| Site Name: 7 scheme 2 | | | | | | | | | | | | |
|---|------------------------------------|---------------------|----------------------------|----------------------|-------------------------------------|------------------|----------------------|-----------------------|---------------------|----------------------|--------------------------------------|-----------------------|
| Site Address: Norwich | RESIDUAL LAND VALUATION APPRAISAL | | | | | | | | | | | |
| NEW HOUSING DEVELOPMENT MIX | Author: Professor Stephen Walker © | | | | | | | | | | | |
| Market Homes for Sale | Nos units | Gross Floor m2/unit | | ng Costs | | Total Costs [£] | Sale Price/unit [£] | | | | Gross Development | Comparative £/unit |
| Terraced Housing | 30 | 63.9 | £/m ² 1467.0 | £/unit £79,780 | | £2,393,395 | £333,251 | - | | | Value [f] f11,197,234 | £373,241 |
| Semi detached Housing | 20 | 85.0 | 1467.0 | £106,123 | | £2,122,468 | £387,501 | | | | £8,680,022 | £434,001 |
| House House | | | 1272.0 1272.0 | £0 £0 | | £0 £0 | £484,376 £240,251 | - | | | £0 £0 | 0£0 £0 |
| House | | | 1272.0 | £0 | | £0 | £425,238 | | | | £0 | £0 |
| | | | | £0 | | £0 | | | | | £0 | £0 |
| | | | | £0 £0 | | £0 £0 | | - | | | £0 £0 | £0 £0 |
| | | | | £0 | | £0 | | | | | £0 | £0 |
| Total Market [Numbers] | 50.0 | | 1 | £0 | Sub-Total | £0 £4,515,863 | | | | Sub-Total | £0 £19,877,256 | £0 £397,545 |
| l otal Market [Numbers] % of Total Scheme | 50.51% | 3617.00 | 1 | | Sub-Lotal | £4,515,803 | | | | Sub-Total | £19,877,256 | 1.397,343 |
| | | | Buildir | ng Costs | | | | | | | Gross Development | Comparative |
| Affordable Homes for Sale/Shared Ownership | Nos units | Gross Floor m2/unit | £/m² | £/unit | | Total Costs [£] | Sale Price/unit [£] | | | | Value [£] | £/unit |
| House 1 | 30 | 63.9 | 1467.0 | £79,780 | | £2,393,395 | £266,601 | | | | £8,957,794 | £298,593 |
| House 2 | 19 | 85.0 | 1467.0 | £106,123 | | £2,016,345 | £310,001 | | | | £6,596,821 | £347,201 |
| House 3 Flat 1 | 0 | | 1272.0 1272.0 | £0 £0 | | £0 £0 | £387,501 £192,281 | - | | | £0 £0 | £0 £0 |
| Flat 2 | 0 | | 1272.0 | £0 | | £0 | £340,191 | 1 | | | £0 | £0 |
| | | | | £0 £0 | | £0 £0 | | | | | £0 £0 | 0£0 £0 |
| | | | | £0 | | £0 £0 | | - | | | £0 | £0 £0 |
| | | | | £0 | | £0 | | | | | £0 | £0 |
| Total Affordable Homes for Sale [Numbers] | 49 | | 1 | £0 | Sub-Total | £0 £4,409,740 | | | | Sub-Total | £0 £15,554,615 | £0 £317,441 |
| % of Total Scheme | 49.49% | 3532.00 | | | 505-10101 | 24,405,740 | | | | 545 1014 | 113,334,013 | 2011,111 |
| Affordable or Social Homes for Rent | Nos units | Gross Floor m2/unit | Buildir £/m² | ng Costs £/unit | | Total Costs [£] | Weekly Rents [£] | Rents/£m ² | Initial Yield [%pa] | Annual Rent Flow [£] | Gross Development Value [£] | Comparative £/unit |
| House 1 | 0 | 86.0 | 1272.0 | £93,100 | | £0 | £230 | 128.5 | 6.25 | 0 | £0 | £0 |
| House 2 House 3 | 0 | 100.0 125.0 | 1272.0 1272.0 | £108,255 £135,319 | | £0 £0 | £276 £390 | 132.6 149.8 | 6.25 6.25 | 0 | £0 £0 | 0£0 £0 |
| House 3 Flat 1 | 0 | 61.2 | 1272.0 | £66,227 | | £0 £0 | £184 | 149.8 | 6.25 | 0 | £0 £0 | £0 £0 |
| Flat 2 | 0 | 108.2 | 1272.0 | £117,171 | | £0 | £276 | 122.5 | 6.25 | 0 | £0 | £0 |
| | | | | £0 £0 | | £0 £0 | | 0.0 | | 0 | £0 £0 | £0 £0 |
| | | | | £0 | | £0 | | 0.0 | | 0 | £0 | £0 |
| | | | | £0 £0 | | £0 £0 | | 0.0 | | 0 | £0 £0 | £0 £0 |
