

ITEM		Residual Value		Technical Checks:	
Net Site Area	0.05 Brownfield	£6,219,160 per net ha		Sqm/ha	4,316
Yield	Units: 2	Private: 2.00	Affordable: 0.00	Social rent: 0.00	Intermediate r Shared ownership: 0.00
				Dwgs/ha	40
				GDV=Total costs	-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	66	0	£3,667	£0
	2 bed house	0.67	90	60	£4,584	£274,765
	3 bed house	0.87	110	95	£4,584	£436,672
	4+ bed house	0.47	130	61	£4,584	£277,699
		2.0		216		
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,650	£0
	2 bed house	0.00	90	0	£2,063	£0
	3 bed house	0.00	110	0	£2,063	£0
	4+ bed house	0.00	130	0	£2,063	£0
		-		-		
1.3 Affordable rent	Flats (NIA)	0.00	66	0	£2,017	£0
	2 bed house	0.00	90	0	£2,521	£0
	3 bed house	0.00	110	0	£2,521	£0
	4+ bed house	0.00	130	0	£2,521	£0
		-		-		
1.3 Intermediate	Flats (NIA)	0.00	66	0	£2,384	£0
	2 bed house	0.00	90	0	£2,980	£0
	3 bed house	0.00	110	0	£2,980	£0
	4+ bed house	0.00	130	0	£2,980	£0
		-		-		
Gross Development value						£989,136

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£310,958
	Purchaser Costs 4.7500%
	325,728

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	70	0	£1,185	£0.00
	2 bed house	0.67	90	60	£1,467	£87,932
	3 bed house	0.87	110	95	£1,467	£139,746
	4+ bed house	0.47	130	61	£1,467	£88,871
		2		216		
2.3.2 Affordable units	Flats (GIA)	0.00	70	0	£1,185	£0
	2 bed house	0.00	90	0	£1,467	£0
	3 bed house	0.00	110	0	£1,467	£0
	4+ bed house	0.00	130	0	£1,467	£0
		-		-		
2.3.3 Extra-over BR2014			£450 per unit			£900
2.00						£317,449

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £31,744.93
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £10,000
2.4.2 Site opening up costs	£0 £0
£41,745	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £34,919
£34,919	

2.6 Contingency	
2.6.1	5% as percentage of build costs £17,460
£17,460	

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £1,500
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
£1,500	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £29,674
£29,674	

3.0 Developer's Profit	
3.1 Private units	20% of gross development value £197,827
3.2 Affordable units	6% of build cost £0
£197,827	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£966,303
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£22,833
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4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£22,833

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£989,136
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ITEM

Net Site Area	0.12	Brownfield	Residual Value			Technical Checks:	
			£5,384,394 per net ha			Sqm/ha	4,194
						Units/ha	4
						Dwgs/ha	42
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	5	3.00	2.00	0.00	1.40	0.60

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	66	0	£3,667	£0.00
	2 bed house	1.00	90	90	£4,584	£412,147
	3 bed house	1.30	110	143	£4,584	£655,008
	4+ bed house	0.70	130	91	£4,584	£416,548
		3.0		324		
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,650	£0
	2 bed house	0.00	90	0	£2,063	£0
	3 bed house	0.00	110	0	£2,063	£0
	4+ bed house	0.00	130	0	£2,063	£0
		-		-		
1.3 Affordable rent	Flats (NIA)	0.42	66	28	£2,017	£55,907
	2 bed house	0.56	90	50	£2,521	£127,068
	3 bed house	0.35	110	39	£2,521	£97,066
	4+ bed house	0.07	130	9	£2,521	£22,943
		1.4		126		
1.3 Intermediate	Flats (NIA)	0.18	66	12	£2,384	£28,317
	2 bed house	0.24	90	22	£2,980	£64,359
	3 bed house	0.15	110	17	£2,980	£49,163
	4+ bed house	0.03	130	4	£2,980	£11,620
		0.6		54		
Gross Development value						£1,940,148

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£646,127
	Purchaser Costs 5.75%
	683,280

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	70	0	£1,227	£0.00
	2 bed house	1.00	90	90	£1,269	£114,051
	3 bed house	1.30	110	143	£1,269	£181,256
	4+ bed house	0.70	130	91	£1,269	£115,269
		3		324		
2.3.2 Affordable units	Flats (GIA)	0.60	70	42	£1,227	£51,534
	2 bed house	0.80	90	72	£1,269	£91,332
	3 bed house	0.50	110	55	£1,269	£69,768
	4+ bed house	0.10	130	13	£1,269	£16,491
		2		182		
2.3.3 Extra-over BR2014			£450 per unit			£2,250
	5.00					£641,949

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £64,195
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £24,000
2.4.2 Site opening up costs	£0 £0
	£88,195

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £70,614
	£70,614

2.6 Contingency	
2.6.1	5% as percentage of build costs £35,307
	£35,307

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £3,750
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
	£3,750

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £44,511
	£44,511

TOTAL DEVELOPMENT COSTS (including land)	£1,567,607
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3.0 Developer's Profit	
3.1 Private units	20% of gross development value £296,741
3.2 Affordable units	6% of build cost £27,387
	£324,127

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£1,891,734
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£48,414
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4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£48,414

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£1,940,148
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ITEM

Net Site Area	0.04	Brownfield	Residual Value	£5,879,544	per net ha	Technical Checks:	Sqm/ha	8,250
							Units/ha	4
							Dwgs/ha	125
							GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	5	3.00	2.00	0.00	1.40	0.60

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	3.00	66	198	£3,667	£726,066
		2 bed house	0.00	90	0	£4,584	£0
		3 bed house	0.00	110	0	£4,584	£0
		4+ bed house	0.00	130	0	£4,584	£0
			3.0			198	
1.2	Social rent	Flats (NIA)	0.00	66	0	£1,650	£0
		2 bed house	0.00	90	0	£2,063	£0
		3 bed house	0.00	110	0	£2,063	£0
		4+ bed house	0.00	130	0	£2,063	£0
1.3	Affordable rent	Flats (NIA)	1.40	66	92	£2,017	£186,357
		2 bed house	0.00	90	0	£2,521	£0
		3 bed house	0.00	110	0	£2,521	£0
		4+ bed house	0.00	130	0	£2,521	£0
			1.4			92	
1.3	Intermediate	Flats (NIA)	0.60	66	40	£2,384	£94,389
		2 bed house	0.00	90	0	£2,980	£0
		3 bed house	0.00	110	0	£2,980	£0
		4+ bed house	0.00	130	0	£2,980	£0
			0.6			40	
Gross Development value							£1,006,812

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	2.75%
241,649	

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	3.00	70	210	£1,227	£257,670
		2 bed house	0.00	90	0	£1,269	£0
		3 bed house	0.00	110	0	£1,269	£0
		4+ bed house	0.00	130	0	£1,269	£0
			3			210	
2.3.2	Affordable units	Flats (GIA)	2.00	70	140	£1,227	£171,780
		2 bed house	0.00	90	0	£1,269	£0
		3 bed house	0.00	110	0	£1,269	£0
		4+ bed house	0.00	130	0	£1,269	£0
			2			140	
2.3.3	Extra-over BR2014			£450	per unit		£2,250
5.00							£431,700

2.4 Construction Costs	
2.4.1	External works as a percentage of build costs
	10%
	£43,170.00
2.4.2	Site abnormals (remediation/demolition)
	£200,000 per net ha
	£8,000
2.4.2	Site opening up costs
	£0
£51,170	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals)
	£47,487
£47,487	

2.6 Contingency	
2.6.1	5% as percentage of build costs
	£23,744
£23,744	

2.7 Extra overs	
2.7.1	Lifetime homes
	0.0% per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions
	£750 per unit
	£3,750
2.7.3	G&T pitches
	£100,000 per pitch
	£0
2.7.4	CIL
	£0 per sq.m
	£0
£3,750	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV
	£21,782
£21,782	

TOTAL DEVELOPMENT COSTS (including land) £821,282

3.0 Developer's Profit	
3.1	Private units
	20% of gross development value
	£145,213
3.2	Affordable units
	6% of build cost
	£16,845
£162,058	

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £983,340

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £23,472

4.0 Finance Costs	
4.1	Finance
	APR
	6.00%
	PCM
	0.487%
	-£23,472

TOTAL PROJECT COSTS [INCLUDING INTEREST] £1,006,812

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ITEM

Net Site Area	0.39	Brownfield	Residual Value			Technical Checks:	
			£7,383,256 per net ha			Sqm/ha	5,022
						Units/ha	13
						Dwgs/ha	51
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	20	12.00	8.00	0.00	5.60	2.40

1.0 Development Value

1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.60	66	40	£3,667	£145,213
	2 bed house	4.20	90	378	£4,584	£1,732,752
	3 bed house	4.80	110	528	£4,584	£2,420,352
	4+ bed house	2.40	130	312	£4,584	£1,430,208
		12.0		1,258		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	66	0	£1,650	£0
	2 bed house	0.00	90	0	£2,063	£0
	3 bed house	0.00	110	0	£2,063	£0
	4+ bed house	0.00	130	0	£2,063	£0
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	1.68	66	111	£2,017	£223,628
	2 bed house	2.24	90	202	£2,521	£508,274
	3 bed house	1.40	110	154	£2,521	£388,265
	4+ bed house	0.28	130	36	£2,521	£91,772
		5.6		503		
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.72	66	48	£2,384	£113,286
	2 bed house	0.96	90	86	£2,980	£257,437
	3 bed house	0.60	110	66	£2,980	£196,654
	4+ bed house	0.12	130	16	£2,980	£46,482
		2.4		216		

Gross Development value £7,554,303

2.0 Development Cost

2.1	Site Acquisition		
2.1.1	Site value (residual land value)		£2,904,929
	Purchaser Costs	5.75%	
			3,071,963

2.3 Build Costs

2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.60	70	42	£1,269	£53,298.00
	2 bed house	4.20	90	378	£1,070	£404,460.00
	3 bed house	4.80	110	528	£1,070	£564,960.00
	4+ bed house	2.40	130	312	£1,070	£333,840.00
		12		1,260		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	2.40	70	168	£1,269	£213,192.00
	2 bed house	3.20	90	288	£1,070	£308,160.00
	3 bed house	2.00	110	220	£1,070	£235,400.00
	4+ bed house	0.40	130	52	£1,070	£55,640.00
		8		728		
2.3.3	Extra-over BR2014		£450 per unit			£9,000

20.00 £2,177,950

2.4 Construction Costs

2.4.1	External works as a percentage of build costs	10%	£217,795.00
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£78,690
2.4.2	Site opening up costs	£0	£0
			£296,485

2.5 Professional Fees

2.5.1		10% of build cost (incl: externals)	£239,575
			£239,575

2.6 Contingency

2.6.1		5% as percentage of build costs	£119,787
			£119,787

2.7 Extra overs

2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£15,000
2.7.3	G&T pitches	£100,000 per pitch	£0
2.7.4	CIL	£0 per sq.m	£0
			£15,000

2.8 Sale cost

2.8.1		3.00% as percentage of GDV	£171,856
			£171,856

TOTAL DEVELOPMENT COSTS (including land) £6,092,615

3.0 Developer's Profit

3.1	Private units	20% of gross development value	£1,145,705
3.2	Affordable units	6% of build cost	£109,547
			£1,255,252

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £7,347,866

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £206,437

4.0 Finance Costs

4.1	Finance	APR 6.00%	PCM 0.487%	-£206,437
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £7,554,303

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ITEM

Net Site Area	1.10	Brownfield	Residual Value			Technical Checks:	
			£6,379,079 per net ha			Sqm/ha	4,504
						Units/ha	25
						Dwgs/ha	46
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	50	30.00	20.00	0.00	14.00	6.00

