

200313 SWC Residential Appraisals_L-P_v3 - Summary Table

Scheme Ref:	L	M	N	O	P
No Units:	7	10	30	50	80
Location / Value Zone:	Lower	Lower	Lower	Lower	Lower
Development Scenario:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:					
Total GDV (£)	2,555,000	2,719,200	8,182,719	13,637,865	21,650,160
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 (£)	511,000	469,752	1,362,127	2,270,212	3,603,970
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)	40.63%	29.36%	27.53%	27.54%	27.44%
RLV (£)	694,705	575,537	1,639,223	2,727,815	4,285,766
RLV (£/acre)	1,204,900	698,749	663,384	662,359	650,410
RLV (£/ha)	2,977,309	1,726,610	1,639,223	1,636,689	1,607,162
Balance for Plan VA:					
BLV (£)	129,728	185,325	555,975	926,625	1,482,600
BLV (£/acre)	225,000	225,000	225,000	225,000	225,000
BLV (£/ha)	555,975	555,975	555,975	555,975	555,975
Surplus/Deficit	564,978	390,212	1,083,248	1,801,190	2,803,166
Surplus/Deficit (£/acre)	979,900	473,749	438,384	437,359	425,410
Surplus/Deficit (£/ha)	2,421,334	1,170,635	1,083,248	1,080,714	1,051,187
Plan Viability comments	Viable	Viable	Viable	Viable	Viable