£72,675				
Site Prep, Fees, Contingencies, Planning Costs etc	£15,736				
Other Costs	£10,209				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£100,553				
Section 106 / CIL Costs	£5,750				
Marketing Costs & Legal Fees	£6,735				
<u>Total s106 &amp; Marketing Costs</u>	£12,485				
<u>Finance on Build Costs</u>	£1,837				
<u>TOTAL DEVELOPMENT COSTS</u>	£114,875				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£34,913				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£7,399
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£42,314</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.2%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% 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	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	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				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£202,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£44,914				
Other Costs	£28,479				
Sustainable Design & Construction Costs / Lifetime Homes	£7,870				
<u>Total Build Costs</u>	£283,987				
Section 106 / CIL Costs	£16,250				
Marketing Costs & Legal Fees	£18,945				
<u>Total s106 &amp; Marketing Costs</u>	£35,195				
<u>Finance on Build Costs</u>	£5,187				
<u>TOTAL DEVELOPMENT COSTS</u>	£324,369				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£97,388				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£97,388				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£21,766
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£112,977</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	20.3%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH FC - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	5	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£976,500				
<u>Total Value of Scheme</u>	£976,500				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£355,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£77,534				
Other Costs	£49,972				
Sustainable Design & Construction Costs / Lifetime Homes	£13,116				
<u>Total Build Costs</u>	£496,347				
Section 106 / CIL Costs	£28,250				
Marketing Costs & Legal Fees	£33,045				
<u>Total s106 &amp; Marketing Costs</u>	£61,295				
<u>Finance on Build Costs</u>	£9,062				
<u>TOTAL DEVELOPMENT COSTS</u>	£566,704				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£170,888				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£170,888				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£38,413
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£200,495</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	20.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH FC - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,197,000				
<u>Total Value of Scheme</u>	£1,197,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£550,367				
Site Prep, Fees, Contingencies, Planning Costs etc	£130,905				
Other Costs	£61,256				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£768,761				
Section 106 / CIL Costs	£38,500				
Marketing Costs & Legal Fees	£43,410				
<u>Total s106 &amp; Marketing Costs</u>	£81,910				
<u>Finance on Build Costs</u>	£13,823				
<u>TOTAL DEVELOPMENT COSTS</u>	£864,494				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£209,475				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£33,014
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£90,017</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	7.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,890,000				
<u>Total Value of Scheme</u>	£1,890,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
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				
<u>Total Build Costs</u>	£963,078				
Section 106 / CIL Costs	£55,000				
Marketing Costs & Legal Fees	£64,200				
<u>Total s106 &amp; Marketing Costs</u>	£119,200				
<u>Finance on Build Costs</u>	£17,587				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,099,865				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£330,750				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£330,750				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£92,154
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£367,231</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.4%
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Net RLV: £34,341

## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£194,447				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,464				
<u>TOTAL DEVELOPMENT COSTS</u>	£216,611				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£8,923
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£34,341</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	10.9%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 3 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	245				
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				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£357,000	
<u>Total Value of Scheme</u>				£434,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£187,425	
Site Prep, Fees, Contingencies, Planning Costs etc				£42,619	
Sustainable Design & Construction Costs / Lifetime Homes				£7,870	
<u>Total Build Costs</u>				£237,914	
Section 106 / CIL Costs				£11,500	
Marketing Costs & Legal Fees				£15,279	
<u>Total s106 &amp; Marketing Costs</u>				£26,779	
<u>Finance on Build Costs</u>				£4,301	
<u>TOTAL DEVELOPMENT COSTS</u>				£268,994	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£62,475	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£67,113	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£15,511
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£82,681</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.0%
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Net RLV: £170,382

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	415				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	4	1	20%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	80%	0%	20%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£714,000	
<u>Total Value of Scheme</u>				£791,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£317,475	
Site Prep, Fees, Contingencies, Planning Costs etc				£71,796	
Sustainable Design & Construction Costs / Lifetime Homes				£13,116	
<u>Total Build Costs</u>				£402,388	
Section 106 / CIL Costs				£22,000	
Marketing Costs & Legal Fees				£27,489	
<u>Total s106 &amp; Marketing Costs</u>				£49,489	
<u>Finance on Build Costs</u>				£7,343	
<u>TOTAL DEVELOPMENT COSTS</u>				£459,219	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£124,950	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£129,588	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£32,109
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£170,382</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	21.5%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	550				
TOTAL NUMBER OF UNITS	Total 10	Private 8	Affordable 2	% AH 20%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 10%	% Int 1 10%	
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue			£129,390		
Open Market Housing Revenue			£945,000		
<u>Total Value of Scheme</u>			£1,074,390		
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs			£531,056		
Site Prep, Fees, Contingencies, Planning Costs etc			£128,008		
Sustainable Design & Construction Costs / Lifetime Homes			£26,233		
<u>Total Build Costs</u>			£685,296		
Section 106 / CIL Costs			£32,500		
Marketing Costs & Legal Fees			£39,732		
<u>Total s106 &amp; Marketing Costs</u>			£72,232		
<u>Finance on Build Costs</u>			£12,310		
<u>TOTAL DEVELOPMENT COSTS</u>			£769,838		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£165,375		
Affordable Housing Profit			£7,763		
<u>Total Operating Profit</u>			£173,138		
<u>GROSS RESIDUAL LAND VALUE</u>			£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

<u>Total Finance &amp; Acquisition Costs</u>	£33,364
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£98,050</u></b> (ignores finance & acquisition costs if GRLV Negative)
	£250,027

NRLV as % of GDV	9.1%
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## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 10 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	870				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	7	3	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	20%	10%	0%
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£264,240	
Open Market Housing Revenue				£1,333,500	
<u>Total Value of Scheme</u>				£1,597,740	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£665,550	
Site Prep, Fees, Contingencies, Planning Costs etc				£148,183	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£839,965	
Section 106 / CIL Costs				£41,750	
Marketing Costs & Legal Fees				£55,432	
<u>Total s106 &amp; Marketing Costs</u>				£97,182	
<u>Finance on Build Costs</u>				£15,229	
<u>TOTAL DEVELOPMENT COSTS</u>				£952,376	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£233,363	
Affordable Housing Profit				£15,854	
<u>Total Operating Profit</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£79,553
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£316,594</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.8%
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## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 15 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,127				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	11	4	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	20%	7%	0%
SITE SIZE (HA)	0.59				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£315,486	
Open Market Housing Revenue				£1,806,000	
<u>Total Value of Scheme</u>				£2,121,486	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£930,745	
Site Prep, Fees, Contingencies, Planning Costs etc				£212,137	
Sustainable Design & Construction Costs / Lifetime Homes				£39,349	
<u>Total Build Costs</u>				£1,182,231	
Section 106 / CIL Costs				£58,000	
Marketing Costs & Legal Fees				£74,895	
<u>Total s106 &amp; Marketing Costs</u>				£132,895	
<u>Finance on Build Costs</u>				£21,371	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,336,496	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£316,050	
Affordable Housing Profit				£18,929	
<u>Total Operating Profit</u>				£334,979	
GROSS RESIDUAL LAND VALUE				£450,011	

