South Oxfordshire District Council and Vale of White Horse District Council – Joint Local Plan 2041 (Regulation 19) Policy Review

This policies matrix sets out the Local Plan 2041 (Regulation 19) policies[1] and describes how we have incorporated the cumulative impact of the policies into the viability assessment. The matrix 'sign-posts' the reader to particular cost and values evidence which reads across into the financial appraisals.

* Those policies with a *Direct impact* on viability include policies such as affordable housing, minimum housing standards etc. that have a quantifiable impact on viability. These have been explicitly factored into our economic viability appraisals through cost and value assumptions etc.

Those policies with an *Indirect impact* have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values, benchmark land value and BCIS costs etc. It is important to note that all the policies have an indirect impact on viability. The Local Plan sets the 'framework' for the property market to operate within. All the spatial policies have an indirect impact on viability through the operation of the property market (price mechanism).

Some policies are for very narrow specific circumstances of Development Management. These policies have *no material impact* on the value and cost assumptions for the viability Plan-making viability assessment.

[1] saved S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse\2308 Policies Matrix\JLP Policies assessed

Emerging Joint Local Plan 2041	Policy Contents […paraphrased where appropriate for ease]	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy CE1 – Sustainable Design and Construction	1) All new development should seek to minimise the carbon and energy impacts of their design and construction. Proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape and planting, adopting a "fabric first" approach […] 2) All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to extreme weather, including increasing temperatures and wind speeds, droughts, […] All new developments must: a) reduce the risk of flooding and conserve and store water in accordance with Policy CE6 (Flood risk and drainage) and Policy CE7 (Water efficiency); b) reduce the "heat island" effect through the use of cool materials and green infrastructure, such as utilising planting, i.e. providing trees for shade and cooling; c) complete the following overheating assessment: i) all new housing development must complete CIBSE TM59 (or future equivalent assessment methodology) as route to compliance with Building Regulations Part O (or future equivalent legislation). ii) all new non-domestic buildings must complete CIBSE TM52 (or future equivalent assessment methodology). d) be designed in accordance with the cooling hierarchy to reduce risk of overheating associated with increasing temperatures using the following sequential approach: i) […] ii) […]	Direct	Whilst this policy will have an impact on the costs of development, many of these requirements broadly relate to meeting government standards. It is therefore anticipated that most costs will therefore be no higher than standard development costs. However, the Council has commissioned a separate study to determine the likely cost impact of implementing policies around sustainable and zero carbon development, over and above base build costs. This study has been undertaken by Currie and Brown and Bioregional. We have included the costs included in this assessment in our viability appraisals. See more detailed specific policies below.

Emerging Joint Local Plan 2041	Policy Contents […paraphrased where appropriate for ease]	Impact on Viability *	Implications for Local Plan Viability Assessment
	iii) […] a. […] b. […] iv) […] a. […] b. As a last resort, air conditioning. 3) A completed Sustainable Design and Construction checklist is to be submitted […]		

Policy CE2 – Net Zero Carbon Buildings	**Space Heating** 1) All housing and non-domestic buildings must demonstrate through an energy statement that they achieve a specific space heating demand (set out in per metre squared per year), as follows: a) All new dwellings must have a space heating demand of <15 kWh/m2/year (or < 20 kWh/m2/year for bungalows only). b) All new non-domestic buildings must achieve a space heating demand of <15 kWh/m2/year. 2) No new buildings are to be connected to the gas grid […] **Total Energy Use Intensity (EUI)** 3) EUI requirements are achieved as per building type (set out in kWh per metre squared per year) […] a) All new dwellings must demonstrate through an energy statement that they achieve an EUI of no more than 35 kWh/m2/year. b) All new non-domestic buildings must demonstrate through an energy statement that they achieve an EUI of no more than the following, where technically feasible, by building type: i) Offices: 55 kWh/m2/year. ii) Schools: 55 kWh/m2/year. iii) Warehouses: 35 kWh/m2/year. iv) Retail: 35 kWh/m2/year. v) Where unregulated energy loads for the specific use […]. Unregulated loads must be justified in an energy statement demonstrating they are as efficient as is reasonable for the use. vi) Other building types not listed above are required to […]. Unregulated loads must be justified in an energy statement demonstrating they are as efficient as is reasonable for the use.	Direct	It is anticipated that this policy will have a direct impact on the cost of development as requirements go beyond national policy requirements or building regulations. The Council has commissioned a separate study to determine the likely cost impact of implementing these policies, over and above base build costs. This study has been undertaken by Currie and Brown and Bioregional. We have included the costs included in this assessment in our viability appraisals. To meet Zero Operational Carbon, Currie and Brown indicate that an uplift over base build rates from Part L 2021 will be as follows: • Semi-Detached – £7,087 per unit • Terraced - £6,391 • Detached - £10,047 • Flats – 6.2% Uplift • Retail – 1.2% Uplift • Offices – 6.1% Uplift • Warehousing – 0% Uplift

	Energy performance 4) All new housing and non-domestic building proposals must generate at least the same amount of renewable energy (preferably on-plot) as the energy they demand over the course of a year, demonstrated through an energy statement. […] 5) Where a development of multiple buildings is concerned, the renewable energy generation requirement must be calculated and demonstrated across the whole development […] **Energy offsetting** 6) Only in exceptional circumstances and as a last resort where it is demonstrated and accepted by the council that it is unfeasible to achieve an on site net zero energy balance, any annual on site energy use not matched by on site annual renewable energy generation is to be offset. Where these exceptional circumstances arise, applicants must meet [… a range of criteria]. **Reduced performance gap** 7) Energy performance calculations of all new housing and non-residential units must be completed using Passivhaus Planning Package, CIBSE TM54, or other method demonstrably proven to produce accurate predictions in total in-use energy (subject to the council's approval of the method). 8) The energy performance of all units is to be calculated individually and must demonstrate compliance with the space heating demand and EUI requirements of this policy. 9) In exceptional circumstances (such as limited roof space available), it may be considered acceptable to achieve a site-wide average that complies with the space heat demand and EUI requirements of this policy. […] 10) All new housing and non-residential buildings must demonstrate use of an assured performance method (approved by the council) throughout all stages of construction in order to ensure that the		

	buildings' operational energy performance reflects design intentions and addresses the performance gap. **Energy Demand Management** 11) Proposals for new housing and non-residential buildings should demonstrate through an energy statement how they have considered the difference (in scale and time) of renewable energy generation and the on site energy demand […] 12) Where the on site renewable energy generation peak is not expected to coincide with sufficient energy demand (resulting in a need to export or waste significant amounts of energy), proposals should demonstrate through an energy statement how they have explored scope for energy storage and/or smart energy systems […]		
Policy CE3 – Reducing Embodied Carbon	**Policy CE3 – Reducing embodied carbon** 1) To reduce embodied carbon and make effective use and protection of building materials and natural resources, new development must: a) demonstrate design decisions have been made to minimise the amount of material needed […] b) demonstrate a careful choice of building materials, prioritising materials with lower embodied carbon and carbon negative emissions; c) prioritise the re-use, retention and retrofit of existing buildings, built structures and recycled and secondary waste materials following the waste hierarchy; d) redevelop previously developed land, provided the land is not of a high environmental value; e) avoid substantial demolition (whole or a significant part) […] f) be designed to enable easy material re-use and disassembly […] g) minimise construction waste. The applicant is required to set out how materials arising […]	Direct	It is anticipated that this policy will have a direct impact on the cost of development for schemes including more than 50no. dwellings in South Oxfordshire (excluding specialist older persons housing with care accommodation) as requirements go beyond national policy requirements or building regulations. The councils commissioned a separate study to determine the likely cost impact of implementing these policies, over and above base build costs. This study has been undertaken by Currie and Brown and Bioregional. We have included the costs included in this assessment in our viability appraisals. To meet Zero Operational Carbon, Currie and Brown indicate that an uplift over base build rates from Part L 2021 will be as follows:

	h) maximise the use of locally sourced, repurposed or recycled materials where possible, especially from materials demolished on site. In the National Landscapes (formerly AONBs), conservation areas, and […] 2) All new major development must complete a whole life carbon assessment in accordance with RICS Whole Life Carbon Assessment guidance[a] and demonstrate actions to reduce life-cycle carbon emissions. This must include reducing emissions associated with construction equipment (e.g. plant). 3) New residential developments of 50 homes or more in South Oxfordshire (excluding specialist older persons housing with care accommodation) and new non-residential development of 5000m2 or more in South Oxfordshire and Vale of White Horse must limit embodied carbon (equating to the emissions covered by Modules A1-A5 of the RICS methodology[a], or future equivalent methodology) to: a) Residential (excluding flats): 300 kgCO2e/m2 GIA. b) Non-residential and flats: 475 kgCO2e/m2 GIA. c) Non-residential and flats (from 2030): 350 kgCO2e/m2 GIA. Other developments in South Oxfordshire and the Vale of White Horse are encouraged to meet these standards. 4) Any shortfall to the embodied carbon limits set out in paragraph 3 will be required to offset these emissions through a financial contribution […] 5) All new development is encouraged to achieve LETI best practice 2030 embodied carbon targets (or future equivalent targets) (modules A1-A5) set out in the LETI 2020 Design Guide[c] (or future equivalent document). *[a] RICS (2024) WLCA Standard, available at: www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/construction-standards/whole-life-carbon-assessment* *[c] LETI (2020) Climate Emergency Design Guide, available at: www.leti.uk/_files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf*		• Semi-Detached – £14,205 per unit • Terraced - £11,260 per unit • Detached - £24,620 per unit • Flats – 13.6% Uplift • Retail – 6.0% Uplift • Offices – 8.7% Uplift • Warehousing – 3% Uplift

Policy CE4 – Sustainable Retrofitting	[This policy relates to retrofitting existing buildings with sustainable features.] 1) Sustainable and sensitive retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change, and the appropriate incorporation of renewables, will be supported. 2) Development proposals which result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits. 3) In the case of extensions to buildings, developments should take a whole building approach and are therefore encouraged to take the opportunity to upgrade the energy efficiency and energy generation of the existing building as well as the extension. Significant weight will be attributed to a whole building approach. 4) Major development proposals within the districts should demonstrate through a pre-redevelopment audit (following a well-established industry best practice method, e.g. BRE) that opportunities for the retention and retrofitting of existing buildings, structures, and materials within the site have been identified and, where feasible and viable, included within the scheme. All schemes on sites that have pre-existing buildings should consider retrofitting opportunities as part of their design brief.	n/a	There is no direct impact on new-build development.
Policy CE5 – Renewable Energy	[The Council encourages schemes for renewable and low carbon energy generation.] 1) The council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales, including domestic schemes and innovative schemes. 2) Proposals for the exploration or extraction of fossil fuels will not be supported. **Renewable and low carbon energy schemes**	n/a	This policy relates to the delivery of renewable energy infrastructure.

	3) Planning applications for renewable and low carbon energy generation and their associated energy storage and distribution infrastructure will be supported, provided that they do not cause significant adverse impacts that cannot be mitigated and are reversible at the end of the life of the renewable energy installation, including cumulative and cross-boundary impacts on: a) landscape, tranquillity and sensitive views; b) biodiversity, including protected habitats and species and ecological networks; c) water quality and flood risk; d) the best and most versatile agricultural land (Grades 1, 2, and 3a) unless significant sustainability benefits are demonstrated to outweigh any loss; e) the historic environment, both designated and non-designated assets, including development within their settings; f) the openness of the Green Belt; g) the National Landscapes (formerly AONBs) and their settings; h) aviation and defence navigation systems/communications i) the safe movement of pedestrians, rail, traffic, and the enjoyment of public rights of way; and j) residential amenity (including as a result of noise, vibrations, dust, odour, air quality and shadow flicker). **Wind Energy** 4) Planning applications for wind energy development meeting the requirements of part 3 of this policy, will be supported where they are located in an area identified as potentially suitable for wind energy development as shown on the Policies Map or in a neighbourhood plan. **Solar Energy Proposals** 5) Planning applications for ground mounted solar energy and associated infrastructure meeting the requirements of part 3 of this policy, will be supported where they are located in an area		

	identified as potentially suitable for ground mounted solar development as shown on the Policies Map or in a neighbourhood plan. 6) Proposals for building mounted solar thermal or photovoltaics panel (and associated infrastructure) installations in an appropriate position to maximise solar gain building will be supported and encouraged wherever possible, provided they meet the requirements set out in part 3 of this policy, **Energy storage and grid reinforcement** 7) Proposals for battery energy storage systems (BESS) and associated infrastructure meeting the requirements of part 3 of this policy, will be supported where they are located in an area identified as potentially suitable for BESS as shown on the Policies Map or in a neighbourhood plan. Proposals for energy storage facilities other than BESS (such as thermal storage) will be supported where they meet the requirements set out in part 3 of this policy. 8) Proposals for standalone grid capacity upgrades and local smart grids will be supported where they meet the requirements set out in part 3 of this policy. 9) Proposals for standalone renewable and low carbon energy generation are encouraged to provide at least an additional 10% of energy storage (e.g. battery storage) of the overall energy generation. 10) Proposals for, or developments which include, renewable energy and low carbon energy generation, should demonstrate how options for energy storage, smart grids, and energy sharing networks have been explored to reduce the need for grid capacity upgrades. **Community led renewable and low carbon initiatives** 11) Community led renewable and low carbon energy initiatives are encouraged and will be given positive weight in decision making.		