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	1.50	66	99	£3,667	£363,033
	2 bed house	10.50	90	945	£4,584	£4,331,880
	3 bed house	12.00	110	1,320	£4,584	£6,050,880
	4+ bed house	6.00	130	780	£4,584	£3,575,520
		30.0		3,144		
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,650	£0
	2 bed house	0.00	90	0	£2,063	£0
	3 bed house	0.00	110	0	£2,063	£0
	4+ bed house	0.00	130	0	£2,063	£0
1.3 Affordable rent	Flats (NIA)	4.20	66	277	£2,017	£559,071
	2 bed house	5.60	90	504	£2,521	£1,270,685
	3 bed house	3.50	110	385	£2,521	£970,662
	4+ bed house	0.70	130	91	£2,521	£229,429
		14.0		1,257		
1.3 Intermediate	Flats (NIA)	1.80	66	119	£2,384	£283,166
	2 bed house	2.40	90	216	£2,980	£643,594
	3 bed house	1.50	110	165	£2,980	£491,634
	4+ bed house	0.30	130	39	£2,980	£116,204
		6.0		539		
Gross Development value						£18,885,758

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£6,997,319
	Purchaser Costs 5.75%
	7,399,665

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	1.50	70	105	£1,269	£133,245.00
	2 bed house	10.50	90	945	£1,070	£1,011,150.00
	3 bed house	12.00	110	1,320	£1,070	£1,412,400.00
	4+ bed house	6.00	130	780	£1,070	£834,600.00
		30		3,150		
2.3.2 Affordable units	Flats (GIA)	6.00	70	420	£1,269	£532,980.00
	2 bed house	8.00	90	720	£1,070	£770,400.00
	3 bed house	5.00	110	550	£1,070	£588,500.00
	4+ bed house	1.00	130	130	£1,070	£139,100.00
		20		1,820		
2.3.3 Extra-over BR2014			£450 per unit			£22,500
50.00						£5,444,875

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £544,487.50
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £219,383
2.4.2 Site opening up costs	£5,000 £250,000
£1,013,871	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £598,936
£598,936	

2.6 Contingency	
2.6.1	5% as percentage of build costs £299,468
£299,468	

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £37,500
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
£37,500	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £429,639
£429,639	

TOTAL DEVELOPMENT COSTS (including land) £15,223,954

3.0 Developer's Profit	
3.1 Private units	20% of gross development value £2,864,263
3.2 Affordable units	6% of build cost £273,867
£3,138,129	

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £18,362,083

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £523,674

4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£523,674

TOTAL PROJECT COSTS [INCLUDING INTEREST] £18,885,758

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ITEM

Net Site Area	2.08	Brownfield	Residual Value			Technical Checks:	
			£6,713,859 per net ha			Sqm/ha	4,760
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	Units/ha
	100	60.00	40.00	0.00	28.00	12.00	38
							Dwgs/ha
							48
							GDV=Total costs
							-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	3.00	66	198	£3,667	£726,066
	2 bed house	21.00	90	1,890	£4,584	£8,663,760
	3 bed house	24.00	110	2,640	£4,584	£12,101,760
	4+ bed house	12.00	130	1,560	£4,584	£7,151,040
		60.0		6,288		
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,650	£0
	2 bed house	0.00	90	0	£2,063	£0
	3 bed house	0.00	110	0	£2,063	£0
	4+ bed house	0.00	130	0	£2,063	£0
1.3 Affordable rent	Flats (NIA)	8.40	66	554	£2,017	£1,118,142
	2 bed house	11.20	90	1,008	£2,521	£2,541,370
	3 bed house	7.00	110	770	£2,521	£1,941,324
	4+ bed house	1.40	130	182	£2,521	£458,858
		28.0		2,514		
1.3 Intermediate	Flats (NIA)	3.60	66	238	£2,384	£566,331
	2 bed house	4.80	90	432	£2,980	£1,287,187
	3 bed house	3.00	110	330	£2,980	£983,268
	4+ bed house	0.60	130	78	£2,980	£232,409
		12.0		1,078		
Gross Development value						£37,771,515

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£13,934,566
	Purchaser Costs 5.75%
	14,735,804

2.3 Build Costs						
2.3.1 Private units	Flats (GIA)	3.00	70	210	£1,269	£266,490.00
	2 bed house	21.00	90	1,890	£1,070	£2,022,300.00
	3 bed house	24.00	110	2,640	£1,070	£2,824,800.00
	4+ bed house	12.00	130	1,560	£1,070	£1,669,200.00
		60		6,300		
2.3.2 Affordable units	Flats (GIA)	12.00	70	840	£1,269	£1,065,960.00
	2 bed house	16.00	90	1,440	£1,070	£1,540,800.00
	3 bed house	10.00	110	1,100	£1,070	£1,177,000.00
	4+ bed house	2.00	130	260	£1,070	£278,200.00
		40		3,640		
2.3.3 Extra-over BR2014			£450 per unit		£45,000	
100.00						£10,889,750

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £1,088,975.00
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £415,099
2.4.2 Site opening up costs	£5,000 £500,000
	£2,004,074

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £1,197,873
	£1,197,873

2.6 Contingency	
2.6.1	5% as percentage of build costs £598,936
	£598,936

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £75,000
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
	£75,000

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £859,279
	£859,279

TOTAL DEVELOPMENT COSTS (including land)	£30,360,715
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3.0 Developer's Profit	
3.1 Private units	20% of gross development value £5,728,525
3.2 Affordable units	6% of build cost £547,733
	£6,276,259

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£36,636,973
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£1,134,542
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4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	£-1,134,542

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£37,771,515
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ITEM

Net Site Area	3.93	Brownfield	Residual Value		Technical Checks:	
			£6,835,907 per net ha		Sqm/ha	5,032
					Units/ha	56
					Dwgs/ha	51
					GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate rent	Shared ownership
	200	120.00	80.00	0.00	56.00	24.00

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	6.00	66	396	£3,667	£1,452,132
		2 bed house	42.00	90	3,780	£4,584	£17,327,520
		3 bed house	48.00	110	5,280	£4,584	£24,203,520
		4+ bed house	24.00	130	3,120	£4,584	£14,302,080
			120.0		12,576		
1.2	Social rent	Flats (NIA)	0.00	66	0	£1,650	£0
		2 bed house	0.00	90	0	£2,063	£0
		3 bed house	0.00	110	0	£2,063	£0
		4+ bed house	0.00	130	0	£2,063	£0
1.3	Affordable rent	Flats (NIA)	16.80	66	1,109	£2,017	£2,236,283
		2 bed house	22.40	90	2,016	£2,521	£5,082,739
		3 bed house	14.00	110	1,540	£2,521	£3,882,648
		4+ bed house	2.80	130	364	£2,521	£917,717
			56.0		5,029		
1.3	Intermediate	Flats (NIA)	7.20	66	475	£2,384	£1,132,663
		2 bed house	9.60	90	864	£2,980	£2,574,374
		3 bed house	6.00	110	660	£2,980	£1,966,536
		4+ bed house	1.20	130	156	£2,980	£464,818
			24.0		2,155		
Gross Development value							£75,543,030

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	£26,845,097
	Purchaser Costs	5.75%
		28,388,690

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	6.00	70	420	£1,269	£532,980.00
		2 bed house	42.00	90	3,780	£1,070	£4,044,600.00
		3 bed house	48.00	110	5,280	£1,070	£5,649,600.00
		4+ bed house	24.00	130	3,120	£1,070	£3,338,400.00
			120		12,600		
2.3.2	Affordable units	Flats (GIA)	24.00	70	1,680	£1,269	£2,131,920.00
		2 bed house	32.00	90	2,880	£1,070	£3,081,600.00
		3 bed house	20.00	110	2,200	£1,070	£2,354,000.00
		4+ bed house	4.00	130	520	£1,070	£556,400.00
			80		7,280		
2.3.3	Extra-over BR2014				£450 per unit		£90,000
200.00							£21,779,500

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£2,177,950.00
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£785,414
2.4.2	Site opening up costs	£10,000	£2,000,000
			£4,963,364

2.5 Professional Fees			
2.5.1		10% of build cost (incl: externals)	£2,395,745
			£2,395,745

2.6 Contingency			
2.6.1		5% as percentage of build costs	£1,197,873
			£1,197,873

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£150,000
2.7.3	G&T pitches	£100,000 per pitch	£0
2.7.4	CIL	£0 per sq.m	£0
			£150,000

2.8 Sale cost			
2.8.1		3.00% as percentage of GDV	£1,718,558
			£1,718,558

3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£11,457,050
3.2	Affordable units	6% of build cost	£1,095,467
			£12,552,517

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£73,146,246
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£2,396,784
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4.0 Finance Costs				
4.1	Finance	APR 6.00%	PCM 0.487%	£-2,396,784

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£75,543,030
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ITEM

Net Site Area	2.21	Greenfield	Residual Value		£2,356,325 per net ha		Technical Checks:	
							Sqm/ha	4,429
							Units/ha	38
							Dwgs/ha	45
							GDV=Total costs	-
Yield	Units	Private	Affordable	Social rent	Intermediate rent	Shared ownership		
	100	55.00	45.00	0.00	31.50	13.50		

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	2.75	66	182	£2,121	£384,962
		2 bed house	19.25	90	1,733	£3,170	£5,492,025
		3 bed house	22.00	110	2,420	£3,170	£7,671,400
		4+ bed house	11.00	130	1,430	£3,170	£4,533,100
			55.0		5,764		
1.2	Social rent	Flats (NIA)	0.00	66	0	£954	£0
		2 bed house	0.00	90	0	£1,427	£0
		3 bed house	0.00	110	0	£1,427	£0
		4+ bed house	0.00	130	0	£1,427	£0
			-		-		
1.3	Affordable rent	Flats (NIA)	9.45	66	624	£1,167	£727,577
		2 bed house	12.60	90	1,134	£1,744	£1,977,129
		3 bed house	7.88	110	866	£1,744	£1,510,307
		4+ bed house	1.58	130	205	£1,744	£356,982
			31.5		2,829		
1.3	Intermediate	Flats (NIA)	4.05	66	267	£1,379	£368,513
		2 bed house	5.40	90	486	£2,061	£1,001,403
		3 bed house	3.38	110	371	£2,061	£764,961
		4+ bed house	0.68	130	88	£2,061	£180,809
			13.5		1,212		
Gross Development value							£24,969,167

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	£5,216,571
	Purchaser Costs	5.75%
		5,516,524

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	2.75	70	193	£1,269	£244,282.50
		2 bed house	19.25	90	1,733	£1,070	£1,853,775.00
		3 bed house	22.00	110	2,420	£1,070	£2,589,400.00
		4+ bed house	11.00	130	1,430	£1,070	£1,530,100.00
			55		5,775		
2.3.2	Affordable units	Flats (GIA)	13.50	70	945	£1,269	£1,199,205.00
		2 bed house	18.00	90	1,620	£1,070	£1,733,400.00
		3 bed house	11.25	110	1,238	£1,070	£1,324,125.00
		4+ bed house	2.25	130	293	£1,070	£312,975.00
			45		4,095		
2.3.3	Extra-over BR2014				£450 per unit		£45,000
100.00							£10,832,263

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£1,083,226.25
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha	£0
2.4.2	Site opening up costs	£5,000 per unit	£500,000
			£1,583,226

2.5 Professional Fees			
2.5.1		10% of build cost (incl: externals)	£1,191,549
			£1,191,549

2.6 Contingency			
2.6.1		5% as percentage of build costs	£595,774
			£595,774

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£75,000
2.7.3	G&T pitches	£100,000 per pitch	£0
2.7.4	CIL	£0 per sq.m	£0
			£75,000

2.8 Sale cost			
2.8.1		3.00% as percentage of GDV	£542,445
			£542,445
TOTAL DEVELOPMENT COSTS (including land)			£20,336,780