| Total Affordable Homes for Rent [Numbers] | 0 | | 1 | EU | Sub-Total | £0 | | 0.0 | Sub-Total | £0 | £0 | £0 |
| % of Total Scheme | 0.00% | 0.00 | | | | | | | | | | |
| Market Homes for Rent | Nos units | Gross Floor m2/unit | Buildir £/m² | ng Costs £/unit | | Total Costs [£] | Weekly Rents [£] | Rents/£m² | Initial Yield [%pa] | Annual Rent Flow [£] | Gross Development Value [£] | Comparative £/unit |
| Market Rent Type A | | | | £0 | | £0 | | 0.0 | | 0 | £0 | £0 |
| Market Rent Type B Market Rent Type C | | | 1 | £0 £0 | | £0 £0 | | 0.0 | | 0 | £0 £0 | £0 £0 |
| Market Rent Type D | | | | £0 | | £0 | | 0.0 | | 0 | £0 | £0 |
| Market Rent Type E Total Market Homes for Rent [Numbers] | 0 | | | £0 | Sub-Total | £0 £0 | | 0.0 | Sub-Total | 0 £0 | £0 £0 | £0 £0 |
| % of Total Scheme | 0.00% | 0 | | | Sub-rotal | 20 | | | Sub-10tal | 20 | 20 | |
| Overall Total New Homes | 99 | 7149.00 | | | | £8,925,603 | | | | | £35,431,871 | £357,898 |
| BUSINESS DEVELOPMENT MIX | | | | | | | | | | | | |
| <u>Business Uses</u> Offices 1 | | Gross Floor m2/unit | Net Floor Space [m2] | | Costs/£m² | Total Costs [£] | | Rents/£m ² | Initial Yield [%pa] | Annual Rent Flow [£] | Gross Development Value [£] £0 | |
| Offices 1 Offices 2 | | <u> </u> | l | | | £0 £0 | | | 1 | 0 | £0 £0 | |
| Offices 3 | | | | | | £0 | | | | 0 | £0 | |
| Retail A Retail B | | | | | | £0 £0 | _ | | | 0 | £0 £0 | |
| Retail C | | | | | | £0 | | | <u> </u> | 0 | £0 | |
| Industrial 1 | | <u> </u> | | | | £0 | | | | 0 | £0 | |
| Industrial 2 Industrial 3 | | | 1 | | | £0 £0 | | | | 0 | £0 £0 | |
| Leisure | | | | | | £0 | | | | 0 | £0 | |
| Pub/Restaurant Total Business Uses | | 0 | 0 | | Sub-Total | £0 £0 | | | Sub-Total | 0 £0 | £0 £0 | |
| Total Business Uses Overall Totals | | 0 | 0 | то | Sub-Total TAL DIRECT BUILD COSTS | £0 £8,925,603 | | | Sub-10tal | 20 | £0 £35,431,871 | |
| EXTERNAL WORKS [of Build Costs] [e.g. 20%] | | | Specify %.>>> | 15.0 | | £1,338,840 | | Efficiency Ratio | | | | |
| | | | | | | | | Retail | 0.85 | | | |
| PRELIMINARIES [Build Costs & External Works] [e.g. 10%] | | | Specify %.>>> | 12.5 | | £1,283,055 | 1 | Industrial | 1.00 | | | 1 |

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RLV Spreadsheet

| | 1 | (| | | | | | Offices | 0.88 | | | 1 |
|---|------|---|---|---|--|--|---|--|---|---------------------|-----------|---|
| CONTINGENCY [e.g. 5%] | 1 | | Specify %.>>> | 5.00 | | £577,375 | | Housing | 1.00 | | | |
| | | í | | 0.00 | | | | Specify other | | | | |
| EXTRA WORKS & ABNORMAL COSTS | | | TOTAL EXTRA WORK | \$ >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>> | > | £1,000,000 | | | | | | |
| Extras and Abnormal Allowance | | | | Type as lump-sum >>> | | £1,000,000 | | CALCULATOR | | | | |
| | | | 1 1 | Type as lump-sum >>> | | | | NUMBER | | | | |
| | | | | Type as lump-sum >>> Type as lump-sum >>> | | | | Plus % Minus % | | | | |
| | | | 1 | Type as lump-sum >>> | | | | RESULT | 0 | | | |
| | | | | <u>, </u> | | | | | | | | |
| PLANNING OBLIGATIONS & OTHER CONTRIBUTIONS | | £Rate/m ² | Total Payable | | PROFESSIONAL ENVIR | | | | FINANCIAL ENVIRO | | | |
| Planning Obligation Contribution [£] [Combined] | | £100.00 | £714,900 | | Professional fees [%] (ar | | 8 | | Interest rate[%pa] | 675.00% | 6.75 | |