**FINANCE & ACQUISITION COSTS**

Arrangement Fee / Misc Fees (Surveyors etc)	£31,230
Agents Fees	£6,750
Legal Fees	£3,375
Stamp Duty	£13,500
Interest on Land Purchase	£49,224

<u>Total Finance &amp; Acquisition Costs</u>	£104,080
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£345,931</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	16.3%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 30 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,467				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	23	7	23%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	77%	0%	20%	3%	0%
SITE SIZE (HA)	1.18				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£540,708	
Open Market Housing Revenue				£4,231,500	
<u>Total Value of Scheme</u>				£4,772,208	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£1,978,909	
Site Prep, Fees, Contingencies, Planning Costs etc				£441,886	
Sustainable Design & Construction Costs / Lifetime Homes				£78,698	
<u>Total Build Costs</u>				£2,499,493	
Section 106 / CIL Costs				£130,750	
Marketing Costs & Legal Fees				£165,666	
<u>Total s106 &amp; Marketing Costs</u>				£296,416	
<u>Finance on Build Costs</u>				£45,434	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,841,342	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£740,513	
Affordable Housing Profit				£32,442	
<u>Total Operating Profit</u>				£772,955	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£309,605
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£848,306</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.8%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 30 Flats (Sheltered)				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,669				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	22	8	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	7%	3%	0%
SITE SIZE (HA)	0.24				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue				£823,915	
Open Market Housing Revenue				£3,855,000	
<u>Total Value of Scheme</u>				£4,678,915	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£2,026,165	
Site Prep, Fees, Contingencies, Planning Costs etc				£221,308	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / EPCs / Renewables etc				£117,960	
<u>Total Build Costs</u>				£2,365,434	
Section 106 / CIL Costs				£112,000	
Marketing Costs & Legal Fees				£127,200	
<u>Total s106 &amp; Marketing Costs</u>				£239,200	
<u>Finance on Build Costs</u>				£212,747	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,817,381	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£645,750	
Affordable Housing Profit				£34,247	
<u>Total Operating Profit</u>				£679,997	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£300,094
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£881,443</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	18.8%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25% AH on-site - 100 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,218				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	75	25	25%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	75%	0%	2%	1%	0%
SITE SIZE (HA)	2.50				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,956,979	
Open Market Housing Revenue				£13,734,000	
<u>Total Value of Scheme</u>				£15,690,979	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£6,621,297	
Site Prep, Fees, Contingencies, Planning Costs etc				£1,331,065	
Sustainable Design & Construction Costs / Lifetime Homes				£193,200	
<u>Total Build Costs</u>				£8,145,562	
Section 106 / CIL Costs				£432,000	
Marketing Costs & Legal Fees				£468,270	
<u>Total s106 &amp; Marketing Costs</u>				£900,270	
<u>Finance on Build Costs</u>				£695,236	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,741,068	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£2,403,450	
Affordable Housing Profit				£90,575	
<u>Total Operating Profit</u>				£2,494,025	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£959,480
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£2,496,406</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	15.9%
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## Residual Land Value Data Summary &amp; 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%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Other Costs	£19,344				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£213,791				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,778				
<u>TOTAL DEVELOPMENT COSTS</u>	£236,269				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£55,125				
GROSS RESIDUAL LAND VALUE	£23,606				

**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

<u>Total Finance &amp; Acquisition Costs</u>	£7,384
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£16,222</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	5.1%
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## Residual Land Value Data Summary &amp; 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	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	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				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£202,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£44,914				
Other Costs	£34,175				
Sustainable Design & Construction Costs / Lifetime Homes	£7,870				
<u>Total Build Costs</u>	£289,683				
Section 106 / CIL Costs	£16,250				
Marketing Costs & Legal Fees	£18,945				
<u>Total s106 &amp; Marketing Costs</u>	£35,195				
<u>Finance on Build Costs</u>	£5,279				
<u>TOTAL DEVELOPMENT COSTS</u>	£330,157				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£97,388				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£97,388				
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

<u>Total Finance &amp; Acquisition Costs</u>	£21,251
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£107,704</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.4%
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Net RLV: **£191,242**

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH FC - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	5	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£976,500				
<u>Total Value of Scheme</u>	£976,500				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£355,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£77,534				
Other Costs	£59,967				
Sustainable Design & Construction Costs / Lifetime Homes	£13,116				
<u>Total Build Costs</u>	£506,342				
Section 106 / CIL Costs	£28,250				
Marketing Costs & Legal Fees	£33,045				
<u>Total s106 &amp; Marketing Costs</u>	£61,295				
<u>Finance on Build Costs</u>	£9,224				
<u>TOTAL DEVELOPMENT COSTS</u>	£576,861				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£170,888				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£170,888				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£37,510
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£191,242</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.6%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH FC - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,197,000				
<u>Total Value of Scheme</u>	£1,197,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£550,367				
Site Prep, Fees, Contingencies, Planning Costs etc	£130,905				
Other Costs	£73,508				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£781,012				
Section 106 / CIL Costs	£38,500				
Marketing Costs & Legal Fees	£43,410				
<u>Total s106 &amp; Marketing Costs</u>	£81,910				
<u>Finance on Build Costs</u>	£14,022				
<u>TOTAL DEVELOPMENT COSTS</u>	£876,944				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£209,475				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£31,834
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£78,746</u></b> (ignores finance & acquisition costs if GRLV Negative)
	£200,803

NRLV as % of GDV	6.6%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,890,000				
<u>Total Value of Scheme</u>	£1,890,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£688,500				
Site Prep, Fees, Contingencies, Planning Costs etc	£151,625				
Other Costs	£116,065				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£982,422				
Section 106 / CIL Costs	£55,000				
Marketing Costs & Legal Fees	£64,200				
<u>Total s106 &amp; Marketing Costs</u>	£119,200				
<u>Finance on Build Costs</u>	£17,901				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,119,524				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£330,750				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£330,750				
GROSS RESIDUAL LAND VALUE	£439,726				

**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

<u>Total Finance &amp; Acquisition Costs</u>	£89,653
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£350,073</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	18.5%
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Net RLV: £34,341