3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£3,616,297
3.2	Affordable units	6% of build cost	£413,261
			£4,029,558
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£24,366,338

4.0 Finance Costs			
4.1	Finance	APR 6.00% PCM 0.487%	-£602,829
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£24,969,167

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ITEM

Net Site Area	0.04	Brownfield	Residual Value			Technical Checks:	
			£2,504,025 per net ha			Sqm/ha	5,395
Yield	Units	Private	Affordable	Social rent	Intermediate	Shared ownership	Units/ha
	2	2.00	0.00	0.00	0.00	0.00	2
							Dwgs/ha
							50
							GDV=Total costs
							-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0.00	66	0	£2,121	£0
		2 bed house	0.67	90	60	£3,170	£190,010
		3 bed house	0.87	110	95	£3,170	£301,974
		4+ bed house	0.47	130	61	£3,170	£192,039
			2.0			216	
1.2	Social rent	Flats (NIA)	0.00	66	0	£954	£0
		2 bed house	0.00	90	0	£1,427	£0
		3 bed house	0.00	110	0	£1,427	£0
		4+ bed house	0.00	130	0	£1,427	£0
			-			-	
1.3	Affordable rent	Flats (NIA)	0.00	66	0	£1,167	£0
		2 bed house	0.00	90	0	£1,744	£0
		3 bed house	0.00	110	0	£1,744	£0
		4+ bed house	0.00	130	0	£1,744	£0
			-			-	
1.3	Intermediate	Flats (NIA)	0.00	66	0	£1,379	£0
		2 bed house	0.00	90	0	£2,061	£0
		3 bed house	0.00	110	0	£2,061	£0
		4+ bed house	0.00	130	0	£2,061	£0
			-			-	
Gross Development value							£684,023

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	£100,161
	Purchaser Costs	1.75%
		101,914

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0.00	70	0	£1,185	£0.00
		2 bed house	0.67	90	60	£1,467	£87,931.98
		3 bed house	0.87	110	95	£1,467	£139,746.42
		4+ bed house	0.47	130	61	£1,467	£88,870.86
			2			216	
2.3.2	Affordable units	Flats (GIA)	0.00	70	0	£1,185	£0.00
		2 bed house	0.00	90	0	£1,467	£0.00
		3 bed house	0.00	110	0	£1,467	£0.00
		4+ bed house	0.00	130	0	£1,467	£0.00
			-			-	
2.3.3	Extra-over BR2014			£450 per unit		£900	
2.00							£317,449

2.4 Construction Costs		
2.4.1	External works as a percentage of build costs	10% £31,744.93
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha £8,000
2.4.2	Site opening up costs	£0
		£39,745

2.5 Professional Fees		
2.5.1	10% of build cost (incl: externals)	£34,919
		£34,919

2.6 Contingency		
2.6.1	5% as percentage of build costs	£17,460
		£17,460

2.7 Extra overs		
2.7.1	Lifetime homes	£0 per unit £0
2.7.2	CSH Level 4	0.0% build cost £0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £1,500
2.7.3	G&T pitches	£100,000 per pitch £0
2.7.4	CIL	£0 per sq.m £0
		£1,500

2.8 Sale cost		
2.8.1	3.00% as percentage of GDV	£20,521
		£20,521

3.0 Developer's Profit		
3.1	Private units	20% of gross development value £136,804.52
3.2	Affordable units	6% of build cost £0.00
		£136,805

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£670,312
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£13,710
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4.0 Finance Costs				
4.1	Finance	APR 6.00%	PCM 0.487%	-£13,710

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£684,023
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ITEM

Net Site Area	0.20	Brownfield	Residual Value			Technical Checks:	
			£2,037,163 per net ha			Sqm/ha	5,033
						Units/ha	8
						Dwgs/ha	50
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate rent	Shared ownership
	10	6.00	4.00	0.00	2.80	1.20

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0.00	66	0	£2,121	£0
		2 bed house	2.00	90	180	£3,170	£570,029
		3 bed house	2.60	110	286	£3,170	£905,923
		4+ bed house	1.40	130	182	£3,170	£576,116
			6.0		647		
1.2	Social rent	Flats (NIA)	0.00	66	0	£954	£0
		2 bed house	0.00	90	0	£1,427	£0
		3 bed house	0.00	110	0	£1,427	£0
		4+ bed house	0.00	130	0	£1,427	£0
			-		-		
1.3	Affordable rent	Flats (NIA)	0.84	66	55	£1,167	£64,674
		2 bed house	1.12	90	101	£1,744	£175,745
		3 bed house	0.70	110	77	£1,744	£134,250
		4+ bed house	0.14	130	18	£1,744	£31,732
			2.8		251		
1.3	Intermediate	Flats (NIA)	0.36	66	24	£1,379	£32,757
		2 bed house	0.48	90	43	£2,061	£89,014
		3 bed house	0.30	110	33	£2,061	£67,997
		4+ bed house	0.06	130	8	£2,061	£16,072
			1.2		108		
Gross Development value							£2,664,306

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	£407,433
	Purchaser Costs	4.75%
		426,786

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	0.00	70	0	£1,227	£0.00
		2 bed house	2.00	90	180	£1,269	£228,101.67
		3 bed house	2.60	110	286	£1,269	£362,511.93
		4+ bed house	1.40	130	182	£1,269	£230,537.19
			6		647		
2.3.2	Affordable units	Flats (GIA)	1.20	70	84	£1,227	£103,068.00
		2 bed house	1.60	90	144	£1,269	£182,664.00
		3 bed house	1.00	110	110	£1,269	£139,535.00
		4+ bed house	0.20	130	26	£1,269	£32,981.00
			4		364		
2.3.3	Extra-over BR2014			£450 per unit		£4,500	
9.99							£1,283,899

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£128,389.88
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£40,000
2.4.2	Site opening up costs	£0	£0
			£168,390

2.5 Professional Fees			
2.5.1		10% of build cost (incl: externals)	£141,229
			£141,229

2.6 Contingency			
2.6.1		5% as percentage of build costs	£70,614
			£70,614

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£7,500
2.7.3	G&T pitches	£100,000 per pitch	£0
2.7.4	CIL	£0 per sq.m	£0
			£7,500

2.8 Sale cost			
2.8.1		3.00% as percentage of GDV	£61,562
			£61,562

3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£410,414
3.2	Affordable units	6% of build cost	£36,734
			£447,148

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£2,607,127
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£57,179
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4.0 Finance Costs				
4.1	Finance	APR 6.00%	PCM 0.487%	-£57,179

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£2,664,306
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ITEM

Net Site Area	0.12	Brownfield	Residual Value			Technical Checks:	
			-£2,673,313 per net ha			Sqm/ha	8,250
						Units/ha	11
						Dwgs/ha	125
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	15	9.00	6.00	0.00	4.20	1.80

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	9.00	66	594	£2,121	£1,259,874
	2 bed house	0.00	90	0	£3,170	£0
	3 bed house	0.00	110	0	£3,170	£0
	4+ bed house	0.00	130	0	£3,170	£0
		9.0		594		
1.2 Social rent	Flats (NIA)	0.00	66	0	£954	£0
	2 bed house	0.00	90	0	£1,427	£0
	3 bed house	0.00	110	0	£1,427	£0
	4+ bed house	0.00	130	0	£1,427	£0
1.3 Affordable rent	Flats (NIA)	4.20	66	277	£1,167	£323,368
	2 bed house	0.00	90	0	£1,744	£0
	3 bed house	0.00	110	0	£1,744	£0
	4+ bed house	0.00	130	0	£1,744	£0
		4.2		277		
1.3 Intermediate	Flats (NIA)	1.80	66	119	£1,379	£163,784
	2 bed house	0.00	90	0	£2,061	£0
	3 bed house	0.00	110	0	£2,061	£0
	4+ bed house	0.00	130	0	£2,061	£0
		1.8		119		
Gross Development value						£1,747,025

2.0 Development Cost			
2.1 Site Acquisition	2.1.1 Site value (residual land value)		-£320,798
		Purchaser Costs	1.75%
			-£326,411

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	9.00	70	630	£1,269	£799,470.00
	2 bed house	0.00	90	0	£1,070	£0.00
	3 bed house	0.00	110	0	£1,070	£0.00
	4+ bed house	0.00	130	0	£1,070	£0.00
		9		630		
2.3.2 Affordable units	Flats (GIA)	6.00	70	420	£1,269	£532,980.00
	2 bed house	0.00	90	0	£1,070	£0.00
	3 bed house	0.00	110	0	£1,070	£0.00
	4+ bed house	0.00	130	0	£1,070	£0.00
		6		420		
2.3.3 Extra-over BR2014				£450 per unit	£6,750	
15.00						£1,339,200

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£133,920.00
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£24,000
2.4.2	Site opening up costs	£0	£0
			£157,920

2.5 Professional Fees			
2.5.1		10% of build cost (incl: externals)	£147,312
			£147,312

2.6 Contingency			
2.6.1		5% as percentage of build costs	£73,656
			£73,656

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£11,250
2.7.3	G&T pitches	£100,000 per pitch	£0
2.7.4	CIL	£0 per sq.m	£0
			£11,250

2.8 Sale cost			
2.8.1		3.00% as percentage of GDV	£37,796
			£37,796

TOTAL DEVELOPMENT COSTS (including land)			£1,440,723
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3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£251,975
3.2	Affordable units	6% of build cost	£29,229
			£281,204

TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£1,721,927
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£25,099
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4.0 Finance Costs		APR	PCM	
4.1	Finance	6.00%	0.487%	-£25,099

TOTAL PROJECT COSTS [INCLUDING INTEREST]			£1,747,025
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ITEM

Net Site Area	0.03	Greenfield	Residual Value			Technical Checks:	
			£5,364,585 per net ha			Sqm/ha	3,596
Yield	Units	Private	Affordable	Social rent	Intermediate ren	Shared ownership	Units/ha
	1	1.00	0.00	0.00	0.00	0.00	1
							Dwgs/ha
							33
							GDV=Total costs
							-

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	0.00	66	0	£4,159	£0
		2 bed house	0.33	90	30	£4,550	£136,364
		3 bed house	0.43	110	48	£4,550	£216,717
		4+ bed house	0.23	130	30	£4,550	£137,820
			1.0			108	
1.2	Social rent	Flats (NIA)	0.00	66	0	£1,872	£0
		2 bed house	0.00	90	0	£2,048	£0
		3 bed house	0.00	110	0	£2,048	£0
		4+ bed house	0.00	130	0	£2,048	£0
			-			-	
1.3	Affordable rent	Flats (NIA)	0.00	66	0	£2,287	£0
		2 bed house	0.00	90	0	£2,503	£0
		3 bed house	0.00	110	0	£2,503	£0
		4+ bed house	0.00	130	0	£2,503	£0
			-			-	
1.3	Intermediate	Flats (NIA)	0.00	66	0	£2,703	£0
		2 bed house	0.00	90	0	£2,958	£0
		3 bed house	0.00	110	0	£2,958	£0
		4+ bed house	0.00	130	0	£2,958	£0
			-			-	
Gross Development value							£490,900

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	£160,938
	Purchaser Costs	2.75%
		165,363

2.3 Build Costs							
2.3.1	Private units	Flats (GIA)	0.00	70	0	£1,185	£0.00
		2 bed house	0.33	90	30	£1,467	£43,965.99
		3 bed house	0.43	110	48	£1,467	£69,873.21
		4+ bed house	0.23	130	30	£1,467	£44,435.43
			1			108	
2.3.2	Affordable units	Flats (GIA)	0.00	70	0	£1,185	£0.00
		2 bed house	0.00	90	0	£1,467	£0.00
		3 bed house	0.00	110	0	£1,467	£0.00
		4+ bed house	0.00	130	0	£1,467	£0.00
			-			-	
2.3.3	Extra-over BR2014		£450	per unit		£450	
							1.00
							£158,725

