

200313 SWC Residential Appraisals_A-E_v3 - Summary Table

Scheme Ref:	A	B	C	D	E
No Units:	7	10	30	50	80
Location / Value Zone:	Higher	Higher	Higher	Higher	Higher
Development Scenario:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:					
Total GDV (£)	2,695,000	2,867,550	8,606,412	14,344,020	22,770,540
AH %	0%	40%	40%	40%	40%
Affordable Rent:	0.00%	0.00%	0.00%	0.00%	0.00%
Social Rent:	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%
CIL (£ psm)	40.00	40.00	40.00	40.00	40.00
CIL (£ per unit)	4,040.00	2,424.00	2,326.80	2,326.80	2,322.97
CIL (£)	28,280	24,240	69,804	116,340	185,838
Site Specific S106 (£ per unit)	2,000	2,000	2,000	2,000	2,000
Site Specific S106 (£)	14,000	20,000	60,000	100,000	160,000
Sub-total CIL+S106 (£ per unit)	6,040	4,424	4,327	4,327	4,323
Strategic Infrastructure (£ per unit)	-	-	-	-	-
Strategic Infrastructure (£)	-	-	-	-	-
Sub-total CIL+S106+Strat. Infra. (£ per unit)	6,040	4,424	4,327	4,327	4,323
Total Developers Profit (£)	539,000	495,453	1,432,657	2,387,761	3,790,472
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	20.00%	17.28%	16.65%	16.65%	16.65%
Developers Profit (% on costs)	42.69%	30.89%	28.89%	28.90%	28.80%
RLV (£)	787,661	678,852	1,937,689	3,225,245	5,072,495
RLV (£/acre)	1,366,123	824,182	784,172	783,143	769,804
RLV (£/ha)	3,375,689	2,036,555	1,937,689	1,935,147	1,902,186
Balance for Plan VA:					
BLV (£)	158,556	226,508	679,525	1,132,542	1,812,067
BLV (£/acre)	275,000	275,000	275,000	275,000	275,000
BLV (£/ha)	679,525	679,525	679,525	679,525	679,525
Surplus/Deficit	629,105	452,343	1,258,164	2,092,703	3,260,429
Surplus/Deficit (£/acre)	1,091,123	549,182	509,172	508,143	494,804
Surplus/Deficit (£/ha)	2,696,164	1,357,030	1,258,164	1,255,622	1,222,661
Plan Viability comments	Viable	Viable	Viable	Viable	Viable