

200313 SWC Residential Appraisals_AK-AN_ Extra Care v3 - Summary Table

| Scheme Ref: | AK | AL | AM | AN |
|---|------------------------------|------------------------------|------------------------------|------------------------------|
| No Units: | 60 | 60 | 60 | 60 |
| Location / Value Zone: | Higher | Lower | Higher | Lower |
| Development Scenario: | Greenfield | Greenfield | Brownfield | Brownfield |
| Notes: | Extra Care / Assisted Living | Extra Care / Assisted Living | Extra Care / Assisted Living | Extra Care / Assisted Living |
| Total GDV (£) | 15,178,388 | 15,178,388 | 15,178,388 | 15,178,388 |
| 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) | 40.00 | 40.00 | 40.00 | - |
| CIL (£ per unit) | 2,510.77 | 2,510.77 | 2,510.77 | - |
| CIL (£) | 150,646 | 150,646 | 150,646 | - |
| Site Specific S106 (£ per unit) | 2,000 | 2,000 | 2,000 | 2,000 |
| Site Specific S106 (£) | 120,000 | 120,000 | 120,000 | 120,000 |
| Sub-total CIL+S106 (£ per unit) | 4,511 | 4,511 | 4,511 | 2,000 |
| Strategic Infrastructure (£ per unit) | - | - | - | - |
| Strategic Infrastructure (£) | - | - | - | - |
| Sub-total CIL+S106+Strat. Infra. (£ per unit) | 4,511 | 4,511 | 4,511 | 2,000 |
| Total Developers Profit (£) | 2,526,653 | 2,526,653 | 2,526,653 | 2,526,653 |
| 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) | 21.98% | 21.98% | 21.45% | 21.75% |
| RLV (£) | 1,018,373 | 1,018,373 | 768,082 | 909,136 |
| RLV (£/acre) | 686,883 | 686,883 | 518,064 | 613,204 |
| RLV (£/ha) | 1,697,289 | 1,697,289 | 1,280,137 | 1,515,227 |
| Balance for Plan VA: | £0 | £0 | £0 | £0 |
| BLV (£) | 407,715 | 333,585 | 593,040 | 481,845 |
| BLV (£/acre) | 275,000 | 225,000 | 400,000 | 325,000 |
| BLV (£/ha) | 679,525 | 555,975 | 988,400 | 803,075 |
| Surplus/Deficit | 610,658 | 684,788 | 175,042 | 427,291 |
| Surplus/Deficit (£/acre) | 411,883 | 461,883 | 118,064 | 288,204 |
| Surplus/Deficit (£/ha) | 1,017,764 | 1,141,314 | 291,737 | 712,152 |
| Plan Viability comments | Viable | Viable | Viable | Viable |