2.4 Construction Costs		
2.4.1	External works as a percentage of build costs	10%
		£15,872.46
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha
		£0
2.4.2	Site opening up costs	£0
		£0
		£15,872

2.5 Professional Fees		
2.5.1		10% of build cost (incl: externals)
		£17,460
		£17,460

2.6 Contingency		
2.6.1		5% as percentage of build costs
		£8,729.85
		£8,730

2.7 Extra overs		
2.7.1	Lifetime homes	£0 per unit
		£0
2.7.2	CSH Level 4	0.0% build cost
		£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit
		£750
2.7.3	G&T pitches	£100,000 per pitch
		£0
2.7.4	CIL	£0 per sq.m
		£0
		£750

2.8 Sale cost		
2.8.1		3.00% as percentage of GDV
		£14,727
		£14,727

3.0 Developer's Profit		
3.1	Private units	20% of gross development value
		£98,180
3.2	Affordable units	6% of build cost
		£0
		£98,180

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£479,807
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£11,093

4.0 Finance Costs			
4.1	Finance	APR	PCM
		6.00%	0.487%
			£-11,093
TOTAL PROJECT COSTS [INCLUDING INTEREST]		£490,900	

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ITEM

Net Site Area	0.07	Brownfield	Residual Value			Technical Checks:	
			£6,573,761	per net ha	Sqm/ha	4,624	
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	
	3	3.00	0.00	0.00	0.00	0.00	
							Units/ha 3
							Dwgs/ha 43
							GDV=Total costs -

1.0 Development Value						
1.1 Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	66	0	£4,159	£0
	2 bed house	1.00	90	90	£4,550	£409,091
	3 bed house	1.30	110	143	£4,550	£650,150
	4+ bed house	0.70	130	91	£4,550	£413,459
		3.0		324		
1.2 Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	66	0	£1,872	£0
	2 bed house	0.00	90	0	£2,048	£0
	3 bed house	0.00	110	0	£2,048	£0
	4+ bed house	0.00	130	0	£2,048	£0
1.3 Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	66	0	£2,287	£0
	2 bed house	0.00	90	0	£2,503	£0
	3 bed house	0.00	110	0	£2,503	£0
	4+ bed house	0.00	130	0	£2,503	£0
1.3 Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	66	0	£2,703	£0
	2 bed house	0.00	90	0	£2,958	£0
	3 bed house	0.00	110	0	£2,958	£0
	4+ bed house	0.00	130	0	£2,958	£0
Gross Development value						£1,472,699

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£460,163
	Purchaser Costs 4.75%
	482,021

2.3 Build Costs						
2.3.1 Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	70	0	£1,185	£0.00
	2 bed house	1.00	90	90	£1,467	£131,897.97
	3 bed house	1.30	110	143	£1,467	£209,619.63
	4+ bed house	0.70	130	91	£1,467	£133,306.29
		3		324		
2.3.2 Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	0.00	70	0	£1,185	£0.00
	2 bed house	0.00	90	0	£1,467	£0.00
	3 bed house	0.00	110	0	£1,467	£0.00
	4+ bed house	0.00	130	0	£1,467	£0.00
2.3.3 Extra-over BR2014			£450 per unit			£1,350
3.00						£476,174

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £47,617.39
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £14,000
2.4.2 Site opening up costs	£0
	£61,617

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £52,379
	£52,379

2.6 Contingency	
2.6.1	5% as percentage of build costs £26,190
	£26,190

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £2,250
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
	£2,250

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £44,181
	£44,181

TOTAL DEVELOPMENT COSTS (including land) £1,144,812

3.0 Developer's Profit	
3.1 Private units	20% of gross development value £294,540
3.2 Affordable units	6% of build cost £0
	£294,540

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,439,352

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £33,347

4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£33,347

TOTAL PROJECT COSTS [INCLUDING INTEREST] £1,472,699

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ITEM

Net Site Area	0.20	Brownfield	Residual Value	£5,149,754 per net ha		Technical Checks:	
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	
	8	4.80	3.20	0.00	2.24	0.96	
							Sqm/ha 4,026
							Units/ha 6
							Dwgs/ha 40
							GDV=Total costs -

1.0 Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	66	0	£4,159	£0
	2 bed house	1.60	90	144	£4,550	£654,545
	3 bed house	2.08	110	229	£4,550	£1,040,239
	4+ bed house	1.12	130	145	£4,550	£661,534
		4.8		518		
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,872	£0
	2 bed house	0.00	90	0	£2,048	£0
	3 bed house	0.00	110	0	£2,048	£0
	4+ bed house	0.00	130	0	£2,048	£0
		-		-		
1.3 Affordable rent	Flats (NIA)	0.67	66	44	£2,287	£101,453
	2 bed house	0.90	90	81	£2,503	£201,802
	3 bed house	0.56	110	62	£2,503	£154,154
	4+ bed house	0.11	130	15	£2,503	£36,436
		2.2		201		
1.3 Intermediate	Flats (NIA)	0.29	66	19	£2,703	£51,385
	2 bed house	0.38	90	35	£2,958	£102,211
	3 bed house	0.24	110	26	£2,958	£78,078
	4+ bed house	0.05	130	6	£2,958	£18,455
		1.0		86		
Gross Development value						£3,100,292

2.0 Development Cost			
2.1 Site Acquisition	2.1.1 Site value (residual land value)		£1,029,951
		Purchaser Costs	5.75%
			1,089,173

2.3 Build Costs		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	70	0	£1,227	£0.00
	2 bed house	1.60	90	144	£1,269	£182,481.34
	3 bed house	2.08	110	229	£1,269	£290,009.54
	4+ bed house	1.12	130	145	£1,269	£184,429.75
		5		518		
2.3.2 Affordable units	Flats (GIA)	0.96	70	67	£1,227	£82,454.40
	2 bed house	1.28	90	115	£1,269	£146,131.20
	3 bed house	0.80	110	88	£1,269	£111,628.00
	4+ bed house	0.16	130	21	£1,269	£26,384.80
		3		291		
2.3.3 Extra-over BR2014				£450 per unit		£3,600
						8.00
						£1,027,119

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£102,711.90
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£40,000
2.4.2	Site opening up costs	£0	£0
			£142,712

2.5 Professional Fees			
2.5.1		10% of build cost (incl: externals)	£112,983
			£112,983

2.6 Contingency			
2.6.1		5% as percentage of build costs	£56,492
			£56,492

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£6,000
2.7.3	G&T pitches	£100,000 per pitch	£0
2.7.4	CIL	£0 per sq.m	£0
			£6,000

2.8 Sale cost			
2.8.1		3.00% as percentage of GDV	£70,690
			£70,690

3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£471,264
3.2	Affordable units	6% of build cost	£44,638.46
			£515,902

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£3,021,070
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£79,222
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4.0 Finance Costs		APR	PCM	
4.1	Finance	6.00%	0.487%	-£79,222

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£3,100,292
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ITEM

Net Site Area	0.10	Brownfield	Residual Value			Technical Checks:	
			£6,535,010 per net ha			Sqm/ha	6,600
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	Units/ha
	10	6.00	4.00	0.00	2.80	1.20	8
							Dwgs/ha
							100
							GDV=Total costs
							-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	6.00	66	396	£4,159	£1,646,964
	2 bed house	0.00	90	0	£4,550	£0
	3 bed house	0.00	110	0	£4,550	£0
	4+ bed house	0.00	130	0	£4,550	£0
			6.0		396	
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,872	£0
	2 bed house	0.00	90	0	£2,048	£0
	3 bed house	0.00	110	0	£2,048	£0
	4+ bed house	0.00	130	0	£2,048	£0
1.3 Affordable rent	Flats (NIA)	2.80	66	185	£2,287	£422,721
	2 bed house	0.00	90	0	£2,503	£0
	3 bed house	0.00	110	0	£2,503	£0
	4+ bed house	0.00	130	0	£2,503	£0
			2.8		185	
1.3 Intermediate	Flats (NIA)	1.20	66	79	£2,703	£214,105
	2 bed house	0.00	90	0	£2,958	£0
	3 bed house	0.00	110	0	£2,958	£0
	4+ bed house	0.00	130	0	£2,958	£0
			1.2		79	
Gross Development value						£2,283,790

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£653,501
	Purchaser Costs 5.75%
	691,077

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	6.00	70	420	£1,227	£515,340.00
	2 bed house	0.00	90	0	£1,269	£0.00
	3 bed house	0.00	110	0	£1,269	£0.00
	4+ bed house	0.00	130	0	£1,269	£0.00
			6		420	
2.3.2 Affordable units	Flats (GIA)	4.00	70	280	£1,227	£343,560.00
	2 bed house	0.00	90	0	£1,269	£0.00
	3 bed house	0.00	110	0	£1,269	£0.00
	4+ bed house	0.00	130	0	£1,269	£0.00
			4		280	
2.3.3 Extra-over BR2014			£450 per unit			£4,500
10.00						£863,400

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £86,340.00
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £20,000
2.4.2 Site opening up costs	£0
	£106,340

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £94,974
	£94,974

2.6 Contingency	
2.6.1	5% as percentage of build costs £47,487
	£47,487

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £7,500
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
	£7,500

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £49,409
	£49,409

3.0 Developer's Profit	
3.1 Private units	20% of gross development value £329,393
3.2 Affordable units	6% of build cost £38,210
	£367,602

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£2,227,790
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£56,000
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4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£56,000

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£2,283,790
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ITEM

Net Site Area	0.30	Brownfield	Residual Value			Technical Checks:	
			£6,177,460 per net ha			Sqm/ha	6,600
						Units/ha	17
						Dwgs/ha	100
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	30	18.00	12.00	0.00	8.40	3.60

1.0 Development Value

1.1 Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	18.00	66	1,188	£4,159	£4,940,892
2 bed house	0.00	90	0	£4,550	£0
3 bed house	0.00	110	0	£4,550	£0
4+ bed house	0.00	130	0	£4,550	£0
	18.0		1,188		

1.2 Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.00	66	0	£1,872	£0
2 bed house	0.00	90	0	£2,048	£0
3 bed house	0.00	110	0	£2,048	£0
4+ bed house	0.00	130	0	£2,048	£0

1.3 Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	8.40	66	554	£2,287	£1,268,162
2 bed house	0.00	90	0	£2,503	£0
3 bed house	0.00	110	0	£2,503	£0
4+ bed house	0.00	130	0	£2,503	£0
	8.4		554		

1.3 Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	3.60	66	238	£2,703	£642,316
2 bed house	0.00	90	0	£2,958	£0
3 bed house	0.00	110	0	£2,958	£0
4+ bed house	0.00	130	0	£2,958	£0
	3.6		238		

Gross Development value £6,851,370

2.0 Development Cost

2.1 Site Acquisition		
2.1.1 Site value (residual land value)		£1,853,238
	Purchaser Costs	5.75%
		1,959,799

2.3 Build Costs

2.3.1 Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)	18.00	70	1,260	£1,269	£1,598,940.00
2 bed house	0.00	90	0	£1,070	£0.00
3 bed house	0.00	110	0	£1,070	£0.00
4+ bed house	0.00	130	0	£1,070	£0
	18		1,260		

2.3.2 Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)	12.00	70	840	£1,269	£1,065,960.00
2 bed house	0.00	90	0	£1,070	£0.00
3 bed house	0.00	110	0	£1,070	£0.00
4+ bed house	0.00	130	0	£1,070	£0.00
	12		840		

2.3.3 Extra-over BR2014	£450 per unit				£13,500
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30.00 £2,678,400

2.4 Construction Costs

2.4.1 External works as a percentage of build costs	10%	£267,840.00
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha	£60,000
2.4.2 Site opening up costs	£0	£0

£327,840

2.5 Professional Fees

2.5.1	10% of build cost (incl: externals)	£294,624
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£294,624

