

200313 SWC Residential Appraisals_F-K_v3 - Summary Table

| Scheme Ref: | F | G | H | I | J | K |
|---|------------|------------|------------|-------------|-------------|-------------|
| No Units: | 100 | 200 | 300 | 400 | 500 | 700 |
| Location / Value Zone: | Higher | Higher | Higher | Higher | Higher | Higher |
| Development Scenario: | Greenfield | Greenfield | Greenfield | Greenfield | Greenfield | Greenfield |
| Notes: | | 0 | 0 | 0 | 0 | 0 |
| Total GDV (£) | 28,463,175 | 56,926,350 | 85,389,525 | 113,852,700 | 142,315,875 | 199,242,225 |
| AH % | 40% | 40% | 40% | 40% | 40% | 40% |
| Affordable Rent: | 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% |
| Intermediate (LCHO/Sub-Market/Starter etc.): | 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 |
| CIL (£ per unit) | 2,322.97 | 2,322.97 | 2,322.97 | 2,322.97 | 2,322.97 | 2,322.97 |
| CIL (£) | 232,297 | 464,595 | 696,892 | 929,190 | 1,161,487 | 1,626,082 |
| Site Specific S106 (£ per unit) | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 |
| Site Specific S106 (£) | 200,000 | 400,000 | 600,000 | 800,000 | 1,000,000 | 1,400,000 |
| Sub-total CIL+S106 (£ per unit) | 4,323 | 4,323 | 4,323 | 4,323 | 4,323 | 4,323 |
| Strategic Infrastructure (£ per unit) | - | - | - | - | - | - |
| Strategic Infrastructure (£) | - | - | - | - | - | - |
| Sub-total CIL+S106+Strat. Infra. (£ per unit) | 4,323 | 4,323 | 4,323 | 4,323 | 4,323 | 4,323 |
| Total Developers Profit (£) | 4,738,091 | 9,476,181 | 14,214,272 | 18,952,362 | 23,690,453 | 33,166,634 |
| Developers Profit (% on OMS) | 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% |
| Developers Profit (% blended) | 16.65% | 16.65% | 16.65% | 16.65% | 16.65% | 16.65% |
| Developers Profit (% on costs) | 31.41% | 31.53% | 31.56% | 31.54% | 30.29% | 30.35% |
| RLV (£) | 7,528,331 | 15,147,628 | 22,751,070 | 30,294,646 | 35,167,551 | 49,413,691 |
| RLV (£/acre) | 1,218,670 | 1,226,032 | 1,227,631 | 1,226,008 | 1,138,569 | 1,142,711 |
| RLV (£/ha) | 3,011,332 | 3,029,526 | 3,033,476 | 3,029,465 | 2,813,404 | 2,823,639 |
| Balance for Plan VA: | | £0 | £0 | £0 | £0 | £0 |
| BLV (£) | 1,698,813 | 3,397,625 | 5,096,438 | 6,795,250 | 8,494,063 | 11,891,688 |
| BLV (£/acre) | 275,000 | 275,000 | 275,000 | 275,000 | 275,000 | 275,000 |
| BLV (£/ha) | 679,525 | 679,525 | 679,525 | 679,525 | 679,525 | 679,525 |
| Surplus/Deficit | 5,829,518 | 11,750,003 | 17,654,632 | 23,499,396 | 26,673,488 | 37,522,004 |
| Surplus/Deficit (£/acre) | 943,670 | 951,032 | 952,631 | 951,008 | 863,569 | 867,711 |
| Surplus/Deficit (£/ha) | 2,331,807 | 2,350,001 | 2,353,951 | 2,349,940 | 2,133,879 | 2,144,114 |
| Plan Viability comments | Viable | Viable | Viable | Viable | Viable | Viable |