	Evidence of community support should be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it. 12) Community led renewable and low carbon energy schemes that provide a community benefit in terms of profit sharing, or proportion of community ownership and delivery of local social and community benefits will also be encouraged and will be given positive weight in decision making. 13) Commercial led renewable energy schemes with a capacity over 10MW shall provide an option to communities to own at least 5% of the scheme subject to viability. **Decommissioning renewable energy infrastructure** 14) Planning permission for renewable energy and low carbon schemes will be subject to a condition requiring appropriate plans and mechanisms are in place for the decommissioning of renewable energy infrastructure at the end of its life, including the removal of the technology and restoration of the site to its original or accepted use and condition (within one year of the scheme becoming non-operational), and that materials removed will be re-used and recycled where practical. Any biodiversity net gain that has been achieved on site should also be retained in the decommissioning process at least long enough to meet the required minimum 30-year lifespan for mandatory biodiversity net gain laid out in national guidance. **Protection of existing renewable energy infrastructure** 15) New development should not result in adverse impacts to renewable energy infrastructure that cannot be mitigated, including: a) the technical performance of any existing or approved renewable energy generation facility; b) the potential for optimisation of strategic renewable energy installations; and		

	c) the availability of the resource, where the operation is dependent on uninterrupted flow of energy (such as sunlight, wind speeds or water flows) to the installation.		
Policy CE6 – Flood Risk	1) The risk and impact of flooding must be minimised by: a) directing development to areas with the lowest risk of flooding from any source, taking into account current and future impacts of climate change; b) ensuring development does not increase the risk of flooding elsewhere; c) ensuring development is safe for its lifetime; and d) taking opportunities provided by development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, making as much use as possible of natural flood management techniques that also deliver wider environmental benefits. 2) Development in areas at risk of flooding must pass the Sequential Test and where necessary the Exception Test, where they are required by national planning policy and guidance. Regard should be had to the Joint Local Plan Strategic Flood Risk Assessment (or any future update) in applying the tests. 3) A site-specific Flood Risk Assessment (FRA) must be provided for all development in Flood Zones 2 and 3. In Flood Zone 1 a FRA must accompany all proposals involving: a) sites of 1 hectare or more; b) land identified in the Strategic Flood Risk Assessment as being at increased flood risk in future; or c) land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. FRAs must consider all sources of flood risk and the impacts of climate change. FRAs must also consider the cumulative impact of development on flood risk as set out in the Joint Local Plan Strategic Flood Risk Assessment (or any future update). It should be demonstrated that flood risk downstream will not be made	Direct	We have included appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for flood risk assessment and drainage design in our viability assessments. We assume that the normal cost of drainage (SUDs etc) can be incorporated into the scheme design and construction/external works at no additional costs. Where sites are at risk of flooding, we assume that the cost of the flood mitigation works would be deducted from the price of the land. A land owner cannot expect to receive the same price for a site which floods compared to an unencumbered site (which does not flood). This is in accordance with the PPG Paragraph 12 which suggests abnormal costs should be reflected in the land value.

	worse by development. Measures that contribute to a reduction in flood risk downstream are encouraged. 4) Where flood risk is a consideration and relevant tests have been passed, development must: a) firstly, seek to minimise flood risk through design, with site layouts that locate the most vulnerable elements of development in areas of lowest flood risk (or on upper storeys) as far as possible and by raising finished floor and/or ground levels where appropriate. b) then, where appropriate, investigate opportunities to control the risk of flooding in discussion with the council, Environment Agency and Oxfordshire County Council (as Lead Local Flood Authority). Consideration should be given to natural flood management techniques. c) then use flood resistance and resilience measures to address any residual risk. Passive measures should be prioritised over active measures. d) then consider any further flood management measures required. Safe access and escape routes must be provided. Consideration must also be given to whether adequate flood warning will be available to people using the development.# 5) Planning permission will not be granted for development in the functional flood plain (Flood Zone 3b) except where it is for water-compatible uses or essential infrastructure (as defined in national planning policy and guidance) or where it is on brownfield land and includes a high standard of flood resistance and resilience measures designed to decrease risk compared with the existing situation. All of the following criteria must also be met: a) development will not lead to a net increase in the built footprint and where possible will reduce the built footprint; b) development will not result in a reduction in flood storage and where possible will increase flood storage; c) development will not increase the risk of flooding elsewhere; and		

	d) any future occupants of the development will not be put at risk and safe access and escape routes will be provided.		
Policy CE7 – Water Efficiency Policy	1) It must be demonstrated that development has been designed to be water efficient and to minimise water consumption. 2) All new homes must be designed to high water efficiency standards, with water use not exceeding 100 litres per person per day, or any future tighter standard that may replace this. 3) Every new home with a garden must be fitted with at least one water butt (unless an alternative rainwater harvesting scheme is implemented that would make this redundant). 4) Compliance with exemplar water efficiency standards […] is encouraged. 5) Development at site allocations and major development should maximise water efficiency through large-scale rainwater harvesting and grey water recycling schemes where it is feasible and viable to do so.	Direct	We recognise that there is a cost implication the enhanced water efficiency target. 100 litres per head per day is a pioneering requirement. This may involve technologies such as a smart water meter, low flow fittings and water efficient appliances. In this respect, we have explicitly included an allowance of £350 per unit for water efficiency. This is based on the report Future Homes Hub: Water Ready A Report to Inform HM Gov's Roadmap for Water Efficient New Homes.
Policy CE8 Water Quality, Wastewater Infrastructure and Drainage Policy	**Protecting and enhancing water quality** 1) Development must protect and enhance water quality, including through: a) the use of green infrastructure, including sustainable drainage systems (SuDS); b) utilising natural means of water quality improvements where possible, with mechanical water quality improvement devices only being used in situations where insufficient water quality improvement can be achieved through natural means; c) maximising water efficiency; and d) identifying and implementing opportunities to remedy historical water contamination issues, where appropriate. 2) Where a development includes the creation or extension of roads, the potential water quality issues associated with road runoff must be considered and appropriate mitigation provided to address impacts.	Direct	We assume that the efficient use of natural resources and materials is in the commercial interests of the developer and therefore can be incorporated into the scheme design and construction at no additional cost. Where sites are subject to particular contamination issues requiring remediation, the cost of this remediation should be deducted from the price of the land. A land owner cannot expect to receive the same land value for a contaminated brownfield site, compared to a greenfield site with no historic legacy. This is in accordance with the PPG Paragraph 12 which suggests abnormal costs should be reflected in the land value.

	3) Where development may have an adverse impact on water quality, evidence must be provided that identifies potential impacts […] **Meeting legal requirements** 4) Development, individually or cumulatively, must not prevent the future attainment of "good" status under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017a. 5) Where there are impact pathways on habitats of national or international importance, development must not prevent a protected waterbody achieving the objectives set out in the Common Standards Monitoring Guidance[b] (or any future standards/guidance that may supersede this). **Wastewater infrastructure** 6) There must be adequate wastewater treatment capacity to serve development. 7) Applications for major development must be supported by a Sewage Capacity Assessment. 8) Where wastewater infrastructure capacity constraints are identified, development must not commence until the delivery of sufficient new and/or upgraded wastewater infrastructure has been agreed and programmed (between the developer and Thames Water or other utility provider). […] **Drainage** 9) All development will be required to provide a Drainage Strategy. 10) Development will be expected to incorporate sustainable drainage systems (SuDS) that: a) are well designed;		

	b) are appropriate to their location (for example, infiltration SuDS are unlikely to be appropriate in areas of contamination, even following remediation); c) are multifunctional, providing a range of benefits for people and nature, including protecting and enhancing water quality (including groundwater quality), managing flood risk and supporting biodiversity; d) attenuate run-off rates to greenfield run-off rates. Higher rates would need to be justified and the risks quantified. Development on brownfield land should reduce run-off rates to as close to greenfield rates as possible; and e) reduce the amount of water discharging to the wider wastewater infrastructure network at source, with opportunities taken to disconnect flows where possible. (For example, by using features such as water butts, swales and rain gardens, rather than direct network connections from gullies and rainwater pipes.) 11) Major development must comply with the latest local standards and guidance for surface water drainage produced by the Lead Local Flood Authority (Oxfordshire County Council)[c]. 12) No new surface water connections are to be connected to a foul sewer. For brownfield sites, where existing connections are proven, the drainage strategy should seek to either remove these if feasible or attenuate existing flows to as close to the QBar greenfield rate as feasible or to a rate acceptable to Thames Water whichever is the lower. 13) In the case of extensions to buildings, changes of use and refurbishments, developments are encouraged to take the opportunity to upgrade the drainage of the existing building […] 14) All development will be required to demonstrate suitable arrangements for future maintenance and management of drainage schemes. […] 15) In areas where high groundwater could potentially affect the drainage system, specific measures should be incorporated in		

	any new network provided to reduce the risk of groundwater affecting the drainage system. *a The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017, available at: https://www.legislation.gov.uk/uksi/2017/407/contents* *b Joint Nature Conservation Committee (various dates) Common Standards Monitoring Guidance, available at: www.jncc.gov.uk/our-work/common-standards-monitoring-guidance/* *c Current local standards can be found at Oxfordshire County Council (2021) Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire (Version 1.2), available at: www.oxfordshirefloodtoolkit.com/wp-content/uploads/2022/01/LOCAL-STANDARDS-AND-GUIDANCE-FOR-SURFACE-WATER-DRAINAGE-ON-MAJOR-DEVELOPMENT-IN-OXFORDSHIRE-Jan-22-2.pdf*		
Policy CE9 – Air Quality	Protecting and enhancing air quality 1) Development must protect and enhance air quality through: a) design that seeks to avoid negative impacts […]; b) where it is not possible to entirely avoid negative impacts on air quality and/or exposure to poor air quality, design measures should be used […]; c) provision of appropriate green infrastructure; and d) regard to the councils' latest air quality developer guidance[a]. 2) Development, on its own or cumulatively[b], should not result in the creation of any new areas that exceed national air quality objective levels or delay the date at which compliance will be achieved in areas that are currently in exceedance of national air quality objective levels[c]. 3) Development in or affecting an Air Quality Management Area must be consistent with the latest Air Quality Action Plan. **Assessing air quality impacts** 4) Where development would introduce sensitive receptors[d] in areas of existing poor air quality and/or where major	Direct	We have included appropriate allowances in the upfront costs for the Professional fees, Surveys and reports for the production of an Air Quality Assessment. Where are there are specific Air Quality issues requiring mitigation, we assume that these costs would be deducted from the price of the land.

	development is proposed an Air Quality Assessment will be required. 5) Development that involves significant demolition, construction or earthworks or that could result in significant dust impacts will be required to submit a dust assessment as part of the Air Quality Assessment. **Addressing air quality impacts** 6) If, after using design to avoid and minimise negative impacts on air quality and/or exposure to poor air quality, an Air Quality Assessment indicates that risks remain, proportionate mitigation will be required […] 7) Where mitigation cannot fully eliminate risks and it can be demonstrated that the development is in the public interest, as a last resort, compensation in the form of contributions towards the delivery of measures identified in the Air Quality Action Plan will be secured via a planning obligation. 8) Where specific measures are required to manage dust, these will be secured either as part of a Construction Management Plan (if related to major development) or by condition (if related to minor development). *a Current guidance: South Oxfordshire District Council Air Quality Developer's Guidance, available at: www.southoxon.gov.uk/wp-content/uploads/sites/2/2021/01/Air-Quality-Developer-Guidance-South-Oxfordshire.pdf. Vale of White Horse Air Quality Developer's Guidance, available at: www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/environment-and-neighbourhood-issues/air-quality/air-quality/.* *b The appropriate scope of any assessment of cumulative impacts will be considered on a case-by-case basis to be agreed with the council.* *c National objectives are set out in The Air Quality Standards Regulations 2010. If national objectives are not met, or are at risk of not being met, an Air Quality Management Area must be declared.* *d Sensitive receptors include uses such as nursing homes, schools, nurseries and crèches, hospitals, children's playing areas and playing fields.*		

Policy CE10 – Pollution Sources and Receptors	**Impact of existing pollution on new development** 1) Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of a new development will not be subject to individual and/or cumulative adverse affect(s) of pollution. 2) Proposals will need to avoid or provide details of proposed mitigation methods to protect occupiers of a new development from the adverse impact(s) of pollution. 3) Unless there is a realistic potential for appropriate mitigation, development will not be permitted if it is likely to be adversely affected by pollution. […] **Impact of new development on health, nature and neighbouring environments** 4) Development proposals must be designed to ensure that they will not result in significant adverse impacts on human health, the natural or historic environment and/or the amenity of neighbouring uses. Both individual and cumulative impacts of development will be considered when assessing development proposals. The merits of development proposals will be balanced against the adverse impact on human health, the natural and historic environment and/or […] **Agent of Change** 5) Planning proposals must acknowledge the agent of change principle and ensure new development is designed to mitigate any potential adverse impacts from established noise and other nuisance-generating uses. […] 6) Proposals for development which involves the use, movement or storage of hazardous substances will be referred to the Health and Safety Executive and/or the Environment Agency. 7) Proposals for development within the vicinity of an installation or pipeline involving hazardous substances or activities will be	Indirect	Where pollution is present, it is anticipated that there will be cost associated with mitigation or remediation. However, we assume that as an abnormal cost, this will be deducted from the land value. A landowner cannot expect to receive the same value for a polluted site as they would for a site which does not have such an issue. In respect of Culham and Harwell, we assume that the developer will take into account the specific considerations and these will be factored into the price paid for land.

	referred to the Health and Safety Executive and/or the Environment Agency. 8) In the case of either 6 or 7, development will only be permitted if the impact on health and safety of occupants of that development is acceptable. 9) The council will seek to reduce the potential for conflicting land uses and promote safety of people and protection of the environment. **Nuclear Restoration Services (NRS) Harwell** 10) All development proposals within the boundary of the NRS Harwell nuclear licensed site will be referred to the Office for Nuclear Regulation (ONR). The following proposals for development within the Outer Consultation Zone (OCZ) for NRS Harwell (as shown on the Policies Map) will also be referred to ONR: a) any new residential development of 200 dwellings or greater; b) any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons); c) any new non-residential development that could introduce vulnerable groups to the OCZ; and d) any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.		
Policy CE11 – Light Pollution and Dark Skies	1) All proposals for development should be designed to minimise light pollution, both external lighting and as a consequence of light leakage from the interior of buildings. […]	n/a	It is anticipated that design of schemes to meet these requirements will not add any additional costs to a development.
Policy CE12 Soils and Contaminated Land	**Protecting and enhancing soils** 1) Development should be directed to suitable brownfield land wherever possible. Where development of agricultural land is demonstrated to be necessary, areas of poorer quality land	Indirect	Contaminated land will generate a cost to development. However, this cost should be reflected in the land value, as required by Paragraph 12 of the PPG on Viability.

	(Agricultural Land Classification grades 3b, 4 and 5) should be preferred to those of a higher quality (grades 1, 2 and 3a). Proposals for development on the best and most versatile agricultural land[a] must include a soil handling plan and sustainable soil management strategy based on detailed soil surveys. 2) Development must recognise and seek to protect the many benefits provided by soils (including for ecological connectivity, carbon storage and drainage). Harm to soils of high environmental value (such as wetland and peatland) must be avoided. 3) Development in South Oxfordshire and Vale of White Horse must protect and enhance soils and the ecosystem services they provide […] **Assessing land contamination** 4) Where land is known or suspected of being contaminated, any planning application will require at least a Phase One Contaminated Land Preliminary Risk Assessment […] 5) Where there is currently no information to suggest that contaminated land may be present, any planning application proposing uses that are particularly vulnerable to contamination[c] must be accompanied by a Contaminated Land Questionnaire[d]. 6) Development should be designed to ensure that it will not contribute to land contamination. […] **Addressing land contamination** 7) If a proposal would otherwise result in an unacceptable level of risk to human health, groundwater and surface water and/or the wider natural environment from land contamination, applicants must provide proportionate remediation or mitigation to reduce risk to an acceptable level.		

	Land Stability 8) Development should not contribute to, or be put at unacceptable risk from, land instability. Where it applies, consideration should be given to South Oxfordshire District Council's Karst Susceptibility Hazard Map, available to view as part of the Policies Map. *a The best and most versatile agricultural land is land in grades 1, 2 and 3a of the Agricultural Land Classification.* *c Uses classed as particularly vulnerable to land contamination include residential housing, nursing homes, allotments, schools, nurseries and crèches, children's playing areas and playing fields.* *d Oxfordshire City Council, South Oxfordshire District Council and Vale of White Horse District Council Contaminated Land Questionnaire, available at: https://www.southoxon.gov.uk/south-oxfordshire-district-council/environment-and-neighbourhood-issues/environmental-advice/contaminated-land/ and www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2021/07/2020-Contaminated-Land-Questionnaire.pdf.*		
Policy CE13 – Minerals and Safeguarding	1) Development in a Minerals Safeguarding Area that would prevent or otherwise hinder the possible future working of the mineral will only be permitted where it can be shown that: a) the site has been allocated for development in the Joint Local Plan or a made neighbourhood plan; or b) the need for the development outweighs the economic and sustainability considerations relating to the mineral resource; or c) the mineral will be extracted prior to the development taking place, where it is proportionate, practical and environmentally feasible to so. 2) Consideration will be given to the Minerals and Waste Local Plana in determining planning applications for non-minerals development in Minerals Safeguarding Areas. 3) The minerals planning authority, Oxfordshire County Council, will be consulted on all planning applications for development within a Minerals Consultation Area.	Indirect	Where developers are required to extract minerals prior to development, there will be a direct cost. However, we would consider this to be an abnormal cost and one reflected in the land value.

	a Oxfordshire County Council (2017) Minerals and Waste Local Plan, available at https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy		
Policy SP1 – Spatial Strategy	1) We will conserve and enhance the special qualities of our nationally protected landscapes, the Chilterns and North Wessex Downs National Landscapes. 2) We will maintain the openness of the Oxford Green Belt. Development in the Green Belt will be considered in accordance with the National Planning Policy Framework. […] 3) Within Science Vale, we will continue to deliver development, through housing at the sites allocated in this plan and sustainable economic development at Culham Campus, Harwell Campus and Milton Park. 4) At the Garden Communities of Didcot, Berinsfield and Dalton Barracks we will support housing and some economic development to achieve holistically planned new or regenerated settlements which enhance the natural environment, tackles climate change and provide high quality affordable housing and locally accessible jobs in beautiful, healthy and sociable communities. 5) We will support new development on well-located brownfield sites, and identify a new brownfield site allocation at Dalton Barracks. 6) For windfall housing developments, we will support sustainable locations that maximise brownfield land redevelopment opportunities and are appropriate to the site's location within the settlement hierarchy defined in Policy SP2 (Settlement hierarchy). Development of the types described in Policy SP2 will be supported within the built-up area of highest tiered settlements of Tiers 1, 2, 3, with Tier 4 limited to brownfield sites, replacement dwellings or subdivision. 7) On brownfield land at Tiers 1 to 4 of the settlement hierarchy we will encourage employment proposals where they will secure the redevelopment of existing employment sites.	Indirect	Indirect impact through the price mechanism.