| Community Infrastructure Levy [£] on Market Homes only | | £120.00 | £434,040 £0 | | Legal fees [%] (site acqu | | 0.5 | | FINANCE CHARGE V | | | |
| Community Infrastructure Levy [£] Offices Community Infrastructure Levy [£] Retail | | · | £0 | | Legal fees [%] (sales of u Selling Agents' fees [%] (| | 0.30 | | Building Costs | | 0.50 | |
| Community Infrastructure Levy [£] Industral/Warehousing | | (| £0 | | Selling Agents' fees [%] (| | 0 | | Professional Fees | - | 0.75 | |
| Community Infrastructure Levy [£] Others [combined] | | | £0 | | | | | | Marketing/Advertisin | | 1.00 | |
| | I | £Rate/Unit | | | Marketing/Advertising In | ump sum [£] | £75,000 | | Planning/survey Fees | | 1.00 | |
| AH Financial Contribution in Lieu [£] | | £0.0 | £0 | | NHBC Fees + Insurance | - | £99,000 £24,684 | | Land Acquisition Lega | al Fees | 1.00 0.00 | |
| LAND | | | | 1 | Planning Fees [£] Stamp Duty Land Tax [% | | £422,361 | | Estate Agents Fees Stamp Duty Land Tax | - | 1.00 | |
| Total Site Area (m²) | | 12,000 | | | Bank Intro Fee | - | £0 | | Obligations, Contribu | | 1.00 | |
| Total Site Area for Housing (m ²) | | 9,600 | | | Bank Exit Fee | | £0 | | Legal Fees on Sales | aons a other Levies | 0.00 | - |
| | | 103.13 | | | Bank Monitoring Fee | - | £0 | | NHBC Fees & Bank Fe | - | 1.00 | |
| Housing Density | | 103.13 | | | Extracting Contractor's (| ОНР | 5.00 | | Development Manag | | 1.00 | |
| | | | | | Development Managem | | £396,000 | | Severopment waitag | chiene i ces [eci] | 1.00 | |
| | | | | | Development wanagem | lent rees [eer] | 2350,000 | | | | | |
| PROJECT DURATION | | | | PROFIT RATE [%] | | | | | | | | 1 |
| Total development period (months) | 22.0 | 22.0 | | | r [% of Gross Developme | ant Valuel | 20,000 | | | Conversion Table | Acres | |
| Total building period (months) | 33.0 | 33.0 | | | of Gross Development V | | 20.000 5.660 | | | 1 Hectare | 2.47105 | |
| | 24.0 | 24.0 | | - | | - | | | | I Hectare | | |
| Void Period [After Build Period] [months] | 3.0 | 3.0 | 4 | | of Gross Development V | 'alue] | 0.000 | | | | Hectares | |
| | | L | | Housing: Market Secto | r [% on All Costs] | | 25.00 | | | 1 Acre | 0.404686 | |
| LOCAL COST ADJUSTMENT FACTOR | | 1.00 | | Housing: AH Sector [% | on All Costs] | | 6.000 | | | | sq feet | |
| | | <u> </u> | 1 | Commercial Sector [% | on All Costs] | | 0.000 | | | 1 sq metre | 10.763910 | |
| MODELLING OPTIONS | | | | 1 | | | | | | | sq metres | |
| House Price Change | 12 | 1.12 | | 1 | CAPITAL PROFIT | | | | | 1 sq foot | 0.092903 | |
| Build Cost Change | 0% | 1.00 | | | | | £4,855,842 | | | | | |
| | | | | | | | | | | | | |
| BUILDING COSTS & EXTERNAL WORKS | | | | LAND COSTS [Gross] | | | | | | | | |
| Building Costs including Preliminaries | | £10,208,658 | | LAND + FINANCE + FEE | | _ | £13,082,182 | | | | | |
| External Works | | £1,338,840 | | Finance (Interest on Lo | | | £2,150,965 | | | | | |
| Professional Fees | | £821,155 | | LAND + FEES | | | £10,931,217 | | | | | |
| SUB-TOTAL BUILDING COSTS & EXTERNAL WORKS | | £12,368,654 £891,711 | l | Legal Fees | | - | £54,384 £422,361 | | | | | |
| Finance (Interest on Loans) TOTAL BUILDING COSTS & EXTERNAL WORKS | | £13,260,365 | | Stamp Duty Land Tax LAND BID BUDGET[f | lump cum] | >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>> | £10,454,471 | | | | | |
