

200313 SWC Residential Appraisals_AW-AY v3 Strategic - Summary Table

Scheme Ref:	AW	AX	AY
No Units:	1500	6000	10000
Location / Value Zone:	Lower	Higher	Higher
Development Scenario:	Greenfield	Greenfield	Greenfield
Notes:	Broad Locations - Rushwick	Broad Locations - Throckmorton	Strategic Sites - Worcs Parkway Zone
Total GDV (£)	405,940,500	1,707,790,500	2,846,317,500
AH %	40%	40%	40%
Affordable Rent:	0.00%	0.00%	0.00%
Social Rent:	70.00%	70.00%	70.00%
Intermediate (LCHO/Sub-Market/Starter etc.):	30.00%	30.00%	30.00%
CIL (£ psm)	-	-	-
CIL (£ per unit)	-	-	-
CIL (£)	-	-	-
Site Specific S106 (£ per unit)	5,528	11,931	13,201
Site Specific S106 (£)	8,292,000	71,586,000	132,010,000
Sub-total CIL+S106 (£ per unit)	5,528	11,931	13,201
Strategic Infrastructure (£ per unit)	-	-	-
Strategic Infrastructure (£)	-	-	-
Sub-total CIL+S106+Strat. Infra. (£ per unit)	5,528	11,931	13,201
Total Developers Profit (£)	67,574,430	284,285,430	473,809,050
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	16.65%	16.65%	16.65%
Developers Profit (% on costs)	28.89%	29.08%	28.85%
RLV (£)	90,866,815	387,887,035	635,254,083
RLV (£/acre)	980,621	1,046,505	1,028,335
RLV (£/ha)	2,423,115	2,585,914	2,541,016
Balance for Plan VA:	£0	£0	£0
BLV (£)	18,532,500	92,662,500	154,437,500
BLV (£/acre)	200,000	250,000	250,000
BLV (£/ha)	494,200	617,750	617,750
Surplus/Deficit	72,334,315	295,224,535	480,816,583
Surplus/Deficit (£/acre)	780,621	796,505	778,335
Surplus/Deficit (£/ha)	1,928,915	1,968,164	1,923,266
Plan Viability comments	Viable	Viable	Viable