2.6 Contingency

2.6.1	5% as percentage of build costs	£147,312
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£147,312

2.7 Extra overs

2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 CSH Level 4	0.0% build cost	£0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£22,500
2.7.3 G&T pitches	£100,000 per pitch	£0
2.7.4 CIL	£0 per sq.m	£0

£22,500

2.8 Sale cost

2.8.1	3.00% as percentage of GDV	£148,227
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£148,227

TOTAL DEVELOPMENT COSTS (including land) £5,578,702

3.0 Developer's Profit

3.1 Private units	20% of gross development value	£988,178
3.2 Affordable units	6% of build cost	£114,629

£1,102,807

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £6,681,509

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £169,861

4.0 Finance Costs

4.1 Finance	APR 6.00%	PCM 0.487%	-£169,861
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £6,851,370

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ITEM

Net Site Area	1.73	Greenfield	Residual Value		£7,971,523 per net ha		Technical Checks:	
							Sqm/ha	5,669
							Units/ha	38
							Dwgs/ha	58
							GDV=Total costs	-
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership		
	100	55.00	45.00	0.00	31.50	13.50		

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1	Private units	Flats (NIA)	2.75	66	182	£4,159	£754,859
		2 bed house	19.25	90	1,733	£4,550	£7,882,875
		3 bed house	22.00	110	2,420	£4,550	£11,011,000
		4+ bed house	11.00	130	1,430	£4,550	£6,506,500
			55.0			5,764	
1.2	Social rent	Flats (NIA)	0.00	66	0	£1,872	£0
		2 bed house	0.00	90	0	£2,048	£0
		3 bed house	0.00	110	0	£2,048	£0
		4+ bed house	0.00	130	0	£2,048	£0
1.3	Affordable rent	Flats (NIA)	9.45	66	624	£2,287	£1,426,683
		2 bed house	12.60	90	1,134	£2,503	£2,837,835
		3 bed house	7.88	110	866	£2,503	£2,167,791
		4+ bed house	1.58	130	205	£2,503	£512,387
			31.5			2,829	
1.3	Intermediate	Flats (NIA)	4.05	66	267	£2,703	£722,605
		2 bed house	5.40	90	486	£2,958	£1,437,345
		3 bed house	3.38	110	371	£2,958	£1,097,972
		4+ bed house	0.68	130	88	£2,958	£259,521
			13.5			1,212	
Gross Development value							£36,617,372

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	5.75%
14,580,140	

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1	Private units	Flats (GIA)	2.75	70	193	£1,269	£244,282.50
		2 bed house	19.25	90	1,733	£1,070	£1,853,775.00
		3 bed house	22.00	110	2,420	£1,070	£2,589,400.00
		4+ bed house	11.00	130	1,430	£1,070	£1,530,100
			55			5,775	
2.3.2	Affordable units	Flats (GIA)	13.50	70	945	£1,269	£1,199,205.00
		2 bed house	18.00	90	1,620	£1,070	£1,733,400.00
		3 bed house	11.25	110	1,238	£1,070	£1,324,125.00
		4+ bed house	2.25	130	293	£1,070	£312,975.00
			45			4,095	
2.3.3	Extra-over BR2014				£450	per unit	£45,000
100.00							£10,832,263

2.4 Construction Costs	
2.4.1	External works as a percentage of build costs
	10%
	£1,083,226.25
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£5,000
	£500,000
£1,583,226	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals)
	£1,191,549
£1,191,549	

2.6 Contingency	
2.6.1	5% as percentage of build costs
	£595,774
£595,774	

2.7 Extra overs	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions
	£750 per unit
	£75,000
2.7.3	G&T pitches
	£100,000 per pitch
	£0
2.7.4	CIL
	£0 per sq.m
	£0
£75,000	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV
	£784,657
£784,657	
£29,642,609	

3.0 Developer's Profit	
3.1	Private units
	20% of gross development value
	£5,231,047
3.2	Affordable units
	6% of build cost
	£627,728
£5,858,775	
£35,501,384	

4.0 Finance Costs	
4.1	Finance
	APR 6.00%
	PCM 0.487%
	£-1,115,988
£36,617,372	

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ITEM

Net Site Area	0.05	Greenfield	Residual Value			Technical Checks:	
			£3,106,185 per net ha			Sqm/ha	4,316
						Units/ha	2
						Dwgs/ha	40
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	2	2.00	0.00	0.00	0.00	0.00

1.0 Development Value

1.1 Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.00	66	0	£2,516	£0
2 bed house	0.67	90	60	£3,481	£208,651
3 bed house	0.87	110	95	£3,481	£331,600
4+ bed house	0.47	130	61	£3,481	£210,879
	2.0		216		

1.2 Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.00	66	0	£1,132	£0
2 bed house	0.00	90	0	£1,566	£0
3 bed house	0.00	110	0	£1,566	£0
4+ bed house	0.00	130	0	£1,566	£0

1.3 Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.00	66	0	£1,384	£0
2 bed house	0.00	90	0	£1,915	£0
3 bed house	0.00	110	0	£1,915	£0
4+ bed house	0.00	130	0	£1,915	£0

1.3 Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.00	66	0	£1,635	£0
2 bed house	0.00	90	0	£2,263	£0
3 bed house	0.00	110	0	£2,263	£0
4+ bed house	0.00	130	0	£2,263	£0

Gross Development value £751,130

2.0 Development Cost

2.1 Site Acquisition		
2.1.1 Site value (residual land value)		£155,309
	Purchaser Costs	2.75%
		159,580

2.3 Build Costs

2.3.1 Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)	0.00	70	0	£1,185	£0.00
2 bed house	0.67	90	60	£1,467	£87,931.98
3 bed house	0.87	110	95	£1,467	£139,746.42
4+ bed house	0.47	130	61	£1,467	£88,871
	2		216		

2.3.2 Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)	0.00	70	0	£1,185	£0.00
2 bed house	0.00	90	0	£1,467	£0.00
3 bed house	0.00	110	0	£1,467	£0.00
4+ bed house	0.00	130	0	£1,467	£0.00

2.3.3 Extra-over BR2014	£450 per unit				£900
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2.00 £317,449

2.4 Construction Costs

2.4.1 External works as a percentage of build costs	10%	£31,744.93
2.4.2 Site abnormalities (remediation/demolition)	£0 per net ha	£0
2.4.2 Site opening up costs	£0	£0

£31,745

2.5 Professional Fees

2.5.1	10% of build cost (incl: externals)	£34,919
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£34,919

2.6 Contingency

2.6.1	5% as percentage of build costs	£17,460
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£17,460

2.7 Extra overs

2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 CSH Level 4	0.0% build cost	£0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£1,500
2.7.3 G&T pitches	£100,000 per pitch	£0
2.7.4 CIL	£0 per sq.m	£0

£1,500

2.8 Sale cost

2.8.1	3.00% as percentage of GDV	£22,534
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£22,534

TOTAL DEVELOPMENT COSTS (including land) £585,187

3.0 Developer's Profit

3.1 Private units	20% of gross development value	£150,226
3.2 Affordable units	6% of build cost	£0

£150,226

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £735,414

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £15,717

4.0 Finance Costs

4.1 Finance	APR 6.00%	PCM 0.487%	-£15,717
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £751,130

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ITEM

Net Site Area	0.12	Brownfield	Residual Value			Technical Checks:	
			£2,502,148 per net ha			Sqm/ha	4,194
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	Units/ha
	5	3.00	2.00	0.00	1.40	0.60	4
							Dwgs/ha
							42
							GDV=Total costs
							-

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	0.00	66	0	£2,516	£0
	2 bed house	1.00	90	90	£3,481	£312,977
	3 bed house	1.30	110	143	£3,481	£497,400
	4+ bed house	0.70	130	91	£3,481	£316,318
		3.0		324		
1.2 Social rent	Flats (NIA)	0.00	66	0	£1,132	£0
	2 bed house	0.00	90	0	£1,566	£0
	3 bed house	0.00	110	0	£1,566	£0
	4+ bed house	0.00	130	0	£1,566	£0
		-		-		
1.3 Affordable rent	Flats (NIA)	0.42	66	28	£1,384	£38,359
	2 bed house	0.56	90	50	£1,915	£96,493
	3 bed house	0.35	110	39	£1,915	£73,710
	4+ bed house	0.07	130	9	£1,915	£17,422
		1.4		126		
1.3 Intermediate	Flats (NIA)	0.18	66	12	£1,635	£19,429
	2 bed house	0.24	90	22	£2,263	£48,873
	3 bed house	0.15	110	17	£2,263	£37,334
	4+ bed house	0.03	130	4	£2,263	£8,824
		0.6		54		
Gross Development value						£1,467,140

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£300,258
	Purchaser Costs 4.7500%
	314,520

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	0.00	70	0	£1,227	£0.00
	2 bed house	1.00	90	90	£1,269	£114,050.84
	3 bed house	1.30	110	143	£1,269	£181,255.97
	4+ bed house	0.70	130	91	£1,269	£115,269
		3		324		
2.3.2 Affordable units	Flats (GIA)	0.60	70	42	£1,227	£51,534.00
	2 bed house	0.80	90	72	£1,269	£91,332.00
	3 bed house	0.50	110	55	£1,269	£69,767.50
	4+ bed house	0.10	130	13	£1,269	£16,490.50
		2		182		
2.3.3 Extra-over BR2014			£450 per unit			£2,250
5.00						£641,949

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £64,194.94
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £24,000
2.4.2 Site opening up costs	£0
£88,195	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £70,614
£70,614	

2.6 Contingency	
2.6.1	5% as percentage of build costs £35,307
£35,307	

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £3,750
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
£3,750	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £33,801
£33,801	

TOTAL DEVELOPMENT COSTS (including land)	£1,188,137
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3.0 Developer's Profit	
3.1 Private units	20% of gross development value £225,339
3.2 Affordable units	6% of build cost £20,427
£245,766	

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£1,433,903
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£33,237
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4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£33,237

TOTAL PROJECT COSTS [INCLUDING INTEREST]	£1,467,140
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ITEM

Net Site Area	0 Greenfield		Residual Value		£3,810,442 per net ha		Technical Checks:	
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	Sqm/ha	4,903
	20	11.00	9.00	0.00	6.30	2.70	Units/ha	13
							Dwgs/ha	50
							GDV=Total costs	-

1.0 Development Value

1.1 Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.55	66	36	£2,516	£91,331
2 bed house	3.85	90	347	£3,481	£1,206,167
3 bed house	4.40	110	484	£3,481	£1,684,804
4+ bed house	2.20	130	286	£3,481	£995,566
	11.0		1,153		
1.2 Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.00	66	0	£1,132	£0
2 bed house	0.00	90	0	£1,566	£0
3 bed house	0.00	110	0	£1,566	£0
4+ bed house	0.00	130	0	£1,566	£0
1.3 Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	1.89	66	125	£1,384	£172,615
2 bed house	2.52	90	227	£1,915	£434,220
3 bed house	1.58	110	173	£1,915	£331,696
4+ bed house	0.32	130	41	£1,915	£78,401
	6.3		566		
1.3 Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)	0.81	66	53	£1,635	£87,428
2 bed house	1.08	90	97	£2,263	£219,930
3 bed house	0.68	110	74	£2,263	£168,002
4+ bed house	0.14	130	18	£2,263	£39,710
	2.7		242		
Gross Development value					£5,509,868

2.0 Development Cost

2.1 Site Acquisition		
2.1.1 Site value (residual land value)		£1,524,177
	Purchaser Costs	5.7500%
		1,611,817

2.3 Build Costs

2.3.1 Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)	0.55	70	39	£1,269	£48,856.50
2 bed house	3.85	90	347	£1,070	£370,755.00
3 bed house	4.40	110	484	£1,070	£517,880.00
4+ bed house	2.20	130	286	£1,070	£306,020
	11		1,155		
2.3.2 Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)	2.70	70	189	£1,269	£239,841.00
2 bed house	3.60	90	324	£1,070	£346,680.00
3 bed house	2.25	110	248	£1,070	£264,825.00
4+ bed house	0.45	130	59	£1,070	£62,595.00
	9		819		
2.3.3 Extra-over BR2014		£450 per unit			£9,000
20.00					£2,166,453