	8) Development in the countryside, including areas outside of existing built-up areas, will not be appropriate unless specifically supported by other relevant policies as set out in the development plan or national policy […] 9) We will support the delivery of viable and developable existing site allocations and commitments in the local plans and neighbourhood plans that haven't been completed yet. All housing and employment sites are listed within chapter 8 and Policy JT1 (Meeting employment needs). 10) We will allocate sufficient sites to meet the existing agreed unmet housing needs of Oxford. 11) We will support our communities with the preparation of neighbourhood plans […] 12) We will take a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. [a] *Correct as of 1 April 2023*		
Policy SP2 – Settlement Hierarchy	Development will be required to comply with the spatial strategy set out in Policy SP1 (Spatial strategy). In addition to the kinds of development shown for each tier below, development may be supported by other relevant policies set out in the development plan or by national policy, for example through allocations (in this plan or neighbourhood development plans), on rural exceptions sites and rural workers' dwellings. The settlement hierarchy is split into 4 tiers as shown in the settlement hierarchy table. Each tier of settlement has a different strategic role […]	Indirect	Indirect impact through the price mechanism. Note that the policy classifies the various settlements within the District.
Policy SP3 – The Strategy for	1) The Joint Local Plan identifies Didcot Garden Town as the gateway to and focus of sustainable development and regeneration for Science Vale. Proposals for development within	Indirect	Indirect impact through the price mechanism.

Didcot Garden Town	the Didcot Garden Town Masterplan Area and the wider Area of Influence (as defined on the Policies Map[a]) must demonstrate how they positively contribute to the achievement of the Didcot Garden Town Principles […] a) Design - The Garden Town Masterplan area will be characterised by high quality, sustainable design […] b) Local Character - The Garden Town Masterplan area will establish a confident and unique identity, becoming a destination in itself […] c) Density and tenure - The Garden Town Masterplan area will incorporate a variety of densities, housing types and tenures […] d) Transport and movement - Within the Garden Town Masterplan area and the Area of Influence we will reduce reliance on motorised vehicles and promote a step-change towards active travel and public transport […] e) Heritage - Within the Garden Town Masterplan area and the Area of Influence we will conserve and enhance heritage assets, both designated and non-designated. […] f) Landscape and green infrastructure - New development in the Garden Town Masterplan area will enhance the natural environment, through enhancing green and blue infrastructure networks, creating ecological networks to support a net gain in biodiversity and supporting climate resilience […] g) Social and community benefits - The planning of the Garden Town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre […] 2) Within the Didcot Garden Town Masterplan area development proposals will be required to address the following: a) deliver allocated housing and employment sites […] b) encourage safe, healthy and active spaces through green infrastructure led improvements to the public realm, including a new GP facility at the Great Western Park development; c) support the implementation of a phasing plan for biodiversity enhancements in Didcot and explore each development sites		

	potential for other blue and green infrastructure enhancements; d) compliment green infrastructure projects proposed by the Didcot's community […] e) support active travel and multi-modal sustainable infrastructure that aligns with the Didcot and Science Vale Travel Plans, as well as alignment with planned infrastructure schemes […] f) Where relevant, complement the regeneration of the Didcot Parkway mobility hub; g) support integrated parking for modes of transport that support the increase in public transport use, ensuring services for users, and consider links to mobility hubs; h) complement improvements to enhance connectivity and inclusivity for Didcot Parkway and satellite railway stations in the Area of Influence at Appleford and Culham, including innovative transport solutions such as the trialled Milton Park autonomous vehicles; i) strengthen the retail offer in Didcot Town Centre and compliment the initiative to deliver "meanwhile" […] j) conserve and enhance the town's heritage assets; k) support placemaking through public arts improvements and the cultural offering […] l) deliver recreational provision for all abilities […] 3) The Didcot Area of Influence may be affected by proposals within the Masterplan boundary, and within the Area of Influence development proposals will be required to address the following: a) recognise that well-known and valued landscape features near to Didcot: Wittenham Clumps and the River Thames are notable features contributing to Didcot's natural setting; b) protect key views, […] c) consider green infrastructure assessments and their conclusions about the access to green/open space on the outskirts of Didcot […]		

	d) recognise the value placed on the green spaces around Didcot; e) integrate blue infrastructure and sustainable drainage systems […] f) maintain green gaps between villages […] g) ensure enhanced nature connectivity and interlinked green spaces into the surrounding countryside; h) ensure safe cycleways and pathways and in future driverless pods […] i) recognise that Didcot acts as a primary service centre for many surrounding villages […] j) support economic growth generated by UK's leading cluster for commercialisation of science […] *a South Oxfordshire and Vale of White Horse (2024) Joint Local Policies Map, available at: https://www.southandvale.gov.uk/policies-map*		
Policies SP4 - A strategy for Abingdon-on-Thames	1) Neighbourhood development plans are expected to, and the council will support development proposals that: a) support the regeneration of Abingdon-on-Thames Town Centre […] b) strengthen the night-time leisure offer and convenience retail offer […] c) provide new shared community office spaces in the Town Centre; d) provide other community or leisure uses within the Town Centre, having regard to the councils' Leisure Facilities Assessment and Strategy and Playing Pitch Strategy[b], to help maintain the area as a community hub; e) improve or maintain air quality in the Town Centre, including any opportunities to reduce the traffic travelling through the Town Centre; f) improve accessibility around Abingdon-on-Thames by: i) seeking alignment with the Local Transport and Connectivity Plan and have regard to corridor travel plans relevant to Abingdon-on-Thames;	Indirect	Indirect impact through the price mechanism. It is anticipated that NDPs will be consistent with wider Joint Local Plan Policies. Whilst policies will be specific to the local area, it is not expected that these policies generate greater costs for new development.

	ii) supporting enhancements to the Strategic Active Travel Network and Mobility Hubs; iii) providing new secure cycle parking […] iv) enhancing existing pedestrian and cycle routes and links between them […] v) creating new pedestrian and cycle links connecting with new development […] vi) enhancing bus services and supporting infrastructure […] vii) enhancing the quality of existing car parking including the provision of new electric vehicle charging points; and viii) supporting the delivery of the A34 Lodge Hill slip roads. g) provide new employment opportunities and improve the building stock […] h) enhance the town's natural environment, having regard to the councils' Green Infrastructure Strategy and Open Space Study[d], exploring opportunities for urban greening in the Town Centre and green links for sustainable modes of transport between Abingdon-on-Thames and other major employment centres; i) conserve and enhance the town's heritage assets […] j) provide new, or enhanced, community facilities in Abingdon-on-Thames that meet an identified need. 2) Neighbourhood development plans are encouraged to meet bespoke local needs. *b South Oxfordshire and Vale of White Horse (2024) Playing Pitch Strategy (prepared by Stuart Todd Associates) – note separate documents for each council, available at: www.southandvale.gov.uk/JLPEvidence* *d South Oxfordshire and Vale of White Horse (2024) Green Infrastructure Strategy and Open Space Study (prepared by Land Use Consultants), available at: www.southandvale.gov.uk/JLPEvidence*		

Policy SP5 – A Strategy for Faringdon	1) Neighbourhood development plan reviews are expected to, and the council will support development proposals that: a) strengthen the convenience retail and leisure offer, having regard to the councils' Leisure Facilities Assessment and Strategy and Playing Pitch Strategy, and provide other community or service uses within the Town Centre […] b) improve accessibility around Faringdon by: i. seeking alignment with the Local Transport and Connectivity Plan and have regard to corridor travel plans relevant to Faringdon; ii. supporting enhancements to the Strategic Active Travel Network and Mobility Hubs; iii. providing new secure cycle parking […] iv. enhancing existing pedestrian and cycle routes and links between them, especially within the Town Centre to improve pedestrian safety along narrow streets, particularly where they are identified in a Local Cycling and Walking Infrastructure Plan; v. creating new pedestrian and cycle links […] vi. enhancing bus services and safe and convenient supporting infrastructure […] vii. providing new electric vehicle charging points. c) provide new employment opportunities and improve the building stock within existing employment sites and brownfield sites within the built-up area; d) enhance the town's natural environment, having regard to the councils' Green Infrastructure Strategy and Open Spaces Study, exploring opportunities for urban greening; e) conserve and enhance the town's heritage assets including the medieval street pattern; and f) provide new, or enhanced, community and leisure facilities 2) Neighbourhood development plans are encouraged to meet bespoke local needs.	Indirect	Indirect impact through the price mechanism. It is anticipated that NDPs will be consistent with wider Joint Local Plan Policies. Whilst policies will be specific to the local area, it is not expected that these policies generate greater costs for new development.

Policy SP6 – A Strategy for Henley-on-Thames	1) Neighbourhood development plan reviews are expected to, and the council will support development proposals that: a) strengthen the sustainable visitor economy and local retail offer within Henley-on-Thames Town Centre; b) strengthen and improve the attraction of Henley-on-Thames for visitors and provide new or improved leisure opportunities having regard to the councils' Leisure Facilities Assessment and Strategy and Playing Pitch Strategy; c) enhance the town's natural environment […] d) conserve and enhance the town's heritage assets including a focal point of the town along the River Thames, and the three Conservation Areas; e) improve accessibility around Henley-on-Thames by: i. seeking alignment with the Local Transport and Connectivity Plan and have regard to corridor travel plans relevant to Henley; ii. supporting enhancements to the Strategic Active Travel Network and Mobility Hubs; iii. providing new secure cycle parking […] iv. enhancing existing pedestrian and cycle routes and links between them, […] v. enhancing public transport (bus and rail) services and supporting infrastructure; vi. creating new pedestrian and cycle links connecting with new development; and vii. providing new electric vehicle charging points. f) improve employment opportunities and building stock within existing employment sites and brownfield sites within the built up area; g) enhance the town's natural environment, having regard to the councils' Green Infrastructure Strategy and Open Spaces Study, exploring opportunities for urban greening; h) improve air quality in the town, […] i) support the Henley College and Gillotts School to meet their accommodation needs; and	Indirect	Indirect impact through the price mechanism. It is anticipated that NDPs will be consistent with wider Joint Local Plan Policies. Whilst policies will be specific to the local area, it is not expected that these policies generate greater costs for new development.

	j) provide new, or enhanced, community facilities that meet an identified need. 2) Neighbourhood development plans are encouraged to meet bespoke local needs.		
Policy SP7 – A Strategy for Thame	1) Neighbourhood development plan reviews are expected to, and the council will support development proposals that: a) deliver at least 143 homes (as of 1 April 2023) in accordance with the spatial strategy; b) strengthen the visitor economy, evening economy and local retail offer including the markets within Thame Town Centre, supporting Thame as a hub and place for markets, outdoor eating and socialising as well as supporting appropriate opportunities to increase Town Centre living; c) improve the attraction of Thame for visitors and businesses; d) improve accessibility around Thame by: i. seeking alignment with the Local Transport and Connectivity Plan and have regard to corridor travel plans relevant to Thame; ii. supporting enhancements to the Strategic Active Travel Network and Mobility Hubs; iii. providing new secure cycle parking […] iv. enhancing existing pedestrian and cycle routes and links between them, […] v. creating new pedestrian and cycle links connecting with new development and opportunities to enhance access to Haddenham and Thame Parkway station; vi. enhancing bus services and supporting infrastructure, […] vii. providing new electric vehicle charging points; and viii. supporting mobility hubs at key destinations in Thame. e) enhance the town's natural environment, […]	Indirect	Indirect impact through the price mechanism. It is anticipated that NDPs will be consistent with wider Joint Local Plan Policies. Whilst policies will be specific to the local area, it is not expected that these policies generate greater costs for new development.

	f) conserve and enhance the town's heritage assets including the Thame Conservation Area; g) provide new employment opportunities and improve the building stock within existing employment sites and brownfield sites within the built-up area; and h) provide new, or enhanced, community and leisure facilities that meet an identified need, having regard to the councils' Leisure Facilities Assessment and Strategy and Playing Pitch Strategy. 2) Neighbourhood development plans are encouraged to meet bespoke local needs.		
Policy SP8 – A Strategy for Wallingford	1) Neighbourhood development plan reviews are expected to, and the council will support development proposals that: a) strengthen the evening economy, retail and leisure offer within Wallingford Town Centre having regard to the councils' Leisure Facilities Assessment and Strategy and Playing Pitch Strategy, as well as supporting appropriate opportunities to increase Town Centre living; b) enhance the town's provision of community or service uses; c) support measures that improve the attraction of Wallingford for visitors with emphasis on the River Thames and the town's heritage; d) support the market place as a focal hub and place for markets, outdoor eating and socialising; e) improve accessibility around Wallingford by: i. seeking alignment with the Local Transport and Connectivity Plan and have regard to corridor travel plans relevant to Wallingford; ii. supporting enhancements to the Strategic Active Travel Network and Mobility Hubs; iii. providing new secure cycle parking […] iv. enhancing existing pedestrian and cycle routes and links between them, […] v. creating new pedestrian and cycle links connecting with new development and	Indirect	Indirect impact through the price mechanism. It is anticipated that NDPs will be consistent with wider Joint Local Plan Policies. Whilst policies will be specific to the local area, it is not expected that these policies generate greater costs for new development.

	opportunities to enhance access to Cholsey railway station; vi. enhancing bus services and supporting infrastructure; and vii. providing new electric vehicle charging points. f) provide new employment opportunities and improve building stock within existing employment sites and brownfield sites within the built up area; g) enhance the town's natural environment, […] h) conserve and enhance the town's heritage assets including Wallingford Conservation Area and the Scheduled Monuments of Wallingford Castle, Kinecroft and Bullcroft; i) improve air quality in the town, […] j) provide new, or enhanced, community facilities that meet an identified need. 2) Neighbourhood plans are encouraged to meet bespoke local needs.		
Policy SP9 – A Strategy for Wantage	1) Neighbourhood development plans are expected to, and the council will support development proposals that: a) strengthen the day and night-time economy offer within Wantage Town Centre; b) improve accessibility around Wantage by: i. seeking alignment with the Local Transport and Connectivity Plan and have regard to corridor travel plans relevant to Wantage; ii. supporting enhancements to the Strategic Active Travel Network and Mobility Hubs; iii. enhancing existing pedestrian and cycle routes and links between them, […] iv. enhancements to infrastructure where there are interactions between buses and pedestrians to improve the perception of safety and the experience for pedestrians around the narrow streets of the Town Centre;	Indirect	Indirect impact through the price mechanism. It is anticipated that NDPs will be consistent with wider Joint Local Plan Policies. Whilst policies will be specific to the local area, it is not expected that these policies generate greater costs for new development.

	v. supporting appropriate pedestrianisation opportunities in the Town Centre which maintain access to bus services; vi. improving navigation and wayfinding […] vii. providing new cycle parking including covered cycle parking; viii. enhancing bus services and supporting infrastructure; ix. providing new electric vehicle charging points; and x. supporting the delivery of the Wantage eastern link road, improvements along the A417, A338 and at the Frilford Lights junction. c) provide new employment opportunities and improve the building stock within existing employment sites and brownfield sites within the built-up area; d) enhance the town's natural environment, […] e) conserve and enhance the town's heritage assets including the conservation areas in Wantage Town Centre particularly the historic Market Place, and at Charlton; and f) provide new, or enhanced, community and leisure facilities that meet an identified need, having regard to the councils' Leisure Facilities Assessment and Strategy and Playing Pitch Strategy. 2) Neighbourhood development plans are encouraged to meet bespoke local needs.		
Policy HOU1 – Housing Requirement	1) During the plan period, provision will be made to meet the following requirements: a) **South Oxfordshire housing requirement:** 16,530 homes between 1 April 2021 and 31 March 2041, with the annual requirement as follows: i. 2021/22 to 2035/36 – 909 homes per annum ii. 2036/37 to 2040/41 – 579 homes per annum	Indirect	Indirect through the price mechanism. Although supply can influence values, this policy is expected to have minimal impact on viability. It is anticipated that the market will not deliver units at a pace which will reduce the value of development.

