

200313 SWC Residential Appraisals_Q-T_v3 - Summary Table

Scheme Ref:	Q	R	S	T
No Units:	100	200	400	650
Location / Value Zone:	Lower	Lower	Lower	Lower
Development Scenario:	Greenfield	Greenfield	Greenfield	Greenfield
Notes:		0	0	0
Total GDV (£)	27,062,700	54,125,400	108,250,800	175,907,550
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	40.00
CIL (£ per unit)	2,322.97	2,322.97	2,322.97	2,322.97
CIL (£)	232,297	464,595	929,190	1,509,933
Site Specific S106 (£ per unit)	2,000	2,000	2,000	2,000
Site Specific S106 (£)	200,000	400,000	800,000	1,300,000
Sub-total CIL+S106 (£ per unit)	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
Total Developers Profit (£)	4,504,962	9,009,924	18,019,848	29,282,253
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)	29.94%	30.06%	30.06%	28.91%
RLV (£)	6,544,358	13,181,547	26,357,853	39,460,071
RLV (£/acre)	1,059,386	1,066,900	1,066,688	982,724
RLV (£/ha)	2,617,743	2,636,309	2,635,785	2,428,312
Balance for Plan VA:		£0	£0	£0
BLV (£)	1,389,938	2,779,875	5,559,750	9,034,594
BLV (£/acre)	225,000	225,000	225,000	225,000
BLV (£/ha)	555,975	555,975	555,975	555,975
Surplus/Deficit	5,154,421	10,401,672	20,798,103	30,425,477
Surplus/Deficit (£/acre)	834,386	841,900	841,688	757,724
Surplus/Deficit (£/ha)	2,061,768	2,080,334	2,079,810	1,872,337
Plan Viability comments	Viable	Viable	Viable	Viable