2.4 Construction Costs

2.4.1 External works as a percentage of build costs	10%	£216,645.25
2.4.2 Site abnormalities (remediation/demolition)	£0 per net ha	£0
2.4.2 Site opening up costs	£0	£0
		£216,645

2.5 Professional Fees

2.5.1	10% of build cost (incl: externals)	£238,310
		£238,310

2.6 Contingency

2.6.1	5% as percentage of build costs	£119,155
		£119,155

2.7 Extra overs

2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 CSH Level 4	0.0% build cost	£0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£15,000
2.7.3 G&T pitches	£100,000 per pitch	£0
2.7.4 CIL	£0 per sq.m	£0
		£15,000

2.8 Sale cost

2.8.1	3.00% as percentage of GDV	£119,336
		£119,336

TOTAL DEVELOPMENT COSTS (including land)

£4,486,716

3.0 Developer's Profit

3.1 Private units	20% of gross development value	£795,573
3.2 Affordable units	6% of build cost	£91,920
		£887,494

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£5,374,209

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£135,659

4.0 Finance Costs

4.1 Finance	APR 6.00%	PCM 0.487%	£-135,659
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£5,509,868

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ITEM

Net Site Area	1.7 Greenfield	Residual Value	4112144.112 per net ha	Technical Checks:	Sqm/ha 5,669
Yield	Units 100	Private 55.00	Affordable 45.00	Social rent 0.00	Intermediate & Shared ownership 31.50 13.50
					Dwgs/ha 58
					GDV=Total costs -

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		2.75	66	182	£2,516	£456,654
	2 bed house		19.25	90	1,733	£3,481	£6,030,833
	3 bed house		22.00	110	2,420	£3,481	£8,424,020
	4+ bed house		11.00	130	1,430	£3,481	£4,977,830
			55.0		5,764		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	66	0	£1,132	£0
	2 bed house		0.00	90	0	£1,566	£0
	3 bed house		0.00	110	0	£1,566	£0
	4+ bed house		0.00	130	0	£1,566	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		9.45	66	624	£1,384	£863,076
	2 bed house		12.60	90	1,134	£1,915	£2,171,100
	3 bed house		7.88	110	866	£1,915	£1,658,479
	4+ bed house		1.58	130	205	£1,915	£392,004
			31.5		2,829		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		4.05	66	267	£1,635	£437,142
	2 bed house		5.40	90	486	£2,263	£1,099,648
	3 bed house		3.38	110	371	£2,263	£840,009
	4+ bed house		0.68	130	88	£2,263	£198,548
			13.5		1,212		
Gross Development value							£27,549,342

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	5.7500%
7,521,227	

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		2.75	70	193	£1,269	£244,282.50
	2 bed house		19.25	90	1,733	£1,070	£1,853,775.00
	3 bed house		22.00	110	2,420	£1,070	£2,589,400.00
	4+ bed house		11.00	130	1,430	£1,070	£1,530,100
			55		5,775		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		13.50	70	945	£1,269	£1,199,205.00
	2 bed house		18.00	90	1,620	£1,070	£1,733,400.00
	3 bed house		11.25	110	1,238	£1,070	£1,324,125.00
	4+ bed house		2.25	130	293	£1,070	£312,975.00
			45		4,095		
100.00							£10,832,263

2.4 Construction Costs	
2.4.1	External works as a percentage of build costs
	10%
	£1,083,226.25
2.4.2	Site opening up costs
	£5,000
	£500,000
£1,583,226	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals)
	£1,191,549
£1,191,549	

2.6 Contingency	
2.6.1	5% as percentage of build costs
	£595,774
£595,774	

2.7 Extra overs	
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions
	£750 per unit
	£75,000
2.7.3	G&T pitches
	£100,000 per pitch
	£0
£75,000	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV
	£596,680
£596,680	
TOTAL DEVELOPMENT COSTS (including land)	
£22,395,719	

3.0 Developer's Profit	
3.1	Private units
	20% of gross development value
	£3,977,867
3.2	Affordable units
	6% of build cost
	£459,600
£4,437,468	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]	
£26,833,187	

4.0 Finance Costs	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	
£716,155	
4.1	Finance
	APR 6.00%
	PCM 0.487%
	-£716,155
TOTAL PROJECT COSTS [INCLUDING INTEREST]	
£27,549,342	

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ITEM

Net Site Area	48.4	Greenfield	Residual Value			Technical Checks:	
			£4,277,095 per net ha			Sqm/ha	3,946
						Units/ha	159
						Dwgs/ha	41
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	2,000	1100.00	900.00	0.00	630.00	270.00

1.0 Development Value

1.1	Private units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	275.00	66	18,150	£3,667	£66,556,050
	2 bed house	165.00	90	14,850	£4,584	£68,072,400
	3 bed house	440.00	110	48,400	£4,584	£221,865,600
	4+ bed house	220.00	130	28,600	£4,584	£131,102,400
		1,100.0		110,000		
1.2	Social rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	0.00	66	0	£1,650	£0
	2 bed house	0.00	90	0	£2,063	£0
	3 bed house	0.00	110	0	£2,063	£0
	4+ bed house	0.00	130	0	£2,063	£0
1.3	Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	189.00	66	12,474	£2,017	£25,158,187
	2 bed house	252.00	90	22,680	£2,521	£57,180,816
	3 bed house	157.50	110	17,325	£2,521	£43,679,790
	4+ bed house	31.50	130	4,095	£2,521	£10,324,314
		630.0		56,574		
1.3	Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)	81.00	66	5,346	£2,384	£12,742,458
	2 bed house	108.00	90	9,720	£2,980	£28,961,712
	3 bed house	67.50	110	7,425	£2,980	£22,123,530
	4+ bed house	13.50	130	1,755	£2,980	£5,229,198
		270.0		24,246		

Gross Development value £692,996,455

2.0 Development Cost

2.1	Site Acquisition				
2.1.1	Site value (residual land value)				£206,836,008
			Purchaser Costs	5.7500%	
					218,729,078

2.3 Build Costs

2.3.1	Private units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	275.00	70	19,250	£1,269	£24,428,250.00
	2 bed house	165.00	90	14,850	£1,070	£15,889,500.00
	3 bed house	440.00	110	48,400	£1,070	£51,788,000.00
	4+ bed house	220.00	130	28,600	£1,070	£30,602,000.00
		1,100		111,100		
2.3.2	Affordable units	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)	270.00	70	18,900	£1,269	£23,984,100.00
	2 bed house	360.00	90	32,400	£1,070	£34,668,000.00
	3 bed house	225.00	110	24,750	£1,070	£26,482,500.00
	4+ bed house	45.00	130	5,850	£1,070	£6,259,500.00
		900		81,900		
2.3.3	Extra-over BR2014		£450 per unit			£900,000

2000.00 £215,001,850

2.4 Construction Costs

2.4.1	External works as a percentage of build costs	10%		£21,500,185.00
2.4.2	Site abnormalities (remediation/demolition)	£0 per net ha		£0
2.4.2	Site opening up costs	£20,000 per unit		£40,000,000

£61,500,185

2.5 Professional Fees

2.5.1		10% of build cost (incl: externals)	£23,650,204
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£23,650,204

2.6 Contingency

2.6.1		5% as percentage of build costs	£11,825,102
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£11,825,102

2.7 Extra overs

2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£1,500,000
2.7.3	G&T pitches	£100,000 per pitch	£800,000
2.7.4	CIL	£0 per sq.m	£0

£2,300,000

2.8 Sale cost

2.8.1		3.00% as percentage of GDV	£14,627,894
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£14,627,894

TOTAL DEVELOPMENT COSTS (including land) £547,634,312

3.0 Developer's Profit

3.1	Private units	20% of gross development value	£97,519,290
3.2	Affordable units	6% of build cost	£12,324,000

£109,843,290

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £657,477,602

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £35,518,853

4.0 Finance Costs

4.1	Finance	APR 6.00%	PCM 0.487%	-£35,518,853
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £692,996,455

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ITEM

Net Site Area	56.55	Greenfield	Residual Value			Technical Checks:	
			£5,161,607 per net ha			Sqm/ha	4,264
						Units/ha	167
						Dwgs/ha	40
						GDV=Total costs	-
Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership	
	2,289	1258.95	1030.05	0.00	721.04	309.02	

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		50.36	66	3,324	£3,667	£12,187,744
	2 bed house		264.38	90	23,794	£4,584	£109,072,407
	3 bed house		566.53	110	62,318	£4,584	£285,665,827
	4+ bed house		377.69	130	49,099	£4,584	£225,070,045
			1,259.0		138,535		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	66	0	£1,650	£0
	2 bed house		0.00	90	0	£2,063	£0
	3 bed house		0.00	110	0	£2,063	£0
	4+ bed house		0.00	130	0	£2,063	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		72.10	66	4,759	£2,017	£9,597,848
	2 bed house		288.41	90	25,957	£2,521	£65,443,444
	3 bed house		288.41	110	31,726	£2,521	£79,986,431
	4+ bed house		72.10	130	9,373	£2,521	£23,632,355
			721.0		71,815		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		30.90	66	2,039	£2,384	£4,861,248
	2 bed house		123.61	90	11,125	£2,980	£33,146,679
	3 bed house		123.61	110	13,597	£2,980	£40,512,608
	4+ bed house		30.90	130	4,017	£2,980	£11,969,634
			309.0		30,778		
Gross Development value							£901,146,270

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	5.7500%
308,661,867	

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		50.36	70	3,525	£1,269	£4,473,301.14
	2 bed house		264.38	90	23,794	£1,070	£25,459,745.85
	3 bed house		566.53	110	62,318	£1,070	£66,680,286.75
	4+ bed house		377.69	130	49,099	£1,070	£52,535,984
			1,259		138,736		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		103.01	70	7,210	£1,269	£9,149,934.15
	2 bed house		412.02	90	37,082	£1,070	£39,677,526.00
	3 bed house		412.02	110	45,322	£1,070	£48,494,754.00
	4+ bed house		103.01	130	13,391	£1,070	£14,327,995.50
			1,030		103,005		
2.3.3	Extra-over BR2014			£450 per unit			£1,030,050
2289.00							£261,829,577

2.4 Construction Costs	
2.4.1	External works as a percentage of build costs
	10%
	£26,182,957.69
2.4.2	Site abnormalities (remediation/demolition)
	£0 per net ha
	£0
2.4.2	Site opening up costs
	£20,000 per unit
	£45,780,000
£71,962,958	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals)
	£28,801,253
£28,801,253	

2.6 Contingency	
2.6.1	5% as percentage of build costs
	£14,400,627
£14,400,627	

2.7 Extra overs	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions
	£750 per unit
	£1,716,750
2.7.3	G&T pitches
	£100,000 per pitch
	£800,000
2.7.4	CIL
	£0 per sq.m
	£0
£2,516,750	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV
	£18,959,881
£18,959,881	
£707,132,912	

3.0 Developer's Profit	
3.1	Private units
	20% of gross development value
	£126,399,204.44
3.2	Affordable units
	6% of build cost
	£16,149,014.88
£142,548,219	
£849,681,132	

4.0 Finance Costs	
4.1	Finance
	APR 6.00%
	PCM 0.487%
	£51,465,139
£51,465,139	
£901,146,270	

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ITEM

Net Site Area	57.00	Mixed	Residual Value			Technical Checks:	
			£2,332,302 per net ha			Sqm/ha	3,613
						Units/ha	162
						Dwgs/ha	37
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	2,100	1260.00	840.00	0.00	588.00	252.00