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£194,447				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,464				
<u>TOTAL DEVELOPMENT COSTS</u>	£216,611				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£8,923
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£34,341</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	10.9%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 3 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	245				
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				
<u>REVENUE</u>					
Affordable Housing Revenue				£77,298	
Open Market Housing Revenue				£357,000	
<u>Total Value of Scheme</u>				£434,298	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£187,425	
Site Prep, Fees, Contingencies, Planning Costs etc				£42,619	
Sustainable Design & Construction Costs / Lifetime Homes				£7,870	
<u>Total Build Costs</u>				£237,914	
Section 106 / CIL Costs				£11,500	
Marketing Costs & Legal Fees				£15,279	
<u>Total s106 &amp; Marketing Costs</u>				£26,779	
<u>Finance on Build Costs</u>				£4,301	
<u>TOTAL DEVELOPMENT COSTS</u>				£268,994	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£62,475	
Affordable Housing Profit				£4,638	
<u>Total Operating Profit</u>				£67,113	
<u>GROSS RESIDUAL LAND VALUE</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£15,511
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£82,681</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.0%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	425				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	3	2	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	40%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue			£169,740		
Open Market Housing Revenue			£556,500		
<u>Total Value of Scheme</u>			£726,240		
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs			£325,125		
Site Prep, Fees, Contingencies, Planning Costs etc			£72,944		
Sustainable Design & Construction Costs / Lifetime Homes			£13,116		
<u>Total Build Costs</u>			£411,185		
Section 106 / CIL Costs			£18,250		
Marketing Costs & Legal Fees			£25,537		
<u>Total s106 &amp; Marketing Costs</u>			£43,787		
<u>Finance on Build Costs</u>			£7,393		
<u>TOTAL DEVELOPMENT COSTS</u>			£462,365		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£97,388		
Affordable Housing Profit			£10,184		
<u>Total Operating Profit</u>			£107,572		
<u>GROSS RESIDUAL LAND VALUE</u>			£156,303		

**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

<u>Total Finance &amp; Acquisition Costs</u>	£27,083
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£129,220</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.8%
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Net RLV: £68,776

## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	557				
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	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£206,688	
Open Market Housing Revenue				£819,000	
<u>Total Value of Scheme</u>				£1,025,688	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£537,814	
Site Prep, Fees, Contingencies, Planning Costs etc				£129,022	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£693,069	
Section 106 / CIL Costs				£29,500	
Marketing Costs & Legal Fees				£38,271	
<u>Total s106 &amp; Marketing Costs</u>				£67,771	
<u>Finance on Build Costs</u>				£12,364	
<u>TOTAL DEVELOPMENT COSTS</u>				£773,203	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£143,325	
Affordable Housing Profit				£12,401	
<u>Total Operating Profit</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£27,982
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£68,776</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	6.7%
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Net RLV: £316,594

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 10 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	870				
TOTAL NUMBER OF UNITS	Total 10	Private 7	Affordable 3	% AH 30%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 70%	% SR 0%	%AR 20%	% Int 1 10%	
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£264,240	
Open Market Housing Revenue				£1,333,500	
<u>Total Value of Scheme</u>				£1,597,740	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£665,550	
Site Prep, Fees, Contingencies, Planning Costs etc				£148,183	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£839,965	
Section 106 / CIL Costs				£41,750	
Marketing Costs & Legal Fees				£55,432	
<u>Total s106 &amp; Marketing Costs</u>				£97,182	
<u>Finance on Build Costs</u>				£15,229	
<u>TOTAL DEVELOPMENT COSTS</u>				£952,376	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£233,363	
Affordable Housing Profit				£15,854	
<u>Total Operating Profit</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£79,553
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£316,594</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.8%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 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	% SR	%AR	% Int 1	% Int 2
	67%	0%	27%	7%	0%
SITE SIZE (HA)	0.59				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£407,928	
Open Market Housing Revenue				£1,606,500	
<u>Total Value of Scheme</u>				£2,014,428	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£923,095	
Site Prep, Fees, Contingencies, Planning Costs etc				£210,989	
Sustainable Design & Construction Costs / Lifetime Homes				£39,349	
<u>Total Build Costs</u>				£1,173,433	
Section 106 / CIL Costs				£53,250	
Marketing Costs & Legal Fees				£71,683	
<u>Total s106 &amp; Marketing Costs</u>				£124,933	
<u>Finance on Build Costs</u>				£21,098	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,319,464	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£281,138	
Affordable Housing Profit				£24,476	
<u>Total Operating Profit</u>				£305,613	
<u>GROSS RESIDUAL LAND VALUE</u>				£389,351	

**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

<u>Total Finance &amp; Acquisition Costs</u>	£93,631
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£295,720</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	14.7%
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Net RLV: £761,988

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 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	% SR	%AR	% Int 1	% Int 2
	70%	0%	23%	7%	0%
SITE SIZE (HA)	1.18				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£722,202				
Open Market Housing Revenue	£3,874,500				
<u>Total Value of Scheme</u>	£4,596,702				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£1,978,909				
Site Prep, Fees, Contingencies, Planning Costs etc	£441,886				
Sustainable Design & Construction Costs / Lifetime Homes	£78,698				
<u>Total Build Costs</u>	£2,499,493				
Section 106 / CIL Costs	£122,250				
Marketing Costs & Legal Fees	£160,401				
<u>Total s106 &amp; Marketing Costs</u>	£282,651				
<u>Finance on Build Costs</u>	£45,210				
<u>TOTAL DEVELOPMENT COSTS</u>	£2,827,354				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£678,038				
Affordable Housing Profit	£43,332				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£285,991
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£761,988</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	16.6%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 30 Flats (Sheltered)				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,669				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	21	9	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	7%	3%	0%
SITE SIZE (HA)	0.24				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue	£931,915				
Open Market Housing Revenue	£3,667,500				
<u>Total Value of Scheme</u>	£4,599,415				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£2,034,603				
Site Prep, Fees, Contingencies, Planning Costs etc	£221,730				
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / EPCs / Renewables etc	£117,960				
<u>Total Build Costs</u>	£2,374,293				
Section 106 / CIL Costs	£108,000				
Marketing Costs & Legal Fees	£121,050				
<u>Total s106 &amp; Marketing Costs</u>	£229,050				
<u>Finance on Build Costs</u>	£213,633				
<u>TOTAL DEVELOPMENT COSTS</u>	£2,816,976				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£614,250				
Affordable Housing Profit	£39,335				
<u>Total Operating Profit</u>	£653,585				
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

<u>Total Finance &amp; Acquisition Costs</u>	£289,763
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£839,092</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	18.2%
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## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30% AH on-site - 100 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,200				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	71	29	29%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	71%	0%	2%	1%	0%
SITE SIZE (HA)	2.50				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£2,325,878	
Open Market Housing Revenue				£12,988,500	
<u>Total Value of Scheme</u>				£15,314,378	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£6,608,931	
Site Prep, Fees, Contingencies, Planning Costs etc				£1,330,447	
Sustainable Design & Construction Costs / Lifetime Homes				£193,200	
<u>Total Build Costs</u>				£8,132,577	
Section 106 / CIL Costs				£413,917	
Marketing Costs & Legal Fees				£442,905	
<u>Total s106 &amp; Marketing Costs</u>				£856,822	
<u>Finance on Build Costs</u>				£693,938	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,683,336	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£2,272,988	
Affordable Housing Profit				£107,663	
<u>Total Operating Profit</u>				£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