<table>
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<td>b) Vale of White Horse housing requirement: 14,490 between 1 April 2021 and 31 March 2041, with the annual requirement as follows:
i. 2021/22 to 2030/31– 816 homes per annum
ii. 2031/32 to 2040/41 – 633 homes per annum
2) This is not a joint housing requirement for South Oxfordshire and Vale of White Horse. For the purposes of determining whether a council can demonstrate a five year housing land supply, each district will measure its own supply against its own requirement.</td>
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</tr>
<tr>
<td>Policy HOU2 – Sources of Housing Supply</td>
<td>1) Within South Oxfordshire, the housing supply comprises the following:
<table>
<tr><th>Source of supply</th><th>Net number of homes 2021-2041</th></tr>
<tr><td>Completions as of 31 March 2024</td><td>3,316</td></tr>
<tr><td>Committed development as of 31 March 2024</td><td></td></tr>
<tr><td>Sites with planning permission</td><td>5,035</td></tr>
<tr><td>Sites allocated by neighbourhood plans</td><td>760</td></tr>
<tr><td>Outstanding commitment for the Thame Neighbourhood Plan</td><td>143</td></tr>
<tr><td>Supply from allocations in the Joint Local Plan</td><td>8,134</td></tr>
</table>
</td>
<td>Indirect</td>
<td>Indirect through the price mechanism.</td>
</tr>
</table>

Windfall allowance	2,590
Total	**19,978**

2) Within Vale of White Horse, the housing supply comprises the following:

Source of supply	Net number of homes 2021-2041
Completions as of 31 March 2023	3,737
Committed development as of 31 March 2023	
Sites with planning permission	10,185
Sites allocated by neighbourhood plans	0
Supply from allocations in the Joint Local Plan	3,183
Windfall allowance	2,674
Total	**19,779**

3) The following sites with planning permission, allocated in the South Oxfordshire Local Plan 2035 or the Vale of White Horse Local Plan 2031 (Parts 1 and 2) are carried forward and continue to form part of the housing supply. Their expected housing contribution is reflected in the sites with planning permission above (from 2021 to 2041). This local plan presents the existing policies for these sites in Appendix 5.

Sites carried forward from the South Oxfordshire Local Plan 2035:

	Site name	Total homes allocated by existing policy
a	Ladygrove East	642
b	Didcot North East	2,030
c	Land West of Wallingford	555
d	Land at Wheatley Campus, Oxford Brookes University	500
e	Joyce Grove Nettlebed	20

Sites carried forward from the Vale of White Horse Local Plan 2031 (Parts 1 and 2):

	Site name	Total homes allocated by existing policy
f	North-East of East Hanney	50
g	South-West of Faringdon	200
h	Milton Heights	400
i	North-West Radley	240
j	South of Kennington	270
k	North of Shrivenham	500
l	West of Stanford-in-the-Vale	200
m	Land South of Park Road, Faringdon	350
n	North of Abingdon-on-Thames	800
o	South of Faringdon	200
p	Monks Farm (North Grove)	885
q	Grove Airfield	2,500
r	Valley Park	2,550
s	East of Kingston Bagpuize with Southmoor	600

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<tr><td>t</td><td>South-East of Marcham</td><td>90</td></tr>
<tr><td>u</td><td>Crab Hill (North East Wantage and South East Grove)</td><td>1,500</td></tr>
<tr><td>v</td><td>North-West of Abingdon-on-Thames</td><td>200</td></tr>
<tr><td>w</td><td>North of East Hanney</td><td>80</td></tr>
<tr><td>x</td><td>Land east of Sutton Courtenay</td><td>220</td></tr>
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<tr>
<td>Policy HOU3 – Affordable Housing</td>
<td>
1) Development proposals for specialist older person's accommodation (C2 where self-contained units), C3 dwellings, and Build to Rent accommodation will provide affordable housing contributions where:
a) the development would result in a net gain of 10 or more dwellings or where the site has an area of 0.5 hectares or more; or
b) the development would result in a net gain of 5 or more dwellings within a National Landscape.
2) Developments of C3 dwellings, including specialist older person's housing with support accommodation, that contribute to affordable housing under criterion 1 will provide 50% of dwellings on site as affordable homes if they are in South Oxfordshire, and 40% of dwellings on site as affordable homes if they are in Vale of White Horse. This will be delivered across the following tenures:
<table>
<tr><th rowspan="3"></th><th rowspan="3">Market</th><th colspan="4">Affordable</th></tr>
<tr><th colspan="2">To rent</th><th colspan="2">To buy</th></tr>
<tr><th>Social rent</th><th>Affordable rent</th><th>First homes</th><th>Intermediate home ownership</th></tr>
</table>
</td>
<td>Direct</td>
<td>We have had explicit regard to this affordable housing policy (target and mix) within our financial viability assessment. See the Typologies Matrix.</td>
</tr>
</table>

South Oxfordshire	50%	25%	2.5%	3%	19.5%
Vale of White Horse	60%	25%	3%	6%	6%

3) Developments of specialist older person's housing with care accommodation that contribute to affordable housing under criterion 1 will provide 30% of dwellings on site as affordable homes. Proposals will need to demonstrate an appropriate mix of affordable housing tenure for specialist older person's accommodation, as shown on the table below, and having regard to the councils' latest evidence.

	Market	**Social rent**	**Affordable rent**	**Intermediate home ownership**
South Oxfordshire	70%	7.5%	15%	7.5%
Vale of White Horse	70%	7.5%	15%	7.5%

4) Developments of Build to Rent housing that contribute to affordable housing under criterion 1 will provide 20% of dwellings on site as affordable private rent.
5) In cases where the percentage calculation provides a part dwelling, a financial contribution will be sought equivalent to that part residential unit.
6) Where First Homes are sought, they will be required to be delivered at a 30% discount of market value.
7) Proposals delivering above these standards will be supported where they contribute to creating mixed and balanced communities. Neighbourhood planning groups are encouraged to consider local needs for affordable housing and where

	appropriate allocate sites for development including sites for 100% affordable homes. 8) Proposals for qualifying developments that do not provide affordable housing in accordance with the standards in criteria 2 or 3 will only be permitted where the applicant can satisfactorily demonstrate, through an open book viability assessment, that the level of affordable housing being sought would be unviable. In such circumstances, the council may support an alternative quantum and mix of affordable housing tenures identified in the open book viability assessment. 9) An overage clause will be sought in respect of future profits and affordable housing provision, where levels of affordable housing fall below policy targets. 10) Proposals where affordable housing is required must be designed to ensure: a) affordable housing is indistinguishable in appearance from market housing on site; b) affordable housing is distributed evenly across the site where it is provided alongside open market housing; and c) that where affordable housing is clustered together on site, this should be proportionate to the scale of development and each cluster should not exceed a maximum of 15 units. 11) A financial contribution or off site provision may be acceptable where it is robustly justified. This may relate to the whole or part of the requirement, this will be considered on a case-by-case basis. Design and layout of proposals by themselves are unlikely to justify a departure from on site delivery. 12) Planning permission will be refused for development proposals where it appears that a larger site has been sub-divided into smaller development parcels, or the site capacity has been reduced in order to avoid the requirements of the affordable housing policy.		

<table>
<tr>
<td>Policy HOU4 – Housing Mix and Size</td>
<td>
1) All proposals for C3 homes must provide a mix of sizes of new homes for each tenure type as set out in the tables below:

South Oxfordshire

<table>
<tr><th></th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr>
<tr><td>Market</td><td>5%</td><td>20%</td><td>69%</td><td>6%</td></tr>
<tr><td>Affordable</td><td>8%</td><td>37%</td><td>46%</td><td>9%</td></tr>
</table>

Vale of White Horse

<table>
<tr><th></th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr>
<tr><td>Market</td><td>5%</td><td>10%</td><td>70%</td><td>15%</td></tr>
<tr><td>Affordable</td><td>13%</td><td>34%</td><td>40%</td><td>13%</td></tr>
</table>

2) All affordable homes and 1 and 2 bed market homes should be delivered to meet the Nationally Described Space Standards.
3) All new homes must be built to at least M4(2) (Category 2: Accessible and adaptable dwellings) standards (or any equivalent replacement standards).
4) In residential development of 10 homes of more, a percentage of homes must be built to M4(3) (Category 3: Wheelchair user dwellings) standards (or any equivalent replacement standards) as set out in the tables below:

South Oxfordshire

<table>
<tr><td>Affordable homes</td><td>2%</td></tr>
<tr><td>Market homes</td><td>3%</td></tr>
</table>

Vale of White Horse

<table>
<tr><td>Affordable homes</td><td>11%</td></tr>
</table>
</td>
<td>Direct</td>
<td>We have had explicit regard to this Housing Mix and Size policy within our financial viability assessment. See the Typologies Matrix.</td>
</tr>
</table>

	Market homes 13% 5) Where the scale of development would generate more than one M4(2) or M4(3) home the mix of sizes, types and tenures of accessible housing should reflect the mix of sizes, types and tenures of the development as a whole as closely as possible (unless there is evidenced need for additional accessible housing in one particular type of affordable housing tenure). 6) The required number and mix of accessible homes should be clearly illustrated on submitted plans and controlled via planning condition. 7) Where it can be robustly justified using evidence that site specific factors, such as site topography or heritage impact, make a site unsuitable for M4(2) and/or M4(3) compliant homes, criteria 3 and 4 of this policy should not apply. 8) Proposals for major residential development must include a provision of, or appropriate financial contribution towards, specialist housing for social care, having regard to the councils' latest evidence. 9) The requirements of this policy apply to all new homes, including those created through conversion or subdivision.		
Policy HOU5 – Housing for Older People	**Addressing the needs of older people** ***Specialist housing with care*** 1) Proposals for 500 homes or more will be expected to provide at least 60 housing with care units on site. However, site allocations within the Joint Local Plan have their own, site-specific requirements as follows:	Direct	We have had explicit regard to this Housing Mix policy within our financial viability assessment. See the Typologies Matrix.

Provision of specialist, housing with care for older people on allocations in South Oxfordshire	
Site	**Number of housing with care units to deliver**
Land at Berinsfield Garden Village	60
Land adjacent to Culham Campus	60
Land South of Grenoble Road	60
Land at Northfield	60
Land at Bayswater Brook	120
Total	**360**

Provision of specialist, housing with care for older people on allocations in Vale of White Horse	
Site	**Number of housing with care units to deliver**
North West of Valley Park	90
North West of Grove	60
Land at Dalton Barracks Garden Village	180
Total	**330**

2) Local communities will be encouraged to identify suitable sites of specialist housing with care for older people through neighbourhood plans.

Specialist housing with support

3) In residential developments of 10 dwellings or more, at least 5% of homes should also be designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should:

	a) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation, to be determined on a site-by-site basis depending on the demand in a particular area and the site context; and b) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within walking distance of existing amenities in the settlement. 4) Local communities will be encouraged to identify suitable sites for specialist housing with support for older people through neighbourhood plans. ***Proposals for specialist housing for older people*** 5) Proposals for either specialist housing with care, or housing with support, that specifically accommodates older persons (55 years or older) will be supported provided that: a) the site is of an appropriate scale and located in a suitable location supported by Policies SP1 (Spatial strategy) and SP2 (Settlement hierarchy); b) the form, scale and design of the development is appropriate for older residents; c) local healthcare or social service provision can meet the needs of the proposal without detriment to the local community; d) the development will contribute positively to developing relationships within the wider community, involve interaction and connection, and support the ability of residents to be independent for longer; and e) a legal agreement restricts the occupation of units (excluding warden's accommodation) to households containing at least one person aged 55 or over.		

	6) All specialist, extra care housing for older people should be delivered to M4(3) standards, unless site specific factors make this unsuitable.		
Policy HOU6 – Self-Build and Custom-Build Housing	1) The council will support proposals for self-build and custom-build housing that are in accordance with policies in the Development Plan. 2) Neighbourhood plans are encouraged to consider the local need for this type of development and where appropriate identify specific sites to allocate for self-build and/or custom-build housing. 3) Proposals for major self-build and custom housebuilding development (a net gain of ten or more self-build and custom-build dwellings or five or more in the National Landscapes) are expected to: a) deliver affordable self-build or custom-build plots in accordance with Policy HOU7 (Affordable self and custom-build housing); and b) deliver an appropriate mix of plot sizes in accordance with Policy HOU4 (Housing mix and size). 4) Large scale major residential developments are required to provide 5% of the residential units as serviced plots for self-build and custom-build, appropriately designed and incorporated into the masterplan, and as part of the first planning application. Serviced plots required on large scale major residential development sites will not be counted towards the overall requirement for the provision of affordable housing, although they may be provided as affordable self-build and custom build housing in accordance with Policy HOU7 (Affordable self and custom-build housing). 5) Where permission is granted or self-build and custom-build plots, those plots for sale must be marketed: a) as self-build and/or custom housebuilding serviced plots; or b) as shell homes where self-build and or custom housebuilding serviced plots under a) have been suitably marketed for a period of 6 months and have not sold.	Indirect	Major proposals for custom-build and self-build are expected to provide affordable self-build and custom-build. However, it is anticipated that where these schemes come forward, the quantum of proposed affordable space will not be included at levels which would render the schemes unviable.