1.0 Development Value

1.1 Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)		126.00	66	8,316	£3,826	£31,817,016
2 bed house		378.00	90	34,020	£3,520	£119,750,400
3 bed house		504.00	110	55,440	£3,520	£195,148,800
4+ bed house		252.00	130	32,760	£3,520	£115,315,200
		1,260.0		130,536		
1.2 Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)		0.00	66	0	£1,722	£0
2 bed house		0.00	90	0	£1,584	£0
3 bed house		0.00	110	0	£1,584	£0
4+ bed house		0.00	130	0	£1,584	£0
1.3 Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)		176.40	66	11,642	£2,104	£24,499,102
2 bed house		235.20	90	21,168	£1,936	£40,981,248
3 bed house		147.00	110	16,170	£1,936	£31,305,120
4+ bed house		29.40	130	3,822	£1,936	£7,399,392
		588.0		52,802		
1.3 Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats (NIA)		75.60	66	4,990	£2,487	£12,408,636
2 bed house		100.80	90	9,072	£2,288	£20,756,736
3 bed house		63.00	110	6,930	£2,288	£15,855,840
4+ bed house		12.60	130	1,638	£2,288	£3,747,744
		252.0		22,630		

Gross Development value £618,985,235

2.0 Development Cost

2.1 Site Acquisition		
2.1.1 Site value (residual land value)		£132,941,196
	Purchaser Costs	5.7500%
		140,585,314

2.3 Build Costs

2.3.1 Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)		126.00	70	8,820	£1,269	£11,192,580
2 bed house		378.00	90	34,020	£1,070	£36,401,400
3 bed house		504.00	110	55,440	£1,070	£59,320,800
4+ bed house		252.00	130	32,760	£1,070	£35,053,200
		1,260		131,040		
2.3.2 Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
Flats (GIA)		252.00	70	17,640	£1,269	£22,385,160
2 bed house		336.00	90	30,240	£1,070	£32,356,800
3 bed house		210.00	110	23,100	£1,070	£24,717,000
4+ bed house		42.00	130	5,460	£1,070	£5,842,200.00
		840		76,440		
2.3.3 Extra-over BR2014			£450 per unit			£945,000

2100.00 £228,214,140

2.4 Construction Costs

2.4.1 External works as a percentage of build costs	10%	£22,821,414
2.4.2 Site abnormalities (remediation/demolition/removing hardstanding)	£100,000 per net ha	£5,700,000
2.4.2 Site opening up costs	£20,000 per unit	£42,000,000
		£70,521,414

2.5 Professional Fees

2.5.1	10% of build cost (incl: externals)	£25,103,555
		£25,103,555

2.6 Contingency

2.6.1	5% as percentage of build costs	£12,551,778
		£12,551,778

2.7 Extra overs

2.7.1 Lifetime homes	£0 per unit	£0
2.7.2 CSH Level 4	0.0% build cost	£0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£1,575,000
2.7.3 G&T pitches	£100,000 per pitch	£800,000
2.7.4 CIL	£0 per sq.m	£0
		£2,375,000

2.8 Sale cost

2.8.1	3.00% as percentage of GDV	£13,860,942
		£13,860,942

TOTAL DEVELOPMENT COSTS (including land) £493,212,144

3.0 Developer's Profit

3.1 Private units	20% of gross development value	£92,406,283
3.2 Affordable units	6% of build cost	£9,417,229
		£101,823,512

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £595,035,656

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £23,949,578

4.0 Finance Costs

4.1 Finance	APR 6.00%	PCM 0.487%	-£23,949,578
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TOTAL PROJECT COSTS [INCLUDING INTEREST] £618,985,235

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ITEM

Net Site Area	23.44	Brownfield	Residual Value			Technical Checks:	
			£3,054,780	per net ha		Sqm/ha	4,708
						Units/ha	124
						Dwgs/ha	46
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	1,084	975.60	108.40	0.00	75.88	32.52

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		243.90	66	16,097	£3,667	£59,029,166
	2 bed house		68.29	90	6,146	£4,584	£28,174,548
	3 bed house		458.53	110	50,439	£4,584	£231,210,176
	4+ bed house		204.88	130	26,634	£4,584	£122,089,706
			975.6		99,316		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	66	0	£1,650	£0
	2 bed house		0.00	90	0	£2,063	£0
	3 bed house		0.00	110	0	£2,063	£0
	4+ bed house		0.00	130	0	£2,063	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		18.97	66	1,252	£2,017	£2,525,137
	2 bed house		5.31	90	478	£2,521	£1,205,245
	3 bed house		35.66	110	3,923	£2,521	£9,890,658
	4+ bed house		15.93	130	2,072	£2,521	£5,222,726
			75.9		7,725		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		8.13	66	537	£2,384	£1,278,965
	2 bed house		2.28	90	205	£2,980	£610,449
	3 bed house		15.28	110	1,681	£2,980	£5,009,554
	4+ bed house		6.83	130	888	£2,980	£2,645,277
			32.5		3,311		
Gross Development value							£468,891,604

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	
		£71,607,984
	Purchaser Costs	5.7500%
		75,725,443

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		243.90	70	17,073	£1,295	£22,109,535.00
	2 bed house		68.29	90	6,146	£1,295	£7,959,432.60
	3 bed house		458.53	110	50,439	£1,295	£65,317,883.40
	4+ bed house		204.88	130	26,634	£1,295	£34,490,875
			976		100,292		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		27.10	70	1,897	£1,295	£2,456,615.00
	2 bed house		7.59	90	683	£1,295	£884,381.40
	3 bed house		50.95	110	5,604	£1,295	£7,257,542.60
	4+ bed house		22.76	130	2,959	£1,295	£3,832,319.40
			108		11,144		
2.3.3	Extra-over BR2014					£450 per unit	£487,800
1084.00							£144,796,384

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£14,479,638.40
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£4,688,258
2.4.2	Site opening up costs	£78,413 per unit	£85,000,000
			£104,167,896

2.5 Professional Fees		
2.5.1	10% of build cost (incl: externals)	£15,927,602
		£15,927,602

2.6 Contingency		
2.6.1	5% as percentage of build costs	£7,963,801
		£7,963,801

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit	£813,000
2.7.3	G&T pitches	£100,000 per pitch	£400,000
2.7.4	CIL	£0 per sq.m	£0
			£1,213,000

2.8 Sale cost		
2.8.1	3.00% as percentage of GDV	£13,215,108
		£13,215,108

TOTAL DEVELOPMENT COSTS (including land) £363,009,234

3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£88,100,719
3.2	Affordable units	6% of build cost	£1,703,281
			£89,804,000

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £452,813,234

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £16,078,370

4.0 Finance Costs				
4.1	Finance	APR 6.00%	PCM 0.487%	-£16,078,370

TOTAL PROJECT COSTS [INCLUDING INTEREST] £468,891,604

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ITEM

Net Site Area	0.35	Greenfield	Residual Value	£261,904	per net ha	Technical Checks:	Sqm/ha	2,566
							Units/ha	8
							Dwgs/ha	29
							GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate	Shared ownership
	10	0.00	10.00	0	7	3

1.0 Development Value							
			No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)		0.00	66	0	£2,516	£0
	2 bed house		0.00	90	0	£3,481	£0
	3 bed house		0.00	110	0	£3,481	£0
	4+ bed house		0.00	130	0	£3,481	£0
1.2 Social rent	Flats (NIA)		0.00	66	0	£1,132	£0
	2 bed house		0.00	90	0	£1,566	£0
	3 bed house		0.00	110	0	£1,566	£0
	4+ bed house		0.00	130	0	£1,566	£0
1.3 Affordable rent	Flats (NIA)		2.10	66	139	£1,384	£191,795
	2 bed house		2.80	90	252	£1,915	£482,467
	3 bed house		1.75	110	193	£1,915	£368,551
	4+ bed house		0.35	130	46	£1,915	£87,112
			7.0		629		
1.3 Intermediate	Flats (NIA)		0.90	66	59	£1,635	£97,143
	2 bed house		1.20	90	108	£2,263	£244,366
	3 bed house		0.75	110	83	£2,263	£186,669
	4+ bed house		0.15	130	20	£2,263	£44,122
			3.0		269		
Gross Development value							£1,702,223

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£91,666
	Purchaser Costs 1.75%
	93,271

2.3 Build Costs							
			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)		0.00	70	0	£1,227	£0
	2 bed house		0.00	90	0	£1,269	£0
	3 bed house		0.00	110	0	£1,269	£0
	4+ bed house		0.00	130	0	£1,269	£0
2.3.2 Affordable units	Flats (GIA)		3.00	70	210	£1,227	£257,670
	2 bed house		4.00	90	360	£1,269	£456,660
	3 bed house		2.50	110	275	£1,269	£348,838
	4+ bed house		0.50	130	65	£1,269	£82,453
			10		910		
2.3.3 Extra-over BR2014				£450 per unit			£4,500
10.00							£1,150,120

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £115,012
2.4.2 Site abnormalities (remediation/demolition)	£0 per net ha £0
2.4.2 Site opening up costs (incl: relocating Sewage works, GBC relocation + £10k per unit for oth	£0 per unit £0
	£115,012

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £126,513
	£126,513

2.6 Contingency	
2.6.1	5% as percentage of build costs £63,257
	£63,257

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £7,500
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 CIL	£0 per sq.m £0
	£7,500

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £0
	£0

TOTAL DEVELOPMENT COSTS (including land) £1,555,672

3.0 Developer's Profit	
3.1 Private units	20% of gross development value £0
3.2 Affordable units	6% of build cost £102,133
	£102,133

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,657,806

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £44,418

4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£44,418

TOTAL PROJECT COSTS [INCLUDING INTEREST] £1,702,223

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ITEM

Net Site Area	0.20	Brownfield	Residual Value			Technical Checks:	
			£3,447,993 per net ha			Sqm/ha	13,000
						Units/ha	38
						Dwgs/ha	500
						GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	100	100.00	0.00	0.00	0.00	0.00

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	100.00	26	2,600	£3,385	£8,801,659
	2 bed house	0.00	26	0	£3,385	£0
	3 bed house	0.00	26	0	£3,385	£0
	4+ bed house	0.00	26	0	£3,385	£0
		100.0		2,600		
1.2 Social rent	Flats (NIA)	0.00	26	0	£1,523	£0
	2 bed house	0.00	26	0	£1,523	£0
	3 bed house	0.00	26	0	£1,523	£0
	4+ bed house	0.00	26	0	£1,523	£0
1.3 Affordable rent	Flats (NIA)	0.00	26	0	£1,862	£0
	2 bed house	0.00	26	0	£1,862	£0
	3 bed house	0.00	26	0	£1,862	£0
	4+ bed house	0.00	26	0	£1,862	£0
1.3 Intermediate	Flats (NIA)	0.00	26	0	£2,200	£0
	2 bed house	0.00	26	0	£2,200	£0
	3 bed house	0.00	26	0	£2,200	£0
	4+ bed house	0.00	26	0	£2,200	£0
Gross Development value						£8,801,659

2.0 Development Cost		
2.1 Site Acquisition		
2.1.1	Site value (residual land value)	£689,599
	Purchaser Costs	5.7500%
		729,250

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	100.00	26	2,600	£1,269	£3,299,400.00
	2 bed house	0.00	26	0	£1,070	£0.00
	3 bed house	0.00	26	0	£1,070	£0.00
	4+ bed house	0.00	26	0	£1,070	£0
		100		2,600		
2.3.2 Affordable units	Flats (GIA)	0.00	26	0	£1,269	£0.00
	2 bed house	0.00	26	0	£1,070	£0.00
	3 bed house	0.00	26	0	£1,070	£0.00
	4+ bed house	0.00	26	0	£1,070	£0.00
2.3.3	Extra-over BR2014		£450 per unit			£45,000
						£3,344,400