<u>Total Finance &amp; Acquisition Costs</u>	£917,402
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£2,332,989</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	15.2%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
TOTAL NUMBER OF UNITS	Total 1	Private 1	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.04				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Other Costs	£25,792				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£220,239				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,883				
<u>TOTAL DEVELOPMENT COSTS</u>	£242,822				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£55,125				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£6,871
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£10,182</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	3.2%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% 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	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	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				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£202,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£44,914				
Other Costs	£45,566				
Sustainable Design & Construction Costs / Lifetime Homes	£7,870				
<u>Total Build Costs</u>	£301,075				
Section 106 / CIL Costs	£16,250				
Marketing Costs & Legal Fees	£18,945				
<u>Total s106 &amp; Marketing Costs</u>	£35,195				
<u>Finance on Build Costs</u>	£5,464				
<u>TOTAL DEVELOPMENT COSTS</u>	£341,734				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£97,388				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£97,388				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£18,971
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£98,407</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.7%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	465				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	5	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£976,500				
<u>Total Value of Scheme</u>	£976,500				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£355,725				
Site Prep, Fees, Contingencies, Planning Costs etc	£77,534				
Other Costs	£79,956				
Sustainable Design & Construction Costs / Lifetime Homes	£13,116				
<u>Total Build Costs</u>	£526,331				
Section 106 / CIL Costs	£28,250				
Marketing Costs & Legal Fees	£33,045				
<u>Total s106 &amp; Marketing Costs</u>	£61,295				
<u>Finance on Build Costs</u>	£9,549				
<u>TOTAL DEVELOPMENT COSTS</u>	£597,175				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£170,888				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£170,888				
GROSS RESIDUAL LAND VALUE	£208,438				

**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 &amp; Acquisition Costs</u>	£35,703
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£172,735</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.7%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH FC - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	570				
TOTAL NUMBER OF UNITS	Total 10	Private 10	Affordable 0	% AH 0%	% Int 2 0%
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	
SITE SIZE (HA)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,197,000				
<u>Total Value of Scheme</u>	£1,197,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£550,367				
Site Prep, Fees, Contingencies, Planning Costs etc	£130,905				
Other Costs	£98,010				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£805,515				
Section 106 / CIL Costs	£38,500				
Marketing Costs & Legal Fees	£43,410				
<u>Total s106 &amp; Marketing Costs</u>	£81,910				
<u>Finance on Build Costs</u>	£14,421				
<u>TOTAL DEVELOPMENT COSTS</u>	£901,845				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£209,475				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£209,475				
GROSS RESIDUAL LAND VALUE	£85,680				



**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

<u>Total Finance &amp; Acquisition Costs</u>	£29,475
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£56,205</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	4.7%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£1,890,000				
<u>Total Value of Scheme</u>	£1,890,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£688,500				
Site Prep, Fees, Contingencies, Planning Costs etc	£151,625				
Other Costs	£154,753				
Sustainable Design & Construction Costs / Lifetime Homes	£26,233				
<u>Total Build Costs</u>	£1,021,111				
Section 106 / CIL Costs	£55,000				
Marketing Costs & Legal Fees	£64,200				
<u>Total s106 &amp; Marketing Costs</u>	£119,200				
<u>Finance on Build Costs</u>	£18,530				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,158,841				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£330,750				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£330,750				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£84,652
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£315,757</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	16.7%
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Net RLV: £34,341

## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 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				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£315,000				
<u>Total Value of Scheme</u>	£315,000				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£163,200				
Site Prep, Fees, Contingencies, Planning Costs etc	£29,315				
Sustainable Design & Construction Costs / Lifetime Homes	£1,932				
<u>Total Build Costs</u>	£194,447				
Section 106 / CIL Costs	£8,500				
Marketing Costs & Legal Fees	£10,200				
<u>Total s106 &amp; Marketing Costs</u>	£18,700				
<u>Finance on Build Costs</u>	£3,464				
<u>TOTAL DEVELOPMENT COSTS</u>	£216,611				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£55,125				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£55,125				
<u>GROSS RESIDUAL LAND VALUE</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£8,923
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£34,341</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	10.9%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 3 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	245				
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				
<u>REVENUE</u>					
Affordable Housing Revenue	£77,298				
Open Market Housing Revenue	£357,000				
<u>Total Value of Scheme</u>	£434,298				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£187,425				
Site Prep, Fees, Contingencies, Planning Costs etc	£42,619				
Sustainable Design & Construction Costs / Lifetime Homes	£7,870				
<u>Total Build Costs</u>	£237,914				
Section 106 / CIL Costs	£11,500				
Marketing Costs & Legal Fees	£15,279				
<u>Total s106 &amp; Marketing Costs</u>	£26,779				
<u>Finance on Build Costs</u>	£4,301				
<u>TOTAL DEVELOPMENT COSTS</u>	£268,994				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£62,475				
Affordable Housing Profit	£4,638				
<u>Total Operating Profit</u>	£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

<u>Total Finance &amp; Acquisition Costs</u>	£15,511
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£82,681</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	19.0%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 5 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	425				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5	3	2	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	40%	0%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£169,740	
Open Market Housing Revenue				£556,500	
<u>Total Value of Scheme</u>				£726,240	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£325,125	
Site Prep, Fees, Contingencies, Planning Costs etc				£72,944	
Sustainable Design & Construction Costs / Lifetime Homes				£13,116	
<u>Total Build Costs</u>				£411,185	
Section 106 / CIL Costs				£18,250	
Marketing Costs & Legal Fees				£25,537	
<u>Total s106 &amp; Marketing Costs</u>				£43,787	
<u>Finance on Build Costs</u>				£7,393	
<u>TOTAL DEVELOPMENT COSTS</u>				£462,365	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£97,388	
Affordable Housing Profit				£10,184	
<u>Total Operating Profit</u>				£107,572	
<u>GROSS RESIDUAL LAND VALUE</u>				£156,303	



**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

<u>Total Finance &amp; Acquisition Costs</u>	£27,083
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£129,220</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	17.8%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	562				
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)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£273,078	
Open Market Housing Revenue				£724,500	
<u>Total Value of Scheme</u>				£997,578	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£542,642	
Site Prep, Fees, Contingencies, Planning Costs etc				£129,746	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£698,621	
Section 106 / CIL Costs				£27,250	
Marketing Costs & Legal Fees				£37,427	
<u>Total s106 &amp; Marketing Costs</u>				£64,677	
<u>Finance on Build Costs</u>				£12,404	
<u>TOTAL DEVELOPMENT COSTS</u>				£775,702	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£126,788	
Affordable Housing Profit				£16,385	
<u>Total Operating Profit</u>				£143,172	
<u>GROSS RESIDUAL LAND VALUE</u>				£78,704	