| IOTAL BUILDING COSTS & EXTERNAL WORKS | | 113,200,303 | | Land bid budget [£/ | | | £10,434,471 £871.21 | | | | | - |
| CONTINGENCY, EXTRA WORKS & ABNORMAL COSTS | | | | Land Did Dudget [L/ | | | 1071.21 | | | | | |
| Contingency [on BC, Prelims & External Works] | | | | | | | | | | | | |
| Extra & Abnormal Works | | £577.375 | 1 | | Existing Use Value | of Development Site | £27.000 | <<<< Insert Values If K | own | | | |
| | | £577,375 £1,000,000 | | | | of Development Site Use Value + Premium | | <<<< Insert Values If Kr | | | | |
| Professional Fees | | £577,375 £1,000,000 £0 | | | Existing Use Value andowner's Expected | | £27,000 £297,000 | <<<< Insert Values If Kr <<<< Insert Values If Kr | | | | |
| | | | | | | | | | | | | |
| Professional Fees | | £1,000,000 £0 | | | andowner's Expected | | | | | | | |
| Professional Fees Finance [Interest on Loans] | | £1,000,000 £0 £110,066 | | | andowner's Expected | Use Value + Premium | £297,000 | | | | | |
| Professional Fees Finance [Interest on Loans] | | £1,000,000 £0 £110,066 | £/unit | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated Future Use Value | £297,000] £8,712,059 | | | | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS | | £1,000,000 £0 £110,066 £1,687,441 | £/unit £758 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ | £297,000 | | | | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising | | £1,000,000 £0 £110,066 £1,687,441 £75,000 | £758 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value | £297,000] £8,712,059 | | | | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] | | £1,000,000 £0 £110,066 £1,687,441 £75,000 £354,319 | £758 £3,579 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value | £297,000 | | | | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] | | £1,000,000 £0 £110,066 £1,687,441 £75,000 £354,319 £0 | £758 £3,579 £0 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value | £297,000 £8,712,059 £22,500 387.20 | <<<< Insert Values If Kr | | | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees | | £1,000,000 £01 £110,066 £1,687,441 £75,000 £354,319 £0 £24,684 | £758 £3,579 £0 £249 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value | £297,000 | SCHEME SU | MMARY: | | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [Tor housing] Selling Agents' fees [Dusiness] Planning Fees NHBC Fees + Insurance | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 | £758 £3,579 £0 £249 £1,000 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value | £297,000 | <<<< Insert Values If Kr | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 | £758 £3,579 £0 £249 £1,000 £1,061 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | [m ²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [for housing] Planning Fees NIBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee | | £1,000,000 £00 £110,066 £15,687,441 £75,000 £354,319 £0 £24,684 £99,000 £105,001 £105,001 £0 | £758 £3,579 £0 £249 £1,000 £1,061 £0 | | andowner's Expected | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £00 £396,000 | £758 £3,579 £0 £249 £1,000 £1,061 £0 £4,000 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) | | £1,000,000 £00 £110,066 £15,687,441 £75,000 £354,319 £0 £24,684 £99,000 £105,001 £105,001 £0 | £758 £3,579 £0 £249 £1,000 £1,061 £0 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [four housing] Selling Agents' fees plus Monitoring Fee Development Management Fees [CLT only] | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £00 £396,000 | £758 £3,579 £0 £249 £1,000 £1,061 £0 £4,000 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | [m ²] | | |
| Professional Fees Finance [Interest on Loans] FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £396,000 £117,018 | £758 £3,579 £0 £1,000 £1,061 £0 £4,000 £1,182 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £396,000 £117,018 | £758 £3,579 £0 £1,000 £1,061 £0 £4,000 £1,182 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated future Use Value Existing Use Value Uplift Multiplier | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [for housing] Planning Fees Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) TOTAL FEES for MARKETING, PLANNING, SALES, etc | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £396,000 £117,018 | £758 £3,579 £0 £1,000 £1,061 £0 £4,000 £1,182 | | andowner's Expected LANE Calcula E6,000. E6,000. | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value Uplift Multiplier 0 0 | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) TOTAL FEES for MARKETING, PLANNING, SALES, etc PLANNING OBLIGATIONS & OTHER CONTRIBUTIONS | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £00 £396,000 £117,018 £11,71,021 | £758 £3,579 £0 £1,000 £1,061 £0 £4,000 £1,182 | | andowner's Expected LANI Calcula | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value Uplift Multiplier 0 0 | £297,000 | SCHEME SU | MMARY: | [m ²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) TOTAL FEES for MARKETING, PLANNING, SALES, etc PLANNING OBLIGATIONS & OTHER CONTRIBUTIONS Planning Obligations | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £00 £105,001 £396,000 £117,018 £117,018 £1,171,021 | £758 £3,579 £0 £249 £1,000 £1,061 £0 £4,000 £1,182 £11,828 | | andowner's Expected LANE Calcula E6,000. E6,000. | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value Uplift Multiplier 0 0 | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [for housing] Selling Agents' fees [business] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) TOTAL FEES for MARKETING, PLANNING, SALES, etc PLANNING OBLIGATIONS & OTHER CONTRIBUTIONS Planning Obligations Community Infrastructure Levy | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £00 £117,018 £117,018 £117,018 £114,900 £434,040 | £758 £3,579 £0 £249 £1,000 £1,061 £0 £4,000 £1,182 £11,828 | | andowner's Expected LANE Calcula E6,000. E6,000. | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value Uplift Multiplier 0 0 | £297,000 | SCHEME SU | MMARY: | m²] | | |
| Professional Fees Finance [Interest on Loans] TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees [for housing] Selling Agents' fees [for housing] Selling Agents' fees [susiness] Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) TOTAL FEES for MARKETING, PLANNING, SALES, etc PLANNING OBLIGATIONS & OTHER CONTRIBUTIONS Planning Obligations Community Infrastructure Levy Affordable Housing Contribution in Lieu Other Contributions | | £1,000,000 £00 £110,066 £154,041 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £105,001 £117,018 £1,171,021 £714,900 £434,040 £714,900 £117,018 | £758 £3,579 £0 £249 £1,000 £1,061 £0 £4,000 £1,182 £11,828 | | andowner's Expected LANE Calcula E6,000. E6,000. | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value Uplift Multiplier 0 0 | £297,000 £8,712,059 £22,500 387.20 Averag | SCHEME SUI | MMARY: | m²] | | |
| Professional Fees Finance (Interest on Loans) TOTAL EXTRA WORKS FEES for MARKETING, PLANNING & LETTINGS Marketing/Advertising Selling Agents' fees (for housing) Selling Agents' fees (business) Planning Fees NHBC Fees + Insurance Sales' Legal Fees Bank Intro and Exit Fees plus Monitoring Fee Development Management Fees [CLT only] Finance (Interest on Loans) TOTAL FEES for MARKETING, PLANNING, SALES, etc PLANNING OBLIGATIONS & OTHER CONTRIBUTIONS Planning Obligations Community Infrastructure Levy Affordable Housing Contribution in Lieu | | £1,000,000 £00 £110,066 £1,687,441 £75,000 £354,319 £00 £24,684 £99,000 £105,001 £107,018 £117,018 £117,018 £11,71,021 £714,900 £434,040 £00 £00 £00 £00 | £758 £3,579 £0 £249 £1,000 £1,061 £0 £4,000 £1,182 £11,828 | | andowner's Expected LANE Calcula E6,000. E6,000. | Use Value + Premium D BID /HECTARE [£ ated Future Use Value Existing Use Value Uplift Multiplier 0 0 | £297,000 £8,712,059 £22,500 387.20 Averag | SCHEME SU | WMARY: ponents [£/ | m ²] | | |

| TOTAL SCHEME COSTS [including profit, excluding land] | | £22,349,689 | | [| | | i iii |
|---|-------------|-------------|----------------|--------------|----------|----------|--------------------------|
| TO TAE SCHEWIE COSTS [Including profit, excluding land] | | ±22,349,689 | | | £4,000.0 | £502.5 | I III |
| GROSS DEVELOPMENT VALUE | | £35,431,871 | | | ′ | 1502.5 | Interest Charges on |
| All Market Housing For Sale GDV | | £19,877,256 | | | | £160.7 | |
| All Market Housing For Rent GDV | | £0 | | | | ±160.7 | Loans |
| All Affordable Housing For Sale GDV [Shared Ownership] | | £15,554,615 | | | | £273.6 | |
| All Affordable Housing For Rent GDV | | £0 | | | | | Planning Obligations & |
| All Commercial Development GDV | | £U | | | £3,000.0 | | Other Contributions |
| FINANCIAL SUMMARY | £ | % of GDV | Average £/unit | Average £/m² | £3,000.0 | | All Professional Fees, |
| Land Bid Budget | £10,357,759 | 29.56 | £104,624 | £1,448.8 | | | including Bank Fees & |
| Building Costs, External Works & Extra Works | £13,124,873 | 37.46 | £132,574 | £1,835.9 | | £1,835.9 | SDLTax |
| All Professional Fees, including Bank Fees & SDLTax | £1,955,904 | 5.58 | £19,757 | £273.6 | | | Building Costs, External |
| Planning Obligations & Other Contributions | £1,148,940 | 3.28 | £11,605 | £160.7 | £2,000.0 | | Works & Extra Works |
| Interest Charges on Loans | £3,592,552 | 10.25 | £36,288 | £502.5 | | | WORKS & EXTRA WORKS |
| Capital Profit | £4,855,842 | 13.86 | £49,049 | £679.2 | | | Land Bid Budget |
| Gross Development Value (GDV) | £35,035,871 | 100.00 | £353,898 | £4,900.8 | | | с — — |
| | | | | | | | |
| Capital Profit as a % on All Scheme Costs | 16.09% | | | | £1,000.0 | | |
| Capital Profit as a % of Gross Development Value | 13.86% | | | | | £1,448.8 | |
| TEST OF VIABILITY | £/ha | | | | | L1,440.0 | |
| Residual Land Value Estimate | £8,712,059 | | | | | | |
| | | | | | | | H |
| Existing Use Value [EUV] | £22,500 | | | | £0.0 | | |
| EUV + (EUV*Premium) | £247,500 | | | | | 1 | |
| Is Scheme Viable? | TRUE | | | | | | |
| | | | | | | | |