2.4 Construction Costs		
2.4.1	External works as a percentage of build costs	10%
		£334,440.00
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha
		£40,000
2.4.2	Site opening up costs	
		£1,584,993
		£1,959,433

2.5 Professional Fees		
2.5.1		10% of build cost (incl: externals)
		£367,884
		£367,884

2.6 Contingency		
2.6.1		5% as percentage of build costs
		£183,942
		£183,942

2.7 Extra overs		
2.7.1	Lifetime homes	£0 per unit
		£0
2.7.2	CSH Level 4	0.0% build cost
		£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions	
		£0
2.7.3	G&T pitches	£100,000 per pitch
		£0
2.7.4	CIL	£0 per sq.m
		£0
		£0

2.8 Sale cost		
2.8.1		3.00% as percentage of GDV
		£264,050
		£264,050
TOTAL DEVELOPMENT COSTS (including land)		
		£6,848,959

3.0 Developer's Profit		
3.1	Private units	20% of gross development value
		£1,760,332
3.2	Affordable units	6% of build cost
		£0
		£1,760,332

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£8,609,291
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£192,367
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4.0 Finance Costs			
4.1	Finance	APR 6.00%	PCM 0.487%
			£-192,367

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£8,801,659
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ITEM

Net Site Area	0.20	Brownfield	Residual Value			£3,544,650 per net ha		Technical Checks:	
								Sqm/ha	10,200
								Units/ha	21
								Dwgs/ha	200
								GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate rent	Shared ownership
	40	40.00	0.00	0.00	0.00	0.00

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		40.00	51	2,040	£3,300	£6,732,000
	2 bed house		0.00	51	0	£3,300	£0
	3 bed house		0.00	51	0	£3,300	£0
	4+ bed house		0.00	51	0	£3,300	£0
			40.0		2,040		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	51	0	£1,485	£0
	2 bed house		0.00	51	0	£1,485	£0
	3 bed house		0.00	51	0	£1,485	£0
	4+ bed house		0.00	51	0	£1,485	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	51	0	£1,815	£0
	2 bed house		0.00	51	0	£1,815	£0
	3 bed house		0.00	51	0	£1,815	£0
	4+ bed house		0.00	51	0	£1,815	£0
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	51	0	£2,145	£0
	2 bed house		0.00	51	0	£2,145	£0
	3 bed house		0.00	51	0	£2,145	£0
	4+ bed house		0.00	51	0	£2,145	£0
Gross Development value							£6,732,000

2.0 Development Cost		
2.1	Site Acquisition	
2.1.1	Site value (residual land value)	£708,930
	Purchaser Costs	5.7500%
		749,693

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		40.00	51	2,040	£1,513	£3,086,520
	2 bed house		0.00	51	0	£1,513	£0.00
	3 bed house		0.00	51	0	£1,513	£0.00
	4+ bed house		0.00	51	0	£1,513	£0
			40		2,040		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		0.00	51	0	£1,513	£0.00
	2 bed house		0.00	51	0	£1,513	£0.00
	3 bed house		0.00	51	0	£1,513	£0.00
	4+ bed house		0.00	51	0	£1,513	£0.00
2.3.3	Extra-over BR2014					£450 per unit	£18,000
40.00							£3,104,520

2.4 Construction Costs			
2.4.1	External works as a percentage of build costs	10%	£310,452
2.4.2	Site abnormalities (remediation/demolition)	£200,000 per net ha	£40,000
2.4.2	Site opening up costs		
			£350,452

2.5 Professional Fees			
2.5.1		10% of build cost (incl: externals)	£341,497
			£341,497

2.6 Contingency			
2.6.1		5% of build cost (incl: externals)	£170,749
			£170,749

2.7 Extra overs			
2.7.1	Lifetime homes	£0 per unit	£0
2.7.2	CSH Level 4	0.0% build cost	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions		£0
2.7.3	G&T pitches		£0
2.7.4	Commuted sum		£352,066
			£352,066

2.8 Sale cost			
2.8.1		3.00% as percentage of GDV	£201,960
			£201,960

TOTAL DEVELOPMENT COSTS (including land)		£5,270,938
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3.0 Developer's Profit			
3.1	Private units	20% of gross development value	£1,346,400
3.2	Affordable units	6% of build cost	£0
			£1,346,400

TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£6,617,338
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]		£114,662
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4.0 Finance Costs				
4.1	Finance	APR 6.00%	PCM 0.487%	-£114,662

TOTAL PROJECT COSTS [INCLUDING INTEREST]		£6,732,000
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ITEM

Net Site Area	0.34	Brownfield	Residual Value		Technical Checks:	
			£3,718,865 per net ha		Sqm/ha	6,628
					Units/ha	21
					Dwgs/ha	119
					GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate r	Shared ownership
	40	32.00	8.00	0.00	5.60	2.40

1.0 Development Value						
		No. of units	Size sq.m	Total sq.m	£psm	Total Value
1.1 Private units	Flats (NIA)	32.00	56	1,776	£3,865	£6,865,441
	2 bed house	0.00	56	0	£3,865	£0
	3 bed house	0.00	56	0	£3,865	£0
	4+ bed house	0.00	56	0	£3,865	£0
			32.0		1,776	
1.2 Social rent	Flats (NIA)	0.00	56	0	£1,739	£0
	2 bed house	0.00	56	0	£1,739	£0
	3 bed house	0.00	56	0	£1,739	£0
	4+ bed house	0.00	56	0	£1,739	£0
1.3 Affordable rent	Flats (NIA)	5.60	56	311	£2,126	£660,799
	2 bed house	0.00	56	0	£2,126	£0
	3 bed house	0.00	56	0	£2,126	£0
	4+ bed house	0.00	56	0	£2,126	£0
			5.6		311	
1.3 Intermediate	Flats (NIA)	2.40	56	133	£2,512	£334,690
	2 bed house	0.00	56	0	£2,512	£0
	3 bed house	0.00	56	0	£2,512	£0
	4+ bed house	0.00	56	0	£2,512	£0
			2.4		133	
Gross Development value						£7,860,930

2.0 Development Cost	
2.1 Site Acquisition	
2.1.1 Site value (residual land value)	£1,245,828
	Purchaser Costs 5.7500%
	1,317,463

2.3 Build Costs						
		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
2.3.1 Private units	Flats (GIA)	32.00	56	1,776	£1,367	£2,428,278.04
	2 bed house	0.00	56	0	£1,367	£0.00
	3 bed house	0.00	56	0	£1,367	£0.00
	4+ bed house	0.00	56	0	£1,367	£0.00
			32		1,776	
2.3.2 Affordable units	Flats (GIA)	8.00	56	444	£1,367	£607,069.51
	2 bed house	0.00	56	0	£1,367	£0.00
	3 bed house	0.00	56	0	£1,367	£0.00
	4+ bed house	0.00	56	0	£1,367	£0.00
			8		444	
2.3.3 Extra-over BR2014			£450 per unit			£18,000
40.00						£3,053,348

2.4 Construction Costs	
2.4.1 External works as a percentage of build costs	10% £305,334.76
2.4.2 Site abnormalities (remediation/demolition)	£200,000 per net ha £67,000
2.4.2 Site opening up costs	£0
	£372,335

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals) £335,868
	£335,868

2.6 Contingency	
2.6.1	5% as percentage of build costs £167,934
	£167,934

2.7 Extra overs	
2.7.1 Lifetime homes	£0 per unit £0
2.7.2 CSH Level 4	0.0% build cost £0
2.7.3 Strategic Access Management and Monitoring (SAMM) Contributions	£750 per unit £30,000
2.7.3 G&T pitches	£100,000 per pitch £0
2.7.4 Commuted sum	£788,440
	£818,440

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV £205,963
	£205,963

TOTAL DEVELOPMENT COSTS (including land) £6,271,352

3.0 Developer's Profit	
3.1 Private units	20% of gross development value £1,373,088
3.2 Affordable units	6% of build cost £59,729
	£1,432,818

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £7,704,169

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £156,761

4.0 Finance Costs			
4.1 Finance	APR 6.00%	PCM 0.487%	-£156,761

TOTAL PROJECT COSTS [INCLUDING INTEREST] £7,860,930

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ITEM

Net Site Area	0.41	Brownfield	Residual Value		Technical Checks:	
			£3,952,548 per net ha		Sqm/ha	5,423
					Units/ha	21
					Dwgs/ha	98
					GDV=Total costs	-

Yield	Units	Private	Affordable	Social rent	Intermediate	Shared ownership
	40	32.00	8.00	0.00	5.60	2.40

1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		32.00	56	1,776	£4,152	£7,374,870
	2 bed house		0.00	56	0	£4,152	£0
	3 bed house		0.00	56	0	£4,152	£0
	4+ bed house		0.00	56	0	£4,152	£0
			32.0		1,776		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		0.00	56	0	£1,868	£0
	2 bed house		0.00	56	0	£1,868	£0
	3 bed house		0.00	56	0	£1,868	£0
	4+ bed house		0.00	56	0	£1,868	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		5.60	56	311	£2,283	£709,831
	2 bed house		0.00	56	0	£2,283	£0
	3 bed house		0.00	56	0	£2,283	£0
	4+ bed house		0.00	56	0	£2,283	£0
			5.6		311		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats (NIA)		2.40	56	133	£2,699	£359,525
	2 bed house		0.00	56	0	£2,699	£0
	3 bed house		0.00	56	0	£2,699	£0
	4+ bed house		0.00	56	0	£2,699	£0
			2.4		133		
Gross Development value							£8,444,227

2.0 Development Cost	
2.1	Site Acquisition
2.1.1	Site value (residual land value)
	Purchaser Costs
	5.7500%
£1,618,360	
1,711,415	

2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		32.00	56	1,776	£1,331	£2,364,329.24
	2 bed house		0.00	56	0	£1,331	£0.00
	3 bed house		0.00	56	0	£1,331	£0.00
	4+ bed house		0.00	56	0	£1,331	£0
			32		1,776		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats (GIA)		8.00	56	444	£1,331	£591,082.31
	2 bed house		0.00	56	0	£1,331	£0.00
	3 bed house		0.00	56	0	£1,331	£0.00
	4+ bed house		0.00	56	0	£1,331	£0.00
			8		444		
2.3.3	Extra-over BR2014			£450 per unit			£18,000
40.00							£2,973,412

2.4 Construction Costs	
2.4.1	External works as a percentage of build costs
	10%
	£297,341.16
2.4.2	Site abnormalities (remediation/demolition)
	£200,000 per net ha
	£81,889
2.4.2	Site opening up costs
	£0
£379,231	

2.5 Professional Fees	
2.5.1	10% of build cost (incl: externals)
	£327,075
£327,075	

2.6 Contingency	
2.6.1	5% as percentage of build costs
	£163,538
£163,538	

2.7 Extra overs	
2.7.1	Lifetime homes
	£0 per unit
	£0
2.7.2	CSH Level 4
	0.0% build cost
	£0
2.7.3	Strategic Access Management and Monitoring (SAMM) Contributions
	£750 per unit
	£30,000
2.7.3	G&T pitches
	£100,000 per pitch
	£0
2.7.4	Commuted sum
	£921,859
£951,859	

2.8 Sale cost	
2.8.1	3.00% as percentage of GDV
	£221,246
£221,246	

TOTAL DEVELOPMENT COSTS (including land) £6,727,775

3.0 Developer's Profit	
3.1	Private units
	20% of gross development value
	£1,474,974
3.2	Affordable units
	6% of build cost
	£64,161
£1,539,135	

TOTAL PROJECT COSTS [EXCLUDING INTEREST] £8,266,911

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £177,316

4.0 Finance Costs			
4.1	Finance	APR	PCM
		6.00%	0.487%
			£-177,316

TOTAL PROJECT COSTS [INCLUDING INTEREST] £8,444,227

This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.