**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

<u>Total Finance &amp; Acquisition Costs</u>	£25,935
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£52,769</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	5.3%
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## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 10 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	870				
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)	0.39				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£341,538	
Open Market Housing Revenue				£1,176,000	
<u>Total Value of Scheme</u>				£1,517,538	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£665,550	
Site Prep, Fees, Contingencies, Planning Costs etc				£148,183	
Sustainable Design & Construction Costs / Lifetime Homes				£26,233	
<u>Total Build Costs</u>				£839,965	
Section 106 / CIL Costs				£38,000	
Marketing Costs & Legal Fees				£53,026	
<u>Total s106 &amp; Marketing Costs</u>				£91,026	
<u>Finance on Build Costs</u>				£15,129	
<u>TOTAL DEVELOPMENT COSTS</u>				£946,120	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£205,800	
Affordable Housing Profit				£20,492	
<u>Total Operating Profit</u>				£226,292	
GROSS RESIDUAL LAND VALUE				£345,126	

**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

<u>Total Finance &amp; Acquisition Costs</u>	£71,824
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£273,302</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	18.0%
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Net RLV: £277,854

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 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	% SR	%AR	% Int 1	% Int 2
	60%	0%	27%	13%	0%
SITE SIZE (HA)	0.59				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£492,348				
Open Market Housing Revenue	£1,512,000				
<u>Total Value of Scheme</u>	£2,004,348				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£944,337				
Site Prep, Fees, Contingencies, Planning Costs etc	£214,176				
Sustainable Design & Construction Costs / Lifetime Homes	£39,349				
<u>Total Build Costs</u>	£1,197,862				
Section 106 / CIL Costs	£51,000				
Marketing Costs & Legal Fees	£71,380				
<u>Total s106 &amp; Marketing Costs</u>	£122,380				
<u>Finance on Build Costs</u>	£21,454				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,341,696				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£264,600				
Affordable Housing Profit	£29,541				
<u>Total Operating Profit</u>	£294,141				
<u>GROSS RESIDUAL LAND VALUE</u>	£368,511				

**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

<u>Total Finance &amp; Acquisition Costs</u>	£90,658
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£277,854</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	13.9%
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Net RLV: £653,844

## Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 30 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,466				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	18	12	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	33%	7%	0%
SITE SIZE (HA)	1.18				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£1,009,171				
Open Market Housing Revenue	£3,360,000				
<u>Total Value of Scheme</u>	£4,369,171				
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs	£1,980,952				
Site Prep, Fees, Contingencies, Planning Costs etc	£442,193				
Sustainable Design & Construction Costs / Lifetime Homes	£78,698				
<u>Total Build Costs</u>	£2,501,842				
Section 106 / CIL Costs	£110,000				
Marketing Costs & Legal Fees	£153,575				
<u>Total s106 &amp; Marketing Costs</u>	£263,575				
<u>Finance on Build Costs</u>	£44,938				
<u>TOTAL DEVELOPMENT COSTS</u>	£2,810,355				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£588,000				
Affordable Housing Profit	£60,550				
<u>Total Operating Profit</u>	£648,550				
<u>GROSS RESIDUAL LAND VALUE</u>	£910,266				



**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

<u>Total Finance &amp; Acquisition Costs</u>	£256,422
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£653,844</b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	15.0%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 30 Flats (Sheltered)				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,705				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	18	12	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	7%	3%	0%
SITE SIZE (HA)	0.24				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,243,648	
Open Market Housing Revenue				£3,195,000	
<u>Total Value of Scheme</u>				£4,438,648	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£2,055,093	
Site Prep, Fees, Contingencies, Planning Costs etc				£222,755	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / EPCs / Renewables etc				£117,960	
<u>Total Build Costs</u>				£2,395,808	
Section 106 / CIL Costs				£98,000	
Marketing Costs & Legal Fees				£105,300	
<u>Total s106 &amp; Marketing Costs</u>				£203,300	
<u>Finance on Build Costs</u>				£215,785	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,814,893	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£535,500	
Affordable Housing Profit				£52,016	
<u>Total Operating Profit</u>				£587,516	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,036,239	

**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

<u>Total Finance &amp; Acquisition Costs</u>	£269,444
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b>£766,795</b> (ignores finance & acquisition costs if GRLV Negative)
	£3,194,979

NRLV as % of GDV	17.3%
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## Residual Land Value Data Summary &amp; Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40% AH on-site - 100 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,144				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	60	40	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	2%	1%	0%
SITE SIZE (HA)	2.50				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£3,282,164	
Open Market Housing Revenue				£11,025,000	
<u>Total Value of Scheme</u>				£14,307,164	
<u>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</u>					
Build Costs				£6,568,898	
Site Prep, Fees, Contingencies, Planning Costs etc				£1,328,445	
Sustainable Design & Construction Costs / Lifetime Homes				£193,200	
<u>Total Build Costs</u>				£8,090,543	
Section 106 / CIL Costs				£366,500	
Marketing Costs & Legal Fees				£375,750	
<u>Total s106 &amp; Marketing Costs</u>				£742,250	
<u>Finance on Build Costs</u>				£689,734	
<u>TOTAL DEVELOPMENT COSTS</u>				£9,522,528	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,929,375	
Affordable Housing Profit				£151,720	
<u>Total Operating Profit</u>				£2,081,095	
<u>GROSS RESIDUAL LAND VALUE</u>				£2,703,542	

**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

<u>Total Finance &amp; Acquisition Costs</u>	£805,665
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**NET RESIDUAL LAND VALUE**

RLV (£ per Ha)	<b><u>£1,897,877</u></b> (ignores finance & acquisition costs if GRLV Negative)
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NRLV as % of GDV	13.3%
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## Nuneaton & Bedworth BC - Strategic Sites

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

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Development Appraisal  
Dixon Searle Partnership  
09 October 2014

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites****Summary Appraisal for Merged Phases 2 3 4**

Currency in £

**REVENUE****Sales Valuation**

	<b>Units</b>	<b>m²</b>	<b>Rate m²</b>	<b>Unit Price</b>	<b>Gross Sales</b>	<b>Adjustment</b>	<b>Net Sales</b>
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

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Strategic 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	13	585.00	1,475.33	66,390	863,070	0	863,070
<b>Totals</b>	<b>500</b>	<b>40,256.00</b>			<b>77,511,785</b>	<b>0</b>	<b>77,511,785</b>

**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	
			231,094

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
2BF - AR	335.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	264,650
2BF - Private	1,500.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,185,000
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	375.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	260,625
2BH - Private	1,875.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,303,125
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	765.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	531,675
3BH - Private	5,890.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,093,550
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900



