

200313 SWC Residential Appraisals_U - AA_v3 - Summary Table

Scheme Ref:	U	V	W	X	Y	Z	AA
No Units:	8	10	30	50	100	300	500
Location / Value Zone:	Higher	Higher	Higher	Higher	Higher	Higher	Higher
Development Scenario:	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield
Notes:		0	0	0	0	0	0
Total GDV (£)	3,080,000	2,867,550	8,606,412	14,344,020	28,463,175	85,389,525	142,315,875
AH %	0%	40%	40%	40%	40%	40%	40%
Affordable Rent:	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%
Intermediate (LCHO/Sub-Market/Starter etc.):	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
CIL (£ per unit)	4,040.00	2,424.00	2,326.80	2,322.80	2,322.97	2,322.97	2,322.97
CIL (£)	32,320	24,240	69,804	116,340	232,297	696,892	1,161,487
Site Specific S106 (£ per unit)	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Site Specific S106 (£)	16,000	20,000	60,000	100,000	200,000	600,000	1,000,000
Sub-total CIL+S106 (£ per unit)	6,040	4,424	4,327	4,327	4,323	4,323	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	4,323	4,323
Total Developers Profit (£)	616,000	495,453	1,432,657	2,387,761	4,738,091	14,214,272	23,690,453
Developers Profit (% on OMS)	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%
Developers Profit (% blended)	20.00%	17.28%	16.65%	16.65%	16.65%	16.65%	16.65%
Developers Profit (% on costs)	41.04%	29.53%	27.63%	27.64%	30.16%	30.33%	29.28%
RLV (£)	848,490	614,311	1,740,776	2,897,070	6,982,394	21,157,655	32,826,467
RLV (£/acre)	1,287,673	745,825	704,482	703,457	1,130,294	1,141,651	1,062,775
RLV (£/ha)	3,181,839	1,842,933	1,740,776	1,738,242	2,792,958	2,821,021	2,626,117
Balance for Plan VA:						£0	£0
BLV (£)	263,573	329,467	988,400	1,647,333	2,471,000	7,413,000	12,355,000
BLV (£/acre)	400,000	400,000	400,000	400,000	400,000	400,000	400,000
BLV (£/ha)	988,400	988,400	988,400	988,400	988,400	988,400	988,400
Surplus/Deficit	584,917	284,844	752,376	1,249,737	4,511,394	13,744,655	20,471,467
Surplus/Deficit (£/acre)	887,673	345,825	304,482	303,457	730,294	741,651	662,775
Surplus/Deficit (£/ha)	2,193,439	854,533	752,376	749,842	1,804,558	1,832,621	1,637,717
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable