

200313 SWC Residential Appraisals_AG-AJ_Sheltered Housing v3 - Summary Table

Scheme Ref:	AG	AH	AJ	AJ
No Units:	55	55	55	55
Location / Value Zone:	Higher	Lower	Higher	Lower
Development Scenario:	Greenfield	Greenfield	Brownfield	Brownfield
Notes:	Sheltered Housing	Sheltered Housing	Sheltered Housing	Sheltered Housing
Total GDV (£)	11,065,725	11,065,725	11,065,725	11,065,725
AH %	40%	40%	40%	40%
Affordable Rent:	0.00%	0.00%	0.00%	0.00%
Social Rent:	70.00%	70.00%	70.00%	70.00%
Intermediate (LCHO/Sub-Market/Starter etc.):	30.00%	30.00%	30.00%	30.00%
CIL (£ psm)	-	-	-	-
CIL (£ per unit)	-	-	-	-
CIL (£)	-	-	-	-
Site Specific S106 (£ per unit)	2,000	2,000	2,000	2,000
Site Specific S106 (£)	110,000	110,000	110,000	110,000
Sub-total CIL+S106 (£ per unit)	2,000	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	2,000
Total Developers Profit (£)	1,842,044	1,842,044	1,842,044	1,842,044
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	16.65%	16.65%	16.65%	16.65%
Developers Profit (% on costs)	23.56%	23.56%	22.98%	22.98%
RLV (£)	1,234,332	1,234,332	1,060,479	1,060,479
RLV (£/acre)	1,135,289	1,135,289	975,386	975,386
RLV (£/ha)	2,805,299	2,805,299	2,410,178	2,410,178
Balance for Plan VA:	£0	£0	£0	£0
BLV (£)	298,991	244,629	434,896	353,353
BLV (£/acre)	275,000	225,000	400,000	325,000
BLV (£/ha)	679,525	555,975	988,400	803,075
Surplus/Deficit	935,341	989,703	625,583	707,126
Surplus/Deficit (£/acre)	860,289	910,289	575,386	650,386
Surplus/Deficit (£/ha)	2,125,774	2,249,324	1,421,778	1,607,103
Plan Viability comments	Viable	Viable	Viable	Viable