**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites**

4BH - Private	1,750.00 m²	695.00 pm²	1,216,250	
1BF - SO	200.00 m²	790.00 pm²	158,000	
1BF - AR	700.00 m²	790.00 pm²	553,000	
2BF - AR	335.00 m²	790.00 pm²	264,650	
2BF - Private	1,500.00 m²	790.00 pm²	1,185,000	
2BF - SO	134.00 m²	790.00 pm²	105,860	
2BH - AR	375.00 m²	695.00 pm²	260,625	
2BH - Private	1,875.00 m²	695.00 pm²	1,303,125	
2BH - SO	225.00 m²	695.00 pm²	156,375	
3BH - AR	680.00 m²	695.00 pm²	472,600	
3BH - Private	5,890.00 m²	695.00 pm²	4,093,550	
4BH - AR	220.00 m²	695.00 pm²	152,900	
4BH - Private	1,625.00 m²	695.00 pm²	1,129,375	
1BF - SO	150.00 m²	790.00 pm²	118,500	
1BF - AR	650.00 m²	790.00 pm²	513,500	
2BF - AR	335.00 m²	790.00 pm²	264,650	
2BF - Private	1,500.00 m²	790.00 pm²	1,185,000	
2BF - SO	67.00 m²	790.00 pm²	52,930	
2BH - AR	375.00 m²	695.00 pm²	260,625	
2BH - Private	1,875.00 m²	695.00 pm²	1,303,125	
2BH - SO	225.00 m²	695.00 pm²	156,375	
3BH - AR	680.00 m²	695.00 pm²	472,600	
3BH - Private	5,795.00 m²	695.00 pm²	4,027,525	
4BH - AR	110.00 m²	695.00 pm²	76,450	
4BH - Private	1,625.00 m²	695.00 pm²	1,129,375	
1BF - SO	150.00 m²	790.00 pm²	118,500	
1BF - AR	650.00 m²	790.00 pm²	513,500	
<b>Totals</b>	<b>41,090.00 m²</b>		<b>29,349,850</b>	<b>29,349,850</b>
Contingency		5.00%	1,467,492	1,467,492
<b>Other Construction</b>				
Externals		10.00%	1,003,313	
CfSH L4	171.00 un	1,932.00 /un	330,372	
Externals		10.00%	975,606	

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic 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	
				3,900,985

**INFRASTRUCTURE COSTS**

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	
				3,228,484

**DISPOSAL FEES**

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**

Developer's Profit		17.50%	13,564,562	
				13,564,562

**FINANCE**

Debit Rate 6.500%, Credit Rate 3.250% (Nominal)				
Total Finance Cost				3,189,774

**TOTAL COSTS****68,197,248****PROFIT**

## APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Nuneaton & Bedworth BC - Statagic Sites

9,314,537

### Performance Measures

Profit Erosion (finance rate 6.500%)

1 yr 12 mths

## Nuneaton & Bedworth BC - Strategic Sites

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

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Development Appraisal  
Dixon Searle Partnership  
09 October 2014

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites****Summary Appraisal for Merged Phases 2 3 4 5**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m²</b>	<b>Rate m²</b>	<b>Unit Price</b>	<b>Gross Sales</b>	<b>Adjustment</b>	<b>Net Sales</b>
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

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Strategic 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>
<b>Totals</b>	<b>750</b>	<b>60,422.00</b>			<b>116,398,459</b>	<b>0</b>	<b>116,398,459</b>

**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	
Agent Fee	1.50%	80,400	

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites**

Legal Fee	0.75%	40,200	335,000
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**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,680.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,327,200
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,175.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,511,625
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	850.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	590,750
3BH - Private	6,650.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,621,750
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900
4BH - Private	2,000.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,390,000
1BF - SO	200.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	158,000
1BF - AR	750.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	592,500
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,680.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,327,200
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,100.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,459,500
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	850.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	590,750
3BH - Private	6,555.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,555,725
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900
4BH - Private	1,875.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,303,125
1BF - SO	200.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	158,000
1BF - AR	750.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	592,500
2BF - AR	335.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	264,650
2BF - Private	1,680.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,327,200
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	375.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	260,625
2BH - Private	2,100.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,459,500
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	765.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	531,675

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites**

3BH - Private	6,555.00 m²	695.00 pm²	4,555,725	
4BH - AR	220.00 m²	695.00 pm²	152,900	
4BH - Private	1,875.00 m²	695.00 pm²	1,303,125	
1BF - SO	200.00 m²	790.00 pm²	158,000	
1BF - AR	750.00 m²	790.00 pm²	592,500	
2BF - AR	335.00 m²	790.00 pm²	264,650	
2BF - Private	1,680.00 m²	790.00 pm²	1,327,200	
2BF - SO	134.00 m²	790.00 pm²	105,860	
2BH - AR	375.00 m²	695.00 pm²	260,625	
2BH - Private	2,100.00 m²	695.00 pm²	1,459,500	
2BH - SO	225.00 m²	695.00 pm²	156,375	
3BH - AR	765.00 m²	695.00 pm²	531,675	
3BH - Private	6,555.00 m²	695.00 pm²	4,555,725	
4BH - AR	110.00 m²	695.00 pm²	76,450	
4BH - Private	1,875.00 m²	695.00 pm²	1,303,125	
1BF - SO	150.00 m²	790.00 pm²	118,500	
1BF - AR	750.00 m²	790.00 pm²	592,500	
<b>Totals</b>	<b>61,670.00 m²</b>		<b>44,046,250</b>	<b>44,046,250</b>
Contingency		5.00%	2,202,312	2,202,312
<b>Other Construction</b>				
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
<b>INFRASTRUCTURE COSTS</b>				
Infrastructure Costs			2,472,750	
Infrastructure Costs			2,472,750	
Infrastructure Costs			2,472,750	



**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic 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	
			20,369,730

**FINANCE**

Debit Rate 6.500%, Credit Rate 3.250% (Nominal)				
Total Finance Cost				4,998,537

**TOTAL COSTS****103,043,486****PROFIT****13,354,973****Performance Measures**

## APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

### Nuneaton & Bedworth BC - Statagic Sites

Profit Erosion (finance rate 6.500%)

1 yr 11 mths

## Nuneaton & Bedworth BC - Strategic Sites

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

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Development Appraisal  
Dixon Searle Partnership  
09 October 2014

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites****Summary Appraisal for Merged Phases 2 3 4 5 6**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m²</b>	<b>Rate m²</b>	<b>Unit Price</b>	<b>Gross Sales</b>	<b>Adjustment</b>	<b>Net Sales</b>
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

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic 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	16	720.00	1,475.33	66,390	1,062,240	0	1,062,240
<b>Totals</b>	<b>1,000</b>	<b>80,512.00</b>			<b>155,023,570</b>	<b>0</b>	<b>155,023,570</b>

**NET REALISATION****155,023,570**

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites****OUTLAY****ACQUISITION COSTS**

