

200313 SWC Residential Appraisals_AO-AV_v3 - Summary Table

Scheme Ref:	AO	AP	AQ	AR	AS	AT	AU	AV
No Units:	4	8	4	8	4	8	4	8
Location / Value Zone:	Higher	Higher	Lower	Lower	Higher	Higher	Lower	Lower
Development Scenario:	Greenfield	Greenfield	Greenfield	Greenfield	Brownfield	Brownfield	Brownfield	Brownfield
Notes:		Rural Designated Areas	Rural Designated Areas	Rural Designated Areas	Rural Designated Areas	Rural Designated Areas	Rural Designated Areas	Rural Designated Areas
Total GDV (£)	1,343,510	2,687,020	1,273,840	2,547,680	1,343,510	2,687,020	1,273,840	2,547,680
AH % onsite	20%	20%	20%	20%	20%	20%	20%	20%
offsite commuted sum	£960		£584		£778		£700	
Affordable Rent:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Social Rent:	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%
Intermediate (LCHO/Sub-Market/Starter etc.):	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
CIL (£ psm)	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
CIL (£ per unit)	3,232.00	3,232.00	3,232.00	3,232.00	3,232.00	3,232.00	3,232.00	3,232.00
CIL (£)	12,928	25,856	12,928	25,856	12,928	25,856	12,928	25,856
Site Specific S106 (£ per unit)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Site Specific S106 (£)	8,000	16,000	8,000	16,000	8,000	16,000	8,000	16,000
Sub-total CIL+S106 (£ per unit)	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232
Strategic Infrastructure (£ per unit)	-	-	-	-	-	-	-	-
Strategic Infrastructure (£)	-	-	-	-	-	-	-	-
Sub-total CIL+S106+Strat. Infra. (£ per unit)	5,232	5,232	5,232	5,232	5,232	5,232	5,232	5,232
Total Developers Profit (£)	253,091	506,181	239,950	479,901	253,091	506,181	239,950	479,901
Developers Profit (% on CMS)	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	18.84%	18.84%	18.84%	18.84%	18.84%	18.84%	18.84%	18.84%
Developers Profit (% on costs)	36.56%	37.12%	33.32%	35.31%	35.04%	35.56%	33.32%	33.81%
RLV (£)	356,921	721,473	283,491	627,033	330,821	669,273	283,491	574,708
RLV (£/acre)	1,083,330	1,094,911	860,454	951,589	1,004,111	1,015,692	860,454	872,179
RLV (£/ha)	2,676,908	2,705,524	2,126,182	2,351,375	2,481,159	2,509,775	2,126,182	2,155,155
Balance for Plan VA:		£0	£0	£0	£0	£0	£0	£0
BLV (£)	90,603	181,207	74,130	148,260	131,787	263,573	107,077	214,153
BLV (£/acre)	275,000	275,000	225,000	225,000	400,000	400,000	325,000	325,000
BLV (£/ha)	679,525	679,525	555,975	555,975	988,400	988,400	803,075	803,075
Surplus/Deficit	266,318	540,266	209,361	478,773	199,035	405,700	176,414	360,555
Surplus/Deficit (£/acre)	808,330	819,911	635,454	726,589	604,111	615,692	535,454	547,179
Surplus/Deficit (£/ha)	1,997,383	2,025,999	1,570,207	1,795,400	1,492,759	1,521,375	1,323,107	1,352,080
Plan Viability comments	Viabile	Viabile	Viabile	Viabile	Viabile	Viabile	Viabile	Viabile