

200313 SWC Residential Appraisals_AB-AD_v3 - Summary Table

Scheme Ref:	AB	AC	AD
No Units:	7	40	300
Location / Value Zone:	Lower	Lower	Lower
Development Scenario:	Brownfield	Brownfield	Brownfield
Notes:		0	0
Total GDV (£)	2,555,000	10,910,292	81,188,100
AH %	0%	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)	2,000	2,000	2,000
Site Specific S106 (£)	14,000	80,000	600,000
Sub-total CIL+S106 (£ per unit)	2,000	2,000	2,000
Strategic Infrastructure (£ per unit)	-	-	-
Strategic Infrastructure (£)	-	-	-
Sub-total CIL+S106+Strat. Infra. (£ per unit)	2,000	2,000	2,000
Total Developers Profit (£)	511,000	1,816,170	13,514,886
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	20.00%	16.65%	16.65%
Developers Profit (% on costs)	38.93%	26.68%	26.88%
RLV (£)	646,918	2,000,704	15,136,580
RLV (£/acre)	1,122,017	607,255	816,759
RLV (£/ha)	2,772,505	1,500,528	2,018,211
Balance for Plan VA:			
BLV (£)	187,384	1,070,767	6,023,063
BLV (£/acre)	325,000	325,000	325,000
BLV (£/ha)	803,075	803,075	803,075
Surplus/Deficit	459,534	929,938	9,113,517
Surplus/Deficit (£/acre)	797,017	282,255	491,759
Surplus/Deficit (£/ha)	1,969,430	697,453	1,215,136
Plan Viability comments	Viable	Viable	Viable