	6) Where an applicant can demonstrate that a unit has been suitably marketed for 6 months as a market self-build or custom housebuilding plot (including to those on the relevant council's self-build and custom housebuilding register), then 6 subsequent months as a shell home, and it has not sold, the council will permit applications to build these plots as standard market housing. 7) Proposals for self-build and/or custom housebuilding should have regard to the Joint Design Guide[a], Neighbourhood Plan Character Assessments and Design Codes. *a South Oxfordshire and Vale of White Horse (2022) Joint Design Guide, available at: https://data.southoxon.gov.uk/SAV/JDG.html#gsc.tab=0*		
Policy HOU7 – Affordable Self and Custom-Build Housing	1) Where provision for affordable housing is required from self-build and/or custom-build housing schemes in accordance with Policy HOU6 (Self-build and custom-build housing), this will be achieved through one of the following mechanisms agreed with the council through granting planning permission and secured in perpetuity: a) Serviced building plots are made available below market value and are subject to a legal agreement that restricts the resale value of the completed property to below market value; b) Homes are built as shared ownership properties – for example where a registered provider or council constructs the homes to the waterproof 'shell' stage and then enables private homebuilders to enter into a special form of shared ownership lease to complete the property. Once the work is satisfactorily completed this earns the homebuilder an equity share in the property, which means they need a smaller mortgage or a lower deposit; c) A developer or landowner working in partnership with a recognised Registered Provider or alternative affordable housing provider (such as community led housing groups including community land trusts or housing co-operative) to	Indirect	Where affordable self-build is delivered, it will reduce the amount payable for land. However, it is not anticipated that the level of proposed provision would be at a level which would render these types of scheme unviable.

	develop plots for the development of affordable housing for rent or sale; or d) Where a self-builder commits (via an agreed legal document) that the resale of the dwelling shall be restricted to an eligible household for at least a 20% discount on market prices. 2) Where provision is made for affordable self-build and/or custom-build housing, proposals must demonstrate an appropriate mix of plot sizes capable of delivering a dwelling mix in accordance with Policy HOU4 (Housing mix and size). 3) Purchase and/or occupancy of affordable self-build and custom-build housing will be restricted to households who meet the council's and/or national eligibility criteria for affordable homeownership or rent. 4) Any plots brought forward as affordable self-build or custom-build should be suitably marketed for at least 6 months. This is to include a period of 3 months marketing to those: on the council's housing register, households with a local connection registered on the council's self-build and custom housebuilding register, registered with a Registered Provider of social housing or a housing developer for affordable homeownership schemes and to local community led housing groups. Following the initial 3 months marketing the plots can also be marketed more widely for an additional 3 months to households without a local connection but still eligible for affordable homeownership or rent. 5) In the event plots remain unsold following the marketing process in part 4 of this policy, the plots can then be sold on the open market.		
Policy HOU8 – Replacement Dwellings in the Countryside	1) Proposals for the replacement of an existing dwelling located outside the built-up areas of Tier 1-4 settlements will be permitted provided that: a) the development takes place in accordance with Policy CE3 (Reducing embodied carbon) […] b) the existing dwelling can be lawfully used for residential purposes;	n/a	It is not likely that a developer or homeowner will choose to replace an existing dwelling where it is unviable to do so.

	c) the existing dwelling is not subject to a temporary or time limited planning permission; d) it is for a new dwelling which replaces an existing dwelling and only on a one-for-one basis; e) it is situated on the site of the original dwelling […] f) the replacement dwelling does not have a greater harm on the character of the site and its surroundings than the existing dwelling due to its scale, height, size, form and materials. 2) In the Green Belt, any replacement dwelling must not be materially larger than the dwelling it replaces (excluding garages and outbuildings). 3) In the National Landscapes (formerly AONBs), the council seeks to further the purposes of conserving and enhancing the natural beauty of the area, wildlife and cultural heritage.		
Policy HOU9 – Sub-Division of Houses	1) The sub-division of dwellings will be permitted provided that: a) each dwelling will be completely self-contained; b) each dwelling is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space, bin storage and cycle and car parking provision; and c) there would be no demonstrable harm to the amenity of the occupiers of the proposed development and neighbouring properties.	n/a	It is anticipated that sub-division will only be undertaken where it is viable to do so.
Policy HOU10 – Meeting the Needs of Gypsies, Travellers and Travelling Show People	1) The plan provides for the identified need[a] for traveller pitches and travelling showpeople's plots during the plan period to 2041 through a combination of the following: a) implementation of extant planning permissions; b) extending or intensifying existing authorised sites or yards where possible to meet the needs of existing residents and their families; c) through the regularisation of unauthorised sites / pitches or sites / pitches with temporary permissions where there would be no unacceptable harm in doing so; and	Indirect	This policy regards the provision of pitches for Gypsy and Traveller, and Travelling Showpeople across the plan period. This is a minority sector of the property market. The supply of G&T sites and new development may impact indirectly on the property market through the price mechanism (e.g. the land

	d) requiring provision of between 6 to 10 pitches on each of the following housing allocations within this plan: i) Land adjacent to Culham Campus ii) Land at Berinsfield Garden Village iii) Land South of Grenoble Road, Edge of Oxford iv) Land at Northfield, Edge of Oxford v) Land at Dalton Barracks Garden Village, Shippon vi) North West of Valley Park, Didcot 2) Proposals for pitches / plots for Gypsies, Travellers and Travelling Showpeople will be permitted where: a) the proposed development is in an appropriate location adjacent to a settlement where there is a range of services and facilities, especially health and educational facilities; b) there would be no adverse impact on the amenity of future occupiers or existing neighbouring uses; c) the scale and type of development is appropriate to its location considering character, local services, and facilities; d) the site can be provided with safe electricity, drinking water, sewage treatment and waste disposal facilities; e) nearby existing outdoor amenity space, including child-friendly spaces to play can be safely accessed or where this is not possible provision is made on site; f) arrangements are put in place to ensure the proper management of the site to seek to ensure community cohesion between the settled and traveller communities; and g) there is clear demarcation of the site and pitch / plot boundaries using appropriate boundary treatments and landscaping which is characteristic of the local context. [a] *The identified need as set out within the councils' latest Gypsy, Traveller and Travelling Showperson Accommodation Assessment.*		cannot therefore be allocated as a residential site).
Policy HOU11 – Safeguarding existing Gypsy, Traveller and	1) Proposals that result in the loss of authorised and permanent pitches or plots for residential use by gypsies, travellers and travelling showpeople will not be permitted unless the applicant can clearly demonstrate that:	n/a	No impact on viability.

Travelling Showpeople's sites	a) the site is no longer suitable for such use and suitable alternative provision is made for pitches / plots on a site of equal or better quality with equal access to services. Such alternative sites will be secured through planning conditions and legal obligations. Any replacement pitches should be available before the original site is lost; or b) there is no need for pitches / plots in the district and their loss would not generate a need.		
Policy HOU12 Rural and First Homes Exception Sites	1) The council will grant planning permission for small sites used for affordable homes on rural exception sites where: a) they meet a clearly established local need identified through a robust housing needs assessment in accordance with a methodology agreed with the council; b) at least 75% of the site is brought forward as affordable homes; c) it is located within a settlement[a] or adjacent to an existing settlement[a]; d) the proposed development is of size and scale commensurate with the scale and character of to the settlement they are within or adjacent to and the established local housing need. e) they have no unacceptable impact on amenity, character and appearance, environment or highways; f) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity; and g) they do not form an isolated development and have access to local services and facilities. 2) Proposals for First Homes exception sites will be permitted where: a) at least 75% of the homes on site are First Homes; b) they meet a clearly established local need identified through a robust housing needs assessment in accordance with a methodology agreed with the council; c) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people;	Direct	The 75% affordable housing requirement will directly impact viability. We have tested such sites as part of our viability appraisals. See typologies matrix.

	d) the proposed development is of a size and scale commensurate with the scale and character of the settlement they are within or adjacent to and the established local housing need e) they have no unacceptable impact on amenity, character and appearance, environment or highways; f) they do not form an isolated development […] g) is located outside the Green Belt and National Landscape. 3) Where robust evidence establishes that viability issues would prevent the delivery of an exception site either First Homes or Rural which is 100% affordable, the minimum level of market housing required to make the development viable will be favourably considered where it would ensure the provision of additional affordable housing to meet local needs. Where market housing is provided it should be indistinguishable in appearance and be integrated into the site and should not exceed a maximum of 25% of the units permitted. [a] *including settlements not listed in the settlement hierarchy (Policy SP2)*		
Policy HOU13 – Community Led Housing Development	1) The council will grant planning permission for small sites for community-led affordable homes where: a) it is located within a settlement[a] or, it is adjacent to an existing settlement[a]; b) it is proportionate in scale to the settlement they are adjacent to or within, not exceeding: i) 5% of the number of dwellings in the existing settlement; and ii) 1 hectare in size. c) they do not form an isolated development and have access to local services and facilities; and d) they have no unacceptable impact on amenity, character and appearance, environment or highways. 2) Proposals for community led housing must also demonstrate that:	Direct	This policy facilitates community housing. Given this policy requires delivery by a not-for profit and the organisation must demonstrate the viability of their proposals, we have not tested a specific typology, even though the policy seeks 100% affordable housing. These sorts of schemes also often benefit from funding which may be specific to the site and circumstances. It is anticipated that these sites would require viability testing on a case-by-case basis at Development Management stage.

	a) it is instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of the local community; b) the organisation should own, manage or steward the homes in accordance with an agreed management plan and demonstrate the financially viability of the proposal; c) the local community has been meaningfully engaged with, and involved in preparing the proposal, and there is local support for it; and d) there are benefits to the local community, with satisfactory arrangements to ensure that the benefits are clearly defined and legally protected in perpetuity. 3) Where robust evidence establishes that viability issues would prevent the delivery of a community-led housing development which is 100% affordable, the minimum level of market housing required to make the development viable will be favourably considered where it would ensure the provision of additional affordable housing to meet local needs. Where market housing is provided it should be indistinguishable in appearance and be integrated into the site and should not exceed a maximum of 25% of the units permitted. [a] *including settlements not listed in the settlement hierarchy (Policy SP2)*		
Policy HOU14 – Build to Rent Proposals	1) Planning permission will be granted for Build to Rent developments where: a) it is in a location where residential development is supported by the settlement hierarchy (Policy SP2); b) it is delivered in accordance with an agreed management plan to include longer term tenancy and nomination arrangements; c) the appropriate mix of sizes of Build to Rent dwellings will be determined at the application stage having regard to site specific circumstances, relevant market signals, viability and the councils' latest evidence;	Direct	Mix and affordable housing requirements will have a direct impact on viability. However, it is noted that the policy requirement does not exceed the national benchmark, as set by the PPG: Build to Rent Paragraph: 002 Reference ID: 60-002-20180913.

	d) it provides 20% affordable homes on site in the form affordable private rent set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property; and e) affordable private rent homes should be under common management control with the market rent Build to Rent homes. They should be distributed evenly throughout the development and be indistinguishable from the market rent homes in terms of appearance and quality. 2) Where the applicant can demonstrate that the level of affordable housing being sought would be unviable, the council may consider whether alternative levels of affordable housing would be appropriate. Any departure from the percentage of affordable housing to be delivered will need to be supported by a viability assessment.		Given the policy requirement is set at the minimum level, we have not been instructed to test the viability of build-to-rent development.
Policy HOU15 – Houses in Multiple Occupation	1) Proposals for the conversion of an existing building to a large House in Multiple Occupation (HMOs) (7 or more residents) (sui generis use class) will be permitted provided that the development: a) would not harm the character of the area; b) would not harm the amenity of the occupants of nearby properties; c) is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space, bin storage and cycle and car parking provision; and d) would not bring the proportion of registered HMOs in a street to more than 20% of homes in 100 metres of street frontage measured in any direction from the property. 2) Proposals for new, purpose-built HMOs will be permitted where they comply with the above criteria and Policy SP1 (Spatial strategy).	n/a	Policy does not include any requirements which will influence viability.
Policy HOU16 – Residential	1) Extensions to dwellings, or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted where […]	n/a	Policy deals with existing buildings and will not influence the viability of new development.

<table>
<tr>
<td>Extensions and Annexes</td>
<td>2) Proposals for detached or attached residential annexes will be permitted provided that […]
3) Development should have regard to the Joint Design Guide, Neighbourhood Plan Character Assessments and Design Codes.</td>
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<td>Policy HOU17 – Rural Workers' Dwellings</td>
<td>1) Applications for rural workers' dwellings within the countryside will be permitted where […]</td>
<td>n/a</td>
<td>Policy requirements will have no bearing on the viability of development. It is also anticipated that such development is unlikely to be proposed unless it delivers a more viable business.</td>
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<tr>
<td>Policy JT1 – Meeting Employment Needs</td>
<td>1) During the plan period, provision will be made to meet the following employment requirements:
a) South Oxfordshire requirement: 25.8 hectares of employment land.
b) Vale of White Horse requirement: 113.2 hectares employment land.

Table JT1.1: Sources of supply

<table>
<tr><th>Source</th><th>South Oxfordshire</th><th>Vale of White Horse</th></tr>
<tr><td>Allocations in the Joint Local Plan (hectares)</td><td>17.3</td><td>100.4</td></tr>
<tr><td>Carried forward existing allocations (hectares)</td><td>6.04</td><td>49.1</td></tr>
<tr><td>Sites with planning permission (pipeline) (hectares)</td><td>11</td><td>63</td></tr>
<tr><td>Local Development Orders and remaining Enterprise Zones (hectares)</td><td>0</td><td>52.18</td></tr>
<tr><td>Allocations in neighbourhood plans (hectares)</td><td>1</td><td>13.2</td></tr>
<tr><td>Total</td><td>35.34</td><td>277.88</td></tr>
</table>

Allocations in the Joint Local Plan comprise the following sites in Tables JT1.2 and JT1.3, and as shown on the Policies Map[a].

Table JT1.2: South Oxfordshire allocations</td>
<td>Indirect</td>
<td>Indirect impact through the pricing mechanism.

For strategic sites, viability appraisals include the cost of land and then employment land receipts as income.</td>
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Policy reference	Site name	Net amount of employment supply (hectares)
AS1	Land at Berinsfield Garden Village	5
AS3	Land south of Grenoble Road	10
AS11	Culham Campus (formally known as Culham Science Centre)	2.3
Total		**17.3**

Table JT1.3: Vale of White Horse allocations

Policy reference	Site name	Net amount of employment supply (hectares)
AS10	Land at Dalton Barracks Garden Village, Shippon	7.4
AS12	Harwell Campus	93
Total		**100.4**

The following sites are 'carried forward' and continue to form part of the supply:

Table JT1.4: South Oxfordshire carried forward sites

Policy reference	Site name	Net amount of remaining employment supply (hectares)
JT1d	Hithercroft Industrial Estate, Wallingford	1.09
JT1e	Monument Business Park, Chalgrove	2.25
JT1a	Southmead Industrial Estate	2.7

Total		**6.04**

Table JT1.5: Vale of White Horse carried forward sites

Policy reference	Site name	Net amount of remaining employment supply (hectares)
JT1f	Abingdon Science Park	0.7
JT1g	Didcot A	29
JT1i	Former Esso Research Centre	11
JT1b	Grove Technology Park	5.4
JT1k	South of Park Road, Faringdon	3
Total		**49.1**

Table JT1.6: Vale of White Horse Local Development Orders and remaining Enterprise Zones

Policy reference	Site name	Net amount of remaining employment supply(hectares)
JT1c	Land next to Milton Interchange (Enterprise Zone 2)	8.2
JT1h	Didcot Quarter (Enterprise Zone 2)[b]	15.22
JT1l	Didcot Technology Park	23.4
JT1m	Milton Park	5.36
Total		**52.18**

2) Proposals for new employment development, on both allocated and unallocated sites, should provide for a range of sizes and

	types of premises, including flexible business space to meet current and future needs. […] 3) Proposals for employment development on unallocated sites that come forward through planning applications will be supported within existing employment sites[c] and on brownfield sites within the built-up area of Tier 1-4 settlements, where the development is of an appropriate scale and complies with other relevant policy considerations. Proposals for employment development elsewhere will not be supported, except as provided for under Policy JT5 (Supporting the rural economy) […] 4) Proposals for employment development will need to demonstrate how they are efficiently and effectively using the site. 5) Proposals for employment uses must demonstrate that they: a) maximise the opportunity for sustainable transport modes including walking, cycling and public transport, in order to lower the impact of vehicle movements on the local and strategic road network; b) consider the effect on the character of the area, including landscape impacts; and c) include uses that are suitable for the location. *[a] South Oxfordshire and Vale of White Horse (2024) Joint Local Plan Policies Map, available at: https://www.southandvale.gov.uk/policies-map* *[b] The Local Development Order for Didcot Technology Park has not been adopted yet. It will be reviewed at Full Council on 23 October 2024* *[c] Existing employment sites covers all land/sites in existing employment use (within Use Classes E(g)i-iii, B2 and B8)*		
Policy JT2 Protecting our Employment Sites	1) Where planning permission is required, proposals for the redevelopment or change of use of employment land (existing and allocated) to non-employment uses[a] will only be supported where: a) the applicants can demonstrate that any employment use is no longer viable; and b) it is evidenced that there is no market interest in the site following one year of active and effective marketing. 2) Where evidence has been submitted that an employment-only use is not viable (on existing and allocated sites), proposals	n/a	Although referencing viability, this policy will not directly influence the viability of employment sites.

	should demonstrate how employment opportunities have been maximised and incorporated into a scheme, where possible. 3) Proposals that improve the stock of existing employment land […] 4) Proposals for ancillary uses on existing employment land will be supported […] [a] *Falling outside Use Classes E(g)i-iii, B2 and B8.*		
Policy JT3 – Affordable Workspace	1) The council supports proposals for genuinely affordable workspaces, incubators, accelerators or co-working spaces as new or converted developments within Tier 1-4 settlements or within existing employment areas to assist the foundational economy or other community, creative and arts sectors. 2) Proposals for major new employment and mixed-use commercial developments (within Use Classes E(g)i-iii, B2 and B8) are expected to include affordable workspace. This could be through provision of workspace at a rate below market value or through financial contributions towards off site provision. 3) An affordable workspace strategy will guide these major developments with details about the provision, function, and the management of these new affordable workspaces.	n/a	Policy encourages delivery of affordable workspace but does not make this a requirement. Anticipated that this will only be delivered where viable.
Policy JT4 Community Employment Plans	1) The council will require the submission of a site-specific Community Employment Plan (CEP) for the construction and end-use of all major non-residential schemes (commercial, retail, employment development) over 1,000 square metres and all residential schemes of over 500 homes, using a planning condition or legal agreement. 2) The CEP must be prepared in partnership with the council and Local Enterprise Partnership to deliver the agreed CEP. […]	n/a	We note that the authorities are able to request S106 contributions for employment, skills development, apprenticeships etc, for larger schemes. In this respect the cost would be marginal and therefore we have assumed will be absorbed by overhead and profit/contingency so would not impact viability. Further it is in the same interests of the construction industry and services/manufacturing/logistics etc industries to have a strong labour pool to draw upon.
Policy JT5 – Supporting the Rural Economy	1) Development that supports the sustainable growth of existing businesses (including the diversification of agricultural or other land-based rural businesses), and the creation of new	n/a	Policy wording has no direct impact on the viability of such development.

	sustainable land-based or agricultural businesses in the countryside[a] will be supported where: a) it respects the landscape character, visual quality, biodiversity and tranquillity of the countryside, particularly within the National Landscapes (formerly AONBs); b) it is in keeping with the scale and character of the locality and, where possible, is achieved through the conversion, re-use or extension of existing buildings; c) it has no unacceptable environmental impact from light, noise or air pollution; d) it has minimal impact on local communities, particularly in relation to levels of disturbance from increased traffic movements, vehicle parking and damage caused to Public Rights of Way; e) it maximises opportunities to access the site by sustainable modes, including via public transport, walking or cycling; and f) it is supported by a business plan demonstrating that it is viable into the future, where such proposals include the erection of new buildings. 2) New non-agricultural or non-land-based businesses will not generally be supported in the countrysidea unless covered by Policy JT6 (Sustainable tourism and the visitor economy) and Policy JT7 (Overnight visitor accommodation) or is related to an approved infrastructure scheme. 3) Any proposals for the enclosure of adjoining land as part of the re-use of a building will be an important consideration, especially in terms of potential impact on the landscape. 4) In addition to the requirements of part 1 of this policy, proposals for the keeping, rearing, training and livery of horses on a commercial basis will be permitted where: a) the proposed premises will have safe access from the site to public bridleways, gallops or other exercise areas in order to avoid conflict between horses and other public highway users; b) the proposal does not unacceptably impact upon the landscape character, highways, and the amenity of its neighbours; and		

	c) it has no unacceptable environmental impact from light. 5) To prevent the proliferation of buildings in the countryside, planning permission for the conversion of farm buildings may be subject to conditions to prevent their replacement by new buildings under permitted development rights. Similarly, planning permission is unlikely to be granted for the conversion of buildings erected as the result of a temporary permission or under permitted development rights, where they have clearly not been genuinely needed or used for agriculture. *[a] Outside settlements which fall within Tiers 1 to 4 of the settlement hierarchy as defined in Policy SP2 (Settlement hierarchy).*		
Policy JT6 Supporting sustainable Tourism and the Visitor Economy	1) Development proposals for new visitor attractions within existing settlements[a] will be supported […where various criteria are met] 2) In locations outside existing settlements, new visitor attractions or the upgrading / enhancement of existing attractions (including farm diversification and recreational equine development) will be supported […where various criteria are met] 3) Subject to compliance with criteria 2(a) to (d) above, development proposals for rural diversification through the promotion of eco-tourism (including "dark sky" visitor experiences) will be supported in more remote locations in our districts. 4) New visitor attractions, particularly in the countryside, will be expected to retain and utilise existing buildings, wherever possible. Where proposals include any new buildings, the applicant will need to submit evidence to demonstrate that their future business plan is viable. 5) Support will be given to development proposals that improve public access to green spaces and the countryside via public footpaths, bridleways, restricted byways and other walking or cycling routes (including the National Trails, National Cycle Routes and the Strategic Active Travel Network), or through restoration of the local canal network and its associated towpaths or navigable sections of the local river network.	n/a	Policy unlikely to have impact on viability.

	6) Where planning permission is required, ancillary development to facilitate the temporary use of land for festivals or community events will be supported, subject to acceptability when assessed against relevant policy criteria (dependent on location). *[a] Those which fall within Tiers 1 to 4 of the settlement hierarchy as defined in Policy SP2 (Settlement hierarchy)*		
Policy JT7 – Overnight Visitor Accommodation	1) Development proposals for hotels, guest houses or other serviced visitor accommodation within existing settlements[a] will be supported […where various criteria are met] 2) Dual use of suitable sites or premises, such as public houses or motorway service areas, to provide guest rooms, campervan / motorhome stopovers ("aires"), cycle parking or hire facilities will be encouraged, […] 3) In locations outside existing settlements, development proposals for new visitor accommodation (or minor extensions to existing premises) will be supported where [[…various criteria are met] 4) New development proposals for overnight accommodation, particularly in the countryside, will be expected to retain and utilise existing buildings, wherever possible. […] 5) Subject to compliance with 3(a) to (d) above, proposals for new visitor accommodation which maximise opportunities for promoting eco-tourism in the districts will be supported. 6) Protection against the loss of existing visitor accommodation (sites or premises) will be sought […] 7) Existing visitor moorings on rivers and canals in the districts will be protected […] 8) Proposals to relax or remove seasonal planning restrictions on the use of accommodation for tourism purposes will be supported, […] *[a] Those which fall within Tiers 1 to 4 of the settlement hierarchy as defined in Policy SP2 (Settlement hierarchy).*	Indirect.	Policy unlikely to have impact on the viability of this type of development beyond encouraging its delivery in suitable locations. Indirect impact through the pricing mechanism.

Policy LS1 – Proposals for Large Scale Major Development	1) Proposals for large scale major development[a] must: a. represent a comprehensive proposal that is well integrated with neighbouring uses where appropriate; b. ensure an appropriate scale and where required mix of uses, to create sustainable developments […] c. include a comprehensive masterplan for the entire site that is informed by relevant technical studies. […] d. demonstrate that the number and phasing of homes applied for, and the timing of housing delivery linked to the planned infrastructure is informed by evidence […] e. ensure that necessary supporting infrastructure is provided, including social and community infrastructure. […] f. provide sufficient leisure facilities and playing pitches, […] g. be supported by relevant technical studies and supporting documents, depending on the site's characteristics and location, such as, but not limited to: i) a Landscape and Visual Impact Assessment; ii) a Green Infrastructure Statement and Plan illustrating an integrated green infrastructure network; iii) a Landscape Management Plan (for full and detailed planning applications); iv) an Ecological and Landscape Management Plan to be provided to manage habitats on site; v) a Health Impact Assessment; vi) a Transport Assessment and Travel Plan; vii) an Air Quality Assessment; viii) an Arboricultural Survey; ix) an Ecological Impact Assessment; x) a Heritage Impact Assessment; xi) a Design Code xii) a Construction Environmental Management Plan; xiii) a site specific flood risk assessment which takes into consideration the findings and	Direct	We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for master-planning, Landscape and Visual Impact Assessments etc. We have incorporated specific strategic infrastructure costs and S106/s278 costs for the strategic sites. These costs have been cashflowed to show the timing of the infrastructure vis-à-vis the build out trajectory.

	recommendations of the Strategic Flood Risk Assessment; xiv) an integrated water management plan to include proposed foul and surface water drainage strategies, incorporating a sewage capacity assessment; xv) an archaeological desk based assessment to provide an assessment of archaeological significance; xvi) a noise assessment including noise during construction and noise insulation of development; xvii) Contaminated Land Preliminary Risk Assessment; xviii) a Sustainable Design and Construction Checklist; xix) a Whole Life Carbon Assessment; xx) for sites involving re-development, a pre-redevelopment audit; xxi) for sites proposing demolition, a pre-demolition audit; and xxii) an Energy Statement, detailing how it is intended to achieve net zero carbon emissions and facilitate renewable energy generation. *[a] A large scale major development is one where the number of residential dwellings to be constructed is 200 or more or 1,000 sqm of industrial, commercial or retail floor space. Where the number of residential dwellings or floor space to be constructed is not given in the application, or where there is a combination of employment and residential uses on site, a site area of 4 hectares or more should be used as the definition of a large-scale major development. For all other uses a large scale major development is one where the floorspace to be built is more than 10,000 sqm, or where the site area is more than 2 hectares. The definition for major development in a National Landscape (formerly AONB) differs. Please refer to NPPF paragraph 183, footnote 64. Please note the specific masterplan requirements set out in the AS Policies.*		

Policy AS1 – Land at Berinsfield Garden Village	1) Land at Berinsfield Garden Village (as shown on the Policies Mapa) is allocated to deliver approximately 1,700 new homes, 60 units of housing with care for older people, between 6 and 10 pitches for gypsies and travellers, 5 hectares of additional employment land, and supporting services and facilities. 2) Proposals for the development must demonstrate: a) that the applicants have prepared a comprehensive masterplan taking into consideration the indicative concept plan (Figure 8.1), and the councils' Joint Design Guide. […] b) how the proposed development is designed to facilitate the regeneration of Berinsfield, […] c) how walking and cycling permeability will be achieved […] d) how the necessary regeneration package has been identified and will be delivered, referring to the Infrastructure Delivery Plan, which is likely to include the refurbishment and expansion of the Abbey Sports Centre and library to accommodate new community facilities in a "community hub". This may include new premises for an expanded health centre or alternatively premises for a new health centre provided within the new development; e) how the proposed number of new homes will support the delivery of the regeneration package for Berinsfield; f) a total affordable housing provision in accordance with Policy HOU3 (Affordable housing), with a site specific mix of affordable tenures informed by robust local evidence that seeks to address existing local need, as well as rebalance the mix of housing tenures across the Garden Village; g) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within walking distance of existing amenities in Berinsfield; h) sufficient additional education capacity, to be agreed with the Local Education Authority. This is likely to be the provision of one on site primary school and contributions to the enhancement of Abbey Woods Academy, as well as contributions to appropriate off site secondary school and Special Educational Needs and Disabilities (SEND) provision; i) provision of convenience floorspace that meets the day-to-day needs of the local community only, without impacting on the vitality and viability of existing retail centres in accordance with the Retail Hierarchy; j) delivery of leisure provision in accordance with the Infrastructure Delivery Plan, including delivery of a community hall, football playing pitches and sports hall; k) how all necessary transport infrastructure based on up-to-date evidence on the impact of the development will be delivered. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) high quality infrastructure to encourage cycling and walking and provide links through the site and to adjacent employment and into the village of Berinsfield and to other surrounding locations including Culham Campus; specifically (but not limited to) improving the existing walking and cycling infrastructure along the A415 from Berinsfield to Culham Campus, Culham railway station and the proposed secondary school at land adjacent to Culham Campus (Policy AS2), and providing a cycle and walking route from Berinsfield to Oxford; ii) a new junction and access onto the A4074 […]		

	iii) upgrades to the existing A4074/A415 junction; iv) contributions towards improvements to the A4074 corridor including Golden Balls Roundabout, the Didcot Garden Town HIF1 Scheme, comprised of the A4130 widening, Didcot Science Bridge, Didcot to Culham River Crossing, and the Clifton Hampden bypass; v) provision for excellent public transport facilities consisting of (but not limited to) bus shelters with covered cycle parking as well as pump priming scheduled bus services between Cowley, Berinsfield, Culham and Abingdon-on-Thames / Didcot and provision of new access(es) onto the A4074. Bus routes within the site, at the site access points, and in the vicinity of the site should include bus priority measures where appropriate; vi) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; and vii) enhancements to the Public Rights of Way network on and off site, including a new walking and cycling route between the proposed allocation and PROW to the north (route 126/2/10) and east (route 193/2/30), these existing footpaths may require changes to enable cycling. Additionally, safe road crossing and active travel infrastructure provision is to be provided for access to leisure facilities at Queenford Lakes. l) appropriate landscaping throughout the site, […]		

	m) no greater land-take of greenfield land than is necessary to deliver the required regeneration and other relevant policy requirements. […] n) that there is no built development within Flood Zones 2 and 3, other than essential and green infrastructure; o) the delivery of higher density development (a minimum of 50 dph), along key transport corridors and adjacent to the local centre, gradually reducing the scale and density of development to provide a transition across the site towards the northern and eastern countryside edges where lower density development should be delivered, alongside a network of green infrastructure […] p) how proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan that maximises the delivery of on site biodiversity including through extensive new woodland planting in the north and east of the site, significant new woodland buffers around the site boundaries, green linkages through the site, and could include de-culverting some of the watercourse on the western boundary of the site. [a] *South Oxfordshire and Vale of White Horse (2024) Joint Local Plan Policies Map, available at: https://www.southandvale.gov.uk/policies-map*		
Policy AS2 – Land Adjacent to Culham Campus	1) Land adjacent to Culham Campus (as shown on the Policies Map) is allocated to deliver approximately 3,500 new homes, 60 units of housing with care for older people, between 6 and 10 pitches for gypsies and travellers, supporting services and facilities and to optimise the use of existing employment land at the No.1 site. 2) Proposals for the development must demonstrate: a. that the applicants have prepared a comprehensive masterplan, […] b. how the site will retain and optimise the employment use of the Culham No.1 site;	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements

	c. that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport); d. sufficient additional education capacity, to be agreed with the Local Education Authority. This is likely to be appropriate contributions towards, or direct delivery of, early years education, the provision of two on site primary schools and one on site secondary school, as well as appropriate contributions towards Special Educational Needs and Disabilities (SEND) provision; e. sufficient health care capacity and contributions, likely to include one new GP surgery on site to serve existing and future demand in this area, in accordance with the Infrastructure Delivery Plan; f. provision of convenience floorspace that meets the day-to-day needs of the local community only, […] g. delivery of leisure provision in accordance with the Infrastructure Delivery Plan, including delivery of a community hall, football and cricket playing pitches, MUGA, tennis and netball courts; h. provision of a new library on site, or contributions towards library provision in the area; i. provision of a new police 'touchdown' facility on site; j. all necessary transport infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include:		(transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	i) provision of excellent sustainable transport facilities, […] ii) bus improvements including bus infrastructure and provision of scheduled bus services […] iii) contributions to Culham railway station improvements, […] iv) new junctions onto the A415 and significant contributions towards the Didcot Garden Town HIF1 Scheme, comprised of the A4130 Widening, Didcot Science Bridge, Didcot to Culham River Crossing, and Clifton Hampden Bypass and improvements to the A4074 corridor including Golden Balls Roundabout; v) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; and vi) enhancements to the Public Rights of Way network on and off site, including across the railway from the east and west of the site and waymarking opportunities to access Oxford Green Belt Way. k. a layout that recognises plans for improvements to Culham railway station and any associated future rail capacity upgrades, […] l. a layout that delivers higher density development (a minimum of 50 dph) along the principal internal transport corridors, adjacent to the local centre and adjacent to the railway station, provided it does not adversely impact any existing heritage assets. Density should gradually reduce from these locations outwards to provide a transition across the site, with lower density development located on the northern, southern and eastern edges of the site,		

	to create a permanent defensible edge to protect the Oxford Green Belt; m. a layout that recognises the overhead power lines on the site and avoids built form beneath these where possible, or explores the option of undergrounding the power cables on site; n. appropriate landscaping and an integrated network of green infrastructure throughout the site, particularly along its boundaries, which would allow limited through views, creating a permanent defensible edge to protect the Oxford Green Belt. This must be based on landscape character, including historic landscape characterisation, considering the contribution of the site to the setting of Oxford, that preserves and enhances the surrounding Green Belt Way and River Thames long distance footpaths; o. a layout and form that respects and conserves the setting of the heritage assets within and beyond the site […] p. a layout that has land remaining undeveloped to the northern border of the site, that should be utilised for floodplain storage, protecting the physical boundary features on the site; and a layout where there is no built development within Flood Zones 2 and 3, other than essential and green infrastructure; q. an assessment of the potential noise impacts from the existing railway line and mitigation measures required to provide an adequate buffer; r. a layout and appropriate mitigation measures that protect: Culham Brake Site of Special Scientific Interest (SSSI) which lies to the north-west of the site; and priority habitats and species within and surrounding the site (including those to the north, those within Culham Campus, and south of Culham railway station); s. how proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan which is integrated into the entire masterplan, maximising the		

	delivery of on site biodiversity through the creation of new woodland habitats along the river escarpment and ecological enhancements of the floodplain habitats, including a complex of new wetland habitats and species-rich floodplain meadows.		
Policy AS3 – Land South of Grenoble Road, Edge of Oxford	1) Land South of Grenoble Road, Edge of Oxford (as shown on the Policies Map) is allocated to deliver approximately 3,000 new homes, 60 units of housing with care for older people, between 6 and 10 pitches for gypsies and travellers, 10 hectares of additional employment land, incorporating an extension to Oxford Science Park, a mobility hub serving the A4074 corridor, and supporting services and facilities. 2) Proposals for the development must demonstrate: a) that the applicants have prepared a comprehensive masterplan […], or any approved updates to it; b) a high-quality development that is fully integrated and relates closely to The Leys neighbourhoods in Oxford; c) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i. incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii. be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within walking distance of existing amenities in Oxford City; d) how it contributes to improvements to existing community facilities and services in The Leys […] e) an appropriate provision of convenience floorspace to meet the day-to-day needs of the local community only, […] f) delivery of leisure provision in accordance with the Infrastructure Delivery Plan, including delivery of a community	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	hall, football and cricket playing pitches, MUGA, tennis and netball courts; g) provision of a new library on site or contributions towards library provision in the area; h) sufficient additional education capacity, to be agreed with the Local Education Authority. This is likely to be the provision of one on site primary school and one on site secondary school, as well as appropriate contributions towards Special Educational Needs and Disabilities (SEND) provision; i) all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i. provision of new, and enhancement to existing, cycling and walking infrastructure on and off site ensuring the site is well connected to Oxford City, nearby secondary schools, mobility hubs, and appropriate surrounding villages; ii. provision of new and enhanced existing public rights of way routes, including access eastwards (route 233/39/10) to connect with the Oxford Green Belt Way, improved access to Oxford City (route 320B/1/10), as well as promotion of and wayfinding for Shakespeare's Way which runs through the site; iii. a new mobility hub on site; iv. improvements to scheduled bus services and associated infrastructure within the site and along the A4074 and B480 corridors to Oxford City, Eastern Arc, Science Vale, and nearby villages. Bus routes within the site, at the site access points, and in the vicinity of the site should include bus priority measures where appropriate;		

	v. contribution to a new cycle route between Culham Campus, Berinsfield and Oxford which may route through the site; vi. improvements to the A4074 corridor including Golden Balls Roundabout, upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Heyford Hill and Cowley Interchange junctions, vii. a new cycle route between Culham Campus, Berinsfield and Oxford; viii. a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond to Oxford City, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; and ix. a scheme to improve the B480 route towards Cowley for buses, pedestrians and cyclists. j) that the applicants have completed a comprehensive odour assessment, […] k) that there is no built development within Flood Zones 2 and 3, other than essential and green infrastructure; l) an extension to the woodland at Sandford Brake substation […] m) how a landscaped urban edge can be created to the south of the site […] n) a layout that recognises the overhead power lines on the site and minimises the location of the built form beneath these […] o) the delivery of higher density development around the local centres (a minimum of 70 dwellings per hectare (dph)) and along key transport corridors (a minimum 60 dph). The northern part of the site will respond to sensitivities relating to the listed Minchery Farm and densities will gradually reduce towards the southern landscape buffer and the eastern edge		

	of the site, close to the Sandford Brake Local Wildlife Site to create a suitable interface with the adjacent Green Belt; and p) how the proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan that maximises the delivery of on site biodiversity, including enhancements to the biodiversity value of the watercourse which connects to the Littlemore Brook; and q) that the applicants have established a scheme of appropriate archaeological mitigation in accordance with the archaeological evaluation referenced in the Heritage Assessment (2019) (or a subsequent evaluation where this has been agreed with the Local Planning Authority). [a] *Planning permission reference P20/S4360/FUL*		
Policy AS4 – Land at Northfield, Edge of Oxford	1) Land at Northfield, Edge of Oxford (as shown on the Policies Map) is allocated to deliver approximately 1,800 new homes, 60 units of housing with care for older people, between 6 and 10 pitches for gypsies and travellers, and supporting services and facilities. 2) Proposals for the development must demonstrate: a) that the applicants have prepared a comprehensive masterplan […], or any approved updates to it; b) how the proposed development is well integrated with its surroundings; c) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	walking distance of existing amenities in Oxford City; d) delivery of leisure provision in accordance with the Infrastructure Delivery Plan, including delivery of a community hall, football pitches, and a MUGA; e) the provision of a new library on site or contributions towards library provision in the area; f) sufficient additional education capacity, to be agreed with the Local Education Authority. This is likely to be the provision of one on site primary school, as well as contributions to appropriate off site secondary school and Special Educational Needs and Disabilities (SEND) provision; g) all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) cycling and walking infrastructure on and off site, including to proposed and existing secondary schools, ensuring the site is well connected to Oxford City, and appropriate surrounding villages; ii) provision of new and enhanced existing Public Rights of Way routes, including a connection and improvements to the Oxford Green Belt Way to and from the north-east of the site; iii) a scheme to improve the B480 route […] iv) contributions towards improvements to scheduled bus services and associated infrastructure within the site and along the A4074 and B480 corridors to Oxford City, Eastern Arc, Science Vale, and nearby villages. Bus routes within the site, at the site access points, and in the vicinity of the site should include bus priority measures where appropriate;		

	v) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond to Oxford City, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; vi) upgrades to the existing junctions on the Oxford Eastern Bypass (A4142), including Cowley Interchange junction; and vii) upgrading of the A4074 corridor, including the Golden Balls roundabout. h) the provision of convenience floorspace that meets the day-to-day needs of the local community only […] i) appropriate landscape mitigation measures […] j) the provision of a landscape led scheme which integrates a network of green infrastructure […] k) that there is no built development within Flood Zones 2 and 3, other than essential and green infrastructure; l) how the proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan that maximises the delivery of on site biodiversity, including the creation and restoration of complementary habitats along the course of the Northfield Brook and biodiversity enhancements integrated into the entire masterplan; and m) the delivery of higher density development (a minimum of 70 dph) along key transport corridors, adjacent to the local centre, and towards the north western boundary of the site, but having regard to the existing noise environment from the adjacent employment site, to respond to the existing adjacent development. The scale and density of development should gradually reduce to provide a transition across the site towards the eastern and south-eastern countryside edges where the lower density development should be delivered, alongside a network of green infrastructure to create an appropriate urban edge.		

Policy AS5 – Land at Bayswater Brook, Edge of Oxford	1. Land at Bayswater Brook, Edge of Oxford (as shown on the Policies Map) is allocated to deliver approximately 1,100 new homes, 120 units of housing with care for older people, supporting services and facilities. 2. Proposals for the development must demonstrate: a) that the applicants have prepared a comprehensive masterplan, […] b) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within walking distance of existing amenities in Oxford City; c) sufficient educational capacity, to be agreed with the Local Education Authority. This is likely to be the provision of one on site primary school. Contributions will also be sought towards off site secondary school and Special Educational Needs and Disabilities (SEND) provision; d) sufficient health care capacity / contributions; e) provision of convenience floorspace that meets the day-to-day needs of the local community only […] f) delivery of leisure provision in accordance with the Infrastructure Delivery Plan, including on site delivery of a community hall, bike track, learn to cycle track, outdoor gym, MUGA and tennis courts; g) all necessary transport infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	limited to this document. The transport mitigation measures are likely to include: i) provision of high-quality pedestrian, cycle and public transport access […] ii) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond to Oxford City, including on and off site public rights of way enhancements, […] iii) bus priority measures for bus routes within the site, at the site access points, and in the vicinity of the site where appropriate; iv) road access from the surrounding road network; and sufficient measures to mitigate any significant residual impacts on the highway network, […] h) a schedule of works as agreed with the council for the repair of the Grade II* Wick Farm Wellhouse identified on the Heritage at Risk Register. […] i) a development that ensures that there will be no demonstrable negative recreational, hydrological or air quality impacts on the Sidlings Copse and College Pond Site of Special Scientific Interest (SSSI); j) provision of built development within Flood Zone 1 only, with areas of Flood Zone 2 and 3 preserved as accessible green space; k) inclusion of a landscape buffer between the development and Wick Farm, […] l) provision of a permanent defensible Green Belt boundary around the allocation and a strong countryside edge; m) retention and incorporation of existing hedgerows and tree belts, […] n) the development relates to and connects with adjoining built development and development that is planned within Oxford City;		

	o) the development respects and avoids harm to Oxford's historic setting; p) delivery of higher density development (a minimum of 45 dph) along key frontages, transport corridors and towards the south and east boundaries of the site, to respond to the existing adjacent development, provided it does not adversely impact any heritage assets or their settings, and provided that it respects the character of, and living conditions within, neighbouring residential development. This will be interspersed with green links and public access to attractive walking routes. Densities will gradually reduce towards the northern landscape buffer, will be lower close to Sidlings Copse and College Pond SSSI and also reduce towards the western edge of the site, to reflect the sensitivities of the view cone; q) how proposals would meet the biodiversity net gain requirement through a Biodiversity Gain Plan that maximises the delivery of on site biodiversity, including the protection and enhancement of habitats along Bayswater Brook, new habitats to the north buffering the Sidlings Copse and College Pond SSSI and off site biodiversity enhancements; r) provision of a network of green infrastructure that: i) retains and incorporates areas of functional flood plain and existing surface water flow paths; ii) protects and enhances existing habitats, […] iii) connects with adjoining green infrastructure within Oxford City; iv) retains and incorporates existing public rights of way, improves and extends public rights of way where appropriate, and supports movement through the site and into adjoining areas by walking and cycling; and v) provides an appropriate buffer to the Oxford view cone.		

	s) a scheme of appropriate mitigation to be established in accordance with the archaeological evaluation […]		
Policy AS6 – Rich's Sidings and Broadway, Didcot	1) Land at Rich's Sidings and Broadway, Didcot (as shown on the Policies Map) is allocated to deliver a mixed-use scheme comprising approximately 100 homes and new employment and retail uses[a]. 2) Proposals for the development must demonstrate: a) maximisation of walking, cycling, and public transport connectivity to specific locations (including Didcot Parkway railway station, Orchard Centre, Broadway, schools and leisure facilities, Milton Park, Culham and Harwell); b) incorporation of active frontages within the development and along Broadway, and ensure a positive relationship with Hitchcock Way; c) graduated development density to avoid impingement on neighbouring residential amenity; d) inclusion of public amenity space and green infrastructure within the development; e) inclusion of all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) contributions towards or directly delivery of a network of safe and attractive walking and cycling routes as identified in the Didcot Local Cycling and Walking Infrastructure Plan (LCWIP)[b], including a pedestrian crossing to the east of Station Road and enhancement of links to the National Cycle Network routes 5 and 544; ii) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and	Direct	We have appraised a typology of 100 dwellings which tests the viability of this and similar sites. See typologies matrix.

	impact of private motor vehicles and measures to discourage car-dependent development; iii) contributions towards improvements to scheduled bus services and other appropriate public transport, alongside delivery of associated infrastructure within the site. This should include bus priority measures for bus routes within the site, at the site access points, and in the vicinity of the site where appropriate; and iv) improvements to, and the creation of new, Public Rights of Way on and off the site. f) that at least 5% of homes are designed as housing with support for older people (excluding extra care housing or housing with care), such as ground-floor accommodation, unless specific site conditions make this impractical or unviable. 3) Development proposals at this site must be informed by: a) an assessment of the impact of development to the Didcot Sewage Treatment Works and mitigation measures required; b) an assessment of the impact on the nearby Didcot Northbourne Conservation Area and measures required to mitigate any impact; c) an assessment of the potential noise impacts from the existing railway line and mitigation measures required to provide an adequate buffer; and d) the Didcot Central Corridor Placemaking Strategy[c] e) the Didcot Garden Town Delivery Plan[d]. *[a] Within Use Class E* *[b] Oxfordshire County Council (2023) Didcot Local Cycling and Walking Infrastructure Plan, available at: https://mycouncil.oxfordshire.gov.uk/mgAi.aspx?ID=29083* *[c] Oxfordshire County Council (2023) Didcot Central Corridor Placemaking Strategy (emerging), available at: https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/didcot-central-corridor*		

	[d] *South Oxfordshire and Vale of White Horse (2022) Revised Didcot Garden Town Delivery Plan, available at: https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/*		
Policy AS7 – Land at Didcot Gateway, Didcot	1) Land at Didcot Gateway (as shown on the Policies Map) is allocated to deliver a mixed-use scheme comprising approximately 200 new homes, visitor accommodation[a], new employment and ancillary retail or other service provision[b] to support the allocated site. 2) Proposals for the development must demonstrate: a) maximisation of walking, cycling, and public transport connectivity to specific locations (including Didcot Parkway railway station, Orchard Centre, Broadway, schools and leisure facilities, Milton Park, Culham and Harwell); b) incorporation of active frontages within the development and ensure a positive relationship with Station Road, Lydalls Road and Haydon Road; c) graduated development density to avoid impingement on neighbouring residential amenity; d) inclusion of public amenity space and green infrastructure within the development, taking a landscape-led approach informed by the character of the adjoining Conservation Area; e) protection and enhancement of existing priority habitats; f) inclusion of all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) contributions towards, or direct delivery of a network of safe and attractive walking and cycling routes as identified in the Didcot Local Cycling and Walking Infrastructure Plan (LCWIP) and enhancement of links to the National Cycle Network routes 5 and 544; ii) a transport and movement hierarchy which promotes non-car modes of travel and	Direct	The Council has advised us that this site does not require specific viability testing. A planning application has been submitted and has, sufficiently progressed. However, we have tested a 200 unit typology which demonstrates the viability of this, and other similar, sites of this size.

	permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; iii) contributions towards improvements to scheduled bus services and other appropriate public transport, alongside delivery of associated infrastructure within the site. This should include bus priority measures for bus routes within the site, at the site access points, and in the vicinity of the site where appropriate; and iv) improvements to, and the creation of new, Public Rights of Way on and off the site. g) that at least 5% of homes are designed as housing with support for older people (excluding extra care housing or housing with care), such as ground-floor accommodation, unless specific site conditions make this impractical or unviable. 3) Development proposals at this site must be informed by: a) an assessment of the impact of development to the Didcot Sewage Treatment Works and mitigation measures required; b) an assessment of the potential noise impacts from the existing railway line and mitigation measures required to provide an adequate buffer; c) the Didcot Central Corridor Placemaking Strategy; and. d) The Didcot Garden Town Delivery Plan. [a] *Within Use Class C1* [b] *Within Use Class E*		
Policy AS8 – North West of Grove, Grove	1) Land North West of Grove, Grove (as shown on the Policies Map) is allocated to deliver approximately 600 new homes, 60 units of housing with care for older people, and supporting services and facilities. 2) Proposals for the development must demonstrate:	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional

	a) That the applicants have prepared a comprehensive masterplan […], or any approved updates to it. b) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within walking distance of existing amenities in Grove; c) sufficient additional education capacity, to be agreed with the Local Education Authority, through contributions to appropriate off site primary and secondary schools and Special Educational Needs and Disabilities (SEND) provision; d) all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) completion of the Grove Northern Link Road and any necessary mitigation measures identified through the site transport assessment, and signalising the Brook Lane Railway Bridge; ii) contributions and/or direct delivery of improvements to the A338/Main Street/Steventon Road staggered junction and the A338/A415 staggered junction; iii) contributions towards improving the bus services and associated infrastructure for the area and new bus services connecting with the neighbouring allocations of Grove Airfield and		Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	Monks Farm, and to Abingdon, Oxford, Wantage, Harwell Campus and Didcot; iv) provision of new, and enhancement to existing, walking and cycling routes connecting with the existing settlement of Grove, and the adjacent allocations of Grove Airfield and Monks Farm, nearby secondary schools, and north of the railway line; v) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; vi) bus priority measures for bus routes within the site, at the site access points, and in the vicinity of the site where appropriate; and vii) improvements to, and the creation of new, Public Rights of Way on and off the site. e) how it will conserve and enhance the setting of the nearby cemetery on Downsview Road, and contribute towards its expansion; f) that building heights across the site are predominantly two storeys high; g) a new landscape structure building on existing landscape features […] h) how it will contribute towards redressing the identified green infrastructure deficit in the area surrounding Wantage and Grove; i) how the proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan that maximises delivery of on site biodiversity, and creation of wildlife pond complexes to expand the range of local populations of protected species;		

	j) that potential noise impacts from the existing railway line have been investigated and any necessary mitigation measures have been implemented to provide an adequate buffer; and k) that any land used for noise buffers has not been counted towards meeting any open space requirements for parks and gardens, recreation grounds, allotments, or provision for children's play and spaces young people. But does incorporate good quality green infrastructure.		
Policy AS9 – North West Valley Park, Didcot	1) Land North West of Valley Park, Didcot (as shown on the Policies Map) is allocated to deliver approximately 800 new homes, 90 units of housing with care for older people, between 6 and 10 pitches for gypsies and travellers, and supporting services and facilities. 2) Proposals for the development must demonstrate: a) that the applicants have prepared a comprehensive masterplan […] b) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport), or within walking distance of existing and planned amenities in the area; c) sufficient additional education capacity, to be agreed with the Local Education Authority. This is likely to be the provision of one on site primary school (including early years), or an equivalent financial contribution off site, as well as contributions to appropriate off site secondary school and Special Educational Needs and Disabilities (SEND) provision;	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	d) all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) contributions towards the Didcot Garden Town HIF1 Scheme, comprised of the A4130 Widening, Didcot Science Bridge, Didcot to Culham River Crossing, and Clifton Hampden Bypass; ii) enhancements to the Public Rights of Way network on and off site; iii) high quality provision for active modes through this site, and onward connections […] iv) vehicular access onto the A4130 directly and through Valley Park; v) a landscaped corridor along the northern edge of the site, providing a footpath and cycle way from the adjacent Valley Park development to Milton Park, and offer a more attractive approach to the town from the A34; vi) pedestrian and cycle routes from this site to the Milton Heights development to the west of the A34, namely the Milton Heights active travel bridge; vii) ensuring the proposed development does not preclude the future expansion of the A34; viii) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; and ix) an appropriate route through the site for, and contributions towards, new high quality bus services […]		

	e) that the scale and density of development should gradually reduce from the east (a minimum 50 dph) to west to provide a transition across the site; f) how the proposed development will act a gateway to Didcot, […] g) provision of a neighbourhood centre, to include local shops and other community facilities to serve the development; h) provision of a community centre; i) provision of public open space and recreational facilities […] j) contributions towards sports facilities in Didcot; k) a new landscape structure building on existing landscape features […] l) how it will contribute towards redressing the identified green infrastructure deficit in the area surrounding Didcot; m) how the proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan that maximises delivery of on site biodiversity, including enhancement of existing priority habitats and improvements to habitat connectivity; n) an assessment of the potential noise impacts from the existing railway line and mitigation measures required to provide an adequate buffer; o) a Drainage Strategy setting out the sewerage infrastructure provision. […] p) that there is no development within Flood Zones 2 and 3, other than essential and green infrastructure, and that surface water flooding to the north of the site has been investigated and appropriately mitigated.		
Policy AS10 – Land at Dalton Barracks Garden Village, Shippon	1) Land at Dalton Barracks Garden Village (as shown on the Policies Map) is allocated to deliver approximately 2,750 new homes, 180 units of housing with care for older people, between 6 and 10 pitches for gypsies and travellers, supporting services and facilities, including healthcare and education provision, leisure and recreational facilities, local centres including convenience floorspace that meets day-to-	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional

	day needs, and opportunities for employment amounting to 7.4 hectares. 2) Proposals for the development must demonstrate: a) an exemplar development standard, following Garden City Principles and Garden Village objectives (see Policy AS14 (Dalton Barracks Garden Village)) to ensure the potential for highly sustainable and accessible development is fully realised; b) that the applicant has prepared a comprehensive masterplan […]; c) that at least 5% of homes are designed as housing with support for older people, unless specific site conditions make this impractical or unviable. This provision should: i) incorporate housing designed for older people (excluding extra care housing or housing with care), such as retirement development, bungalows, and/or ground-floor accommodation; and ii) be located within walking distance to proposed on site amenities (such as shops, healthcare, open space and public transport); d) how the proposals make efficient use of land by focussing new buildings on areas of previously developed land within the site; e) that there is no built development within Flood Zones 2 and 3, other than essential and green infrastructure; f) that the part of the site within the Oxford Green Belt will be limited to Green Belt-compatible development. […] g) how existing buildings used by the public will be retained or replaced; h) that existing buildings and monuments, where possible, are retained and re-used to give context and interest to the site, particularly where these are of heritage significance; i) sufficient education provision, to be agreed with the Local Education Authority. This is likely to be the provision of two on site primary schools, as well as contributions to appropriate		Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	off site Special Educational Needs and Disabilities (SEND) provision. A suitable site and funding for a new secondary school is also required; j) all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i) a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; ii) upgrades to Frilford Junction. No homes are to be occupied on site until this work is completed, unless an alternative phasing plan is agreed with the council and the local highway authority; iii) off site mobility hub (previously known as Park and Ride) sites; iv) bus priority measures on the A34; v) an upgrade to footpath ref: 333/7/10 and the footbridge over the A34 connecting Faringdon Road in Shippon with Copenhagen Drive in Abingdon-on-Thames, to enable walking, cycling, and wheeling; vi) junction improvements at Barrow Road/unnamed road; vii) junction improvements at unnamed road/Marcham Road; viii) mitigation at Marcham Interchange, […] ix) proposals to reduce the impact of vehicular traffic in surrounding villages; x) access to the A34, including the proposed construction of south-facing slips at Lodge Hill Interchange;		

	xi) pedestrian and cycle access to proposed mobility hub sites; xii) a network of safe and attractive walking and cycling routes […] xiii) contribute to a network of safe and attractive walking and cycling routes as identified in the Abingdon Local Cycling and Walking Infrastructure Plan (LCWIP); xiv) enhanced bus frequency through the site […]. Bus routes within the site, at the site access points, and in the vicinity of the site should include bus priority measures where appropriate; xv) contributions towards a new high-quality bus service to major employment sites at Culham Campus, Harwell Campus, and Milton Park; xvi) the retention, improvement and/or appropriate diversion of existing Public Rights of Way unless otherwise specifically agreed; xvii) provision of new vehicular accesses […] xviii) a project level Habitats Regulations Assessment (HRA) to include transport and air quality assessments to ensure that there is no adverse affect on Cothill Fen Special Area of Conservation (SAC), and any outcomes appropriately addressed. k) delivery of leisure provision in accordance with the Infrastructure Delivery Plan, including delivery of football and cricket playing pitches, MUGA and a skatepark; l) provision of a new library on site, or contributions towards library provision in the area; m) how it will make the necessary contributions to a comprehensive landscape plan for the site, […] n) how the proposals would meet the biodiversity net gain requirement through a draft Biodiversity Gain Plan that maximises delivery of on site biodiversity, […]		

	o) how recreational impacts on Cothill Fen SAC and neighbouring SSSIs have been assessed and used to inform on site mitigation […] p) that there are no adverse effects in relation to the water quality of nearby sites: […] q) the design of connected green infrastructure for the site shall expand and bolster the Sandford Brook corridor and other priority habitats along the western edge; r) that there is at least a 10-metre wildlife buffer between the Sandford Brook and the development; s) a buffer zone of defensive planting between the Dry Sandford Pit SSSI and the parkland; and t) that consideration has been given, where appropriate, to mitigate against any adverse effects on other priority habitat species, […] [a] *Vale of White Horse (2022) Dalton Barracks SPD, available at: www.whitehorsedc.gov.uk/daltonbarrackspd*		
Policy AS11 – Culham Campus	1) Delivery of approximately 2.3 hectares of employment land will be provided at the Culham Campus (as shown on the Policies Map). We will support proposals for additional employment provision at Culham Campus that: a) are in accordance with an agreed masterplan for the site; b) ensures no significant adverse impact on the character and appearance of the surrounding countryside and, through sensitive design, respect and conserve the setting of the Grade 1 Registered Park and Garden associated with Nuneham House. Development within the setting of heritage assets should take the opportunity to enhance or better reveal their significance; c) addresses all necessary infrastructure, […] d) are in accordance with and meets the requirements of a travel plan for the whole of Culham Campus to make the necessary improvements (through direct delivery or via developer contributions) in order to implement any required	Indirect	Infrastructure requirements will have an impact on the costs of development. However, these costs should be factored into the price paid for land. We have not appraised employment allocations.

	infrastructure, with particular emphasis upon sustainable transport initiatives, […] e) include contributions towards and provision of safeguarded land for the Didcot Garden Town HIF1 scheme, comprising the A4130 Widening, Didcot Science Bridge, Didcot to Culham River Crossing, and Clifton Hampden Bypass; contributions towards Culham railway station improvements, public transport services, improvements to the A4074 corridor including Golden Balls Roundabout; and direct delivery of off site walking and cycling improvements to Berinsfield and Abingdon; and f) does not inhibit ongoing operational use of the existing on site waste processing facility. 2) The site owner should work proactively with the council to develop a masterplan for the site that details the principles and parameters which facilitate any future growth. […]		
Policy AS12 – Harwell Campus	1) Harwell Campus (as shown on the Policies Map) is allocated to deliver approximately 93 hectares of employment land. 2) The site owners should work proactively with the council to develop a masterplan for the site […] 3) Proposals must demonstrate how they contribute towards a comprehensive approach to development and that they: a) will not unacceptably harm the landscape and scenic beauty of the National Landscape, […] b) adequately assess and mitigate impact upon areas of archaeological interest and heritage assets relating to the development of the airfield; c) are in accordance with and meets the requirements of a travel plan for the whole campus to make the necessary improvements (through direct delivery or via developer contributions) in order to implement any required infrastructure, with particular emphasis upon sustainable transport initiatives, including minimising car usage, reducing car parking provision (in accordance with Oxfordshire County Council Parking Standards) and increasing the use of public	Indirect	Infrastructure requirements will have an impact on the costs of development. However, these costs should be factored into the price paid for land. We have not appraised employment allocations.

	transport through pump-priming of new and improved bus services, provision of bus priority measures (where appropriate) and other bus infrastructure, and walking and cycling both on and off site including routes identified in Oxfordshire County Council's Strategic Active Travel Network. This will include the requirement to model the traffic impacts on the local and strategic road networks of all anticipated development generated across the whole campus; d) are in accordance with and makes the necessary contributions to a comprehensive landscape plan […] e) ensure any external lighting scheme has a minimal impact in terms of light pollution; f) ensure the management of radioactive waste and decommissioning processes at the Harwell Nuclear Licensed Site, in line with national strategies and policies; and g) g) address all necessary infrastructure, to be agreed in consultation with Oxfordshire County Council and National Highways based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document.		
Policy AS13 – Berinsfield Garden Village	1) Berinsfield Garden Village (as shown on the Policies Map) is defined as the existing village and any future development that is contiguous to the existing village including land within the allocation in Policy AS1 (Land at Berinsfield Garden Village). 2) All development within Berinsfield Garden Village will meet the Garden City principles as set out by the Town and Country Planning Association (TCPA)[a] and be in accordance with the Berinsfield Garden Village principles below: a) stewardship and legacy – a cared for Garden Village of attractive built and natural environments, […] b) landscape led – a green Garden Village with a minimum 38% usable green space in built-up areas, a minimum of 10% biodiversity net gain and a design that responds visually to topography and aspect, with multi-functional blue-green infrastructure with integrated SuDS from rooftop to attenuation;	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	c) strong sense of place – a connected Garden Village that creates attractive walking and cycling links […] d) healthy, vibrant community – a healthy Garden Village with integrated open space that incorporates "edible landscape", orchards, allotments, natural play, private and community gardens, space for healthy lifestyles and social mixing, tenure blind housing and full integration of mixed tenure homes; e) sustainable transport and access – an accessible Garden Village that prioritises walking and cycling, well designed parking solutions, integrated public transport, […] f) attention to detail – a legible Garden Village in which people can find their way, through landmarks, character areas and waymarked routes, detailed design to make local trips more attractive on foot or by bicycle and use of high-quality materials and design. 3) Land at the centre of Berinsfield, as shown on the Policies Map, is allocated as Local Green Space. *[a] TCPA (2018) Understanding Garden Villages: An Introductory Guide, available at: https://www.tcpa.org.uk/resources/understanding-garden-villages/*		
Policy AS14 Dalton Barracks Garden Village	1) All development within the Dalton Barracks Garden Village (as shown on the Policies Map) will meet the Garden City principles as set out by the Town and Country Planning Association (TCPA)[a] and be in accordance with the Dalton Barracks Garden