Fixed Price	1,427,500		
Fixed Price	1,427,500		
Fixed Price	1,427,500		
Fixed Price	1,427,500		
Fixed Price	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	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,422,000
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,250.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,563,750
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	850.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	590,750
3BH - Private	7,030.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,885,850
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900
4BH - Private	2,000.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,390,000
1BF - SO	200.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	158,000
1BF - AR	800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	632,000
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,422,000
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,250.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,563,750
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites**

3BH - AR	850.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	590,750
3BH - Private	7,030.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,885,850
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900
4BH - Private	2,000.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,390,000
1BF - SO	200.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	158,000
1BF - AR	800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	632,000
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,422,000
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,250.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,563,750
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	850.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	590,750
3BH - Private	7,030.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,885,850
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900
4BH - Private	2,000.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,390,000
1BF - SO	200.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	158,000
1BF - AR	800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	632,000
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,422,000
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,250.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,563,750
2BH - SO	300.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	208,500
3BH - AR	850.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	590,750
3BH - Private	7,030.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	4,885,850
4BH - AR	220.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	152,900
4BH - Private	2,000.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,390,000
1BF - SO	200.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	158,000
1BF - AR	800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	632,000
2BF - AR	402.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	317,580
2BF - Private	1,800.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	1,422,000
2BF - SO	134.00 m <sup>2</sup>	790.00 pm <sup>2</sup>	105,860
2BH - AR	450.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	312,750
2BH - Private	2,250.00 m <sup>2</sup>	695.00 pm <sup>2</sup>	1,563,750

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites**

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	
<b>Totals</b>	<b>82,180.00 m²</b>		<b>58,699,700</b>	<b>58,699,700</b>

Contingency		5.00%	2,934,985	2,934,985
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**Other Construction**

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	



**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Nuneaton & Bedworth BC - Statagic Sites**

Project Manager	1.00%	645,697	
C.D. Manager	1.00%	645,697	
			6,456,967

**DISPOSAL FEES**

Sales Agent Fee		3.00%	4,177,013	
Sales Legal Fee	1,000.00 un	750.00 /un	750,000	
				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
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**Appendix IIb**  
**Commercial Appraisal Results**  
**Summary**

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

				Residual 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 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 Value - £200/m² CIL	
A1 Large Format Retail	Supermarket	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	
		M	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	
		H	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	
A1 Large Format Retail	Retail Warehousing	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	Not Tested									
		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 Tested								
		H	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								
A1 - A5 Town Centre Retail	Comparison	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 Tested								
		M	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 Tested								
		H	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 Tested								
B8 Warehousing	Distribution	L	2.00	Negative RLV												Not Tested									
		M	2.00	£365,181	£317,841	£270,500	£223,160	£175,820	£128,480	£81,139	£33,799	Negative RLV				Not Tested									
		H	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 Tested								

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 (2014)

Appendix 11b - N&B Commercial Results FINAL.xlsx

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

				Residual 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 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 Value - £200/m² CIL	
A1 Large Format Retail	Supermarket	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	
		M	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	
		H	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	
A1 Large Format Retail	Retail Warehousing	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 Tested
		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 Tested
		H	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 Tested
A1 - A5 Town Centre Retail	Comparison	L	0.10	£148,050	£119,650	£91,240	£62,840	£34,440	£6,030	Negative RLV														Not Tested	
		M	0.10	£2,404,020	£2,375,610	£2,347,210	£2,318,800	£2,290,400	£2,262,000	£2,233,590	£2,205,190	£2,176,780	£2,148,380	£2,119,980	£2,091,570	£2,063,170									Not Tested
		H	0.10	£4,659,980	£4,631,580	£4,603,170	£4,574,770	£4,546,360	£4,517,960	£4,489,560	£4,461,150	£4,432,750	£4,404,340	£4,375,940	£4,347,540	£4,319,130									Not Tested
B8 Warehousing	Distribution	L	2.00																				Not Tested		
		M	2.00																				Not Tested		
		H	2.00																				Not Tested		
C1 Hotel	Budget	L	0.36																				Not Tested		
		M	0.36																				Not Tested		
		H	0.36																				Not Tested		
C2 Residential Institution	Nursing Home	L	0.50																				Not Tested		
		M	0.50																				Not Tested		
		H	0.50																				Not Tested		

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 (2014)

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

				Residual 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 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 Value - £200/m² CIL	
A1 Large Format Retail	Supermarket	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	
		M	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	£1,380,464	
		H	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	£2,159,392	
A1 Large Format Retail	Retail Warehousing	L	0.25	£257,476	£219,604	£181,732	£143,860	£105,988	£68,116	£30,244	Negative RLV										Not Tested				
		M	0.25	£1,235,732	£1,198,940	£1,162,148	£1,125,356	£1,088,564	£1,051,772	£1,014,980	£997,132	£959,628	£922,124	£884,616	£847,112	£809,608	Not Tested								
		H	0.25	£2,200,424	£2,163,976	£2,127,528	£2,091,084	£2,054,636	£2,018,192	£2,023,276	£1,963,780	£1,926,988	£1,890,196	£1,853,404	£1,816,608	£1,779,816	Not Tested								
A1 - A5 Town Centre Retail	Comparison	L	0.10	Negative RLV										Not Tested											
		M	0.10	£1,373,670	£1,345,260	£1,316,860	£1,288,460	£1,260,050	£1,231,650	£1,203,240	£1,174,840	£1,146,440	£1,118,030	£1,089,630	£1,061,220	£1,032,820	Not Tested								
		H	0.10	£3,286,180	£3,257,780	£3,229,370	£3,200,970	£3,172,570	£3,144,160	£3,115,760	£3,087,350	£3,058,950	£3,030,550	£3,002,140	£2,973,740	£2,945,330	Not Tested								
A1 - A5 Retail Units	Small Conv / Other	L	0.06	Negative RLV										Not Tested											
		M	0.06	Negative RLV										Not Tested											
		H	0.06	£460,500	£413,167	£365,833	£318,483	£271,150	£223,800	£176,467	£129,133	£81,783	£34,450	Negative RLV					Not Tested						
B1(a) Offices	Town Centre	L	0.08	Negative RLV										Not Tested											
		M	0.08	Negative RLV										Not Tested											
		H	0.08	Negative RLV										Not Tested											
B1(a) Offices	Out of Town	L	0.06	Negative RLV										Not Tested											
		M	0.06	Negative RLV										Not Tested											
		H	0.06	Negative RLV										Not Tested											
B1, B2, B8 Industrial	Warehousing Start-up	L	0.13	Negative RLV										Not Tested											
		M	0.13	Negative RLV										Not Tested											
		H	0.13	Negative RLV										Not Tested											
B1, B2, B8 Industrial	Larger	L	0.56	Negative RLV										Not Tested											
		M	0.56	Negative RLV										Not Tested											
		H	0.56	Negative RLV										Not Tested											
B8 Warehousing	Distribution	L	2.00	Negative RLV										Not Tested											
		M	2.00	Negative RLV										Not Tested											
		H	2.00	Negative RLV										Not Tested											
C1 Hotel	Budget	L	0.36	Negative RLV										Not Tested											
		M	0.36	Negative RLV										Not Tested											
		H	0.36	Negative RLV										Not Tested											
C2 Residential Institution	Nursing Home	L	0.50	Negative RLV										Not Tested											
		M	0.50	Negative RLV										Not Tested											
		H	0.50	Negative RLV										Not Tested											

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 (2014)

Appendix IIb - N&amp;B Commercial Results FINAL.xlsx

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

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£/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 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 Value - £200/m² CIL	
A1 Large Format Retail	Supermarket	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	Negative RLV								
		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	
		H	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	
A1 Large Format Retail	Retail Warehousing	L	0.25	Negative RLV														Not Tested							
		M	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	Not Tested								
		H	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 Tested								
A1 - A5 Town Centre Retail	Comparison	L	0.10	Negative RLV														Not Tested							
		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	Not Tested								
		H	0.10	£2,257,020	£2,228,610	£2,200,210	£2,171,800	£2,143,400	£2,115,000	£2,086,590	£2,058,190	£2,029,780	£2,001,380	£1,972,980	£1,944,570	£1,916,170	Not Tested								
A1 - A5 Retail Units	Small Conv / Other	L	0.06	Negative RLV														Not Tested							
		M	0.06	Negative RLV														Not Tested							
		H	0.06	Negative RLV														Not Tested							
B1(a) Offices	Town Centre	L	0.08	Negative RLV														Not Tested							
		M	0.08	Negative RLV														Not Tested							
		H	0.08	Negative RLV														Not Tested							
B1(a) Offices	Out of Town	L	0.06	Negative RLV														Not Tested							
		M	0.06	Negative RLV														Not Tested							
		H	0.06	Negative RLV														Not Tested							
B1, B2, B8 Industrial	Warehousing Start-up	L	0.13	Negative RLV														Not Tested							
		M	0.13	Negative RLV														Not Tested							
		H	0.13	Negative RLV														Not Tested							
B1, B2, B8 Industrial	Larger	L	0.56	Negative RLV														Not Tested							
		M	0.56	Negative RLV														Not Tested							
		H	0.56	Negative RLV														Not Tested							
B8 Warehousing	Distribution	L	2.00	Negative RLV														Not Tested							
		M	2.00	Negative RLV														Not Tested							
		H	2.00	Negative RLV														Not Tested							

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 (2014)

**Appendix IIb**  
**Non-Residential Appraisal Summaries**

A1 Retail

Retail Warehousing (1,000sqm) - Medium Value

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£100/m2 CIL Medium Value @ 5% Yield

Nuneaton & Bedworth BC LP / CIL Viability

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Development Appraisal  
Dixon Searle Partnership  
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**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****A1 Retail****Retail Warehousing (1,000sqm) - Medium Value****Summary Appraisal for Phase 1**

Currency in £

**REVENUE****Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial 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)			(128,143)	
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**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		
					671,030	
Stamp Duty				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****DIXON SEARLE PARTNERSHIP****A1 Retail****Retail Warehousing (1,000sqm) - Medium Value**

91,939

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Supermarket (1.000 sqm)	1,000.00 m <sup>2</sup>	544.00 pm <sup>2</sup>	544,000	<b>544,000</b>
Contingency		5.00%	27,200	
CIL	1,000.00 m <sup>2</sup>	100.00 pm <sup>2</sup>	100,000	
				127,200
<b>Other Construction</b>				
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 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%	35,812	
			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**

**APPRAISAL SUMMARY****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

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£100/m2 CIL Medium Value @ 6% Yield

Nuneaton & Bedworth BC LP / CIL Viability

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Dixon Searle Partnership  
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**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****A1 Retail****Retail Warehousing (1,000sqm) - Medium Value****Summary Appraisal for Phase 1**

Currency in £

**REVENUE****Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial 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****DIXON SEARLE PARTNERSHIP****A1 Retail****Retail Warehousing (1,000sqm) - Medium Value**

71,456

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Supermarket (1.000 sqm)	1,000.00 m <sup>2</sup>	544.00 pm <sup>2</sup>	544,000	<b>544,000</b>
Contingency		5.00%	27,200	
CIL	1,000.00 m <sup>2</sup>	100.00 pm <sup>2</sup>	100,000	
				127,200
<b>Other Construction</b>				
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 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	
				84,108

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)				
Land			28,808	
Construction			19,740	
Total Finance Cost				48,548

**TOTAL COSTS****1,457,901****PROFIT**

**APPRAISAL SUMMARY****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

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

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Development Appraisal  
Dixon Searle Partnership  
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**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****A1 Retail****Supermarket (1,000sqm) - Medium Value****Summary Appraisal for Phase 1**

Currency in £

**REVENUE****Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	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		
(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)  
(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		

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****A1 Retail****Supermarket (1,000sqm) - Medium Value**

130,781

**CONSTRUCTION COSTS****Construction**

	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Supermarket (1.000 sqm)	1,000.00 m <sup>2</sup>	948.00 pm <sup>2</sup>	948,000	<b>948,000</b>
Contingency		5.00%	47,400	47,400
<b>Other Construction</b>				
Site Works		20.00%	189,600	189,600

**PROFESSIONAL FEES**

All Professional	8.00%	91,008	91,008
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**MARKETING & LETTING**

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	8.00%	75,840	
Arrangement Fee	2.00%	60,763	155,563

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Land		132,088	
Construction		47,569	
Total Finance Cost			179,656

**TOTAL COSTS****3,056,786****PROFIT****578,571**

**APPRAISAL SUMMARY****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

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

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Development Appraisal  
Dixon Searle Partnership  
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**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****A1 Retail****Supermarket (1,000sqm) - Medium Value****Summary Appraisal for Phase 1****Currency in £****REVENUE****Rental Area Summary**

	<b>Units</b>	<b>m²</b>	<b>Rate m²</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
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 @	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)			(183,078)	
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**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			

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****A1 Retail****Supermarket (1,000sqm) - Medium Value**

102,755

**CONSTRUCTION COSTS****Construction**

	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Supermarket (1.000 sqm)	1,000.00 m <sup>2</sup>	948.00 pm <sup>2</sup>	948,000	<b>948,000</b>
Contingency		5.00%	47,400	47,400
<b>Other Construction</b>				
Site Works		20.00%	189,600	189,600

**PROFESSIONAL FEES**

All Professional	8.00%	91,008	91,008
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**MARKETING & LETTING**

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	8.00%	75,840	
Arrangement Fee	2.00%	50,460	145,260

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.500% (Nominal)			
Land		86,261	
Construction		46,652	
Total Finance Cost			132,913

**TOTAL COSTS****2,523,290****PROFIT****477,594**

**APPRAISAL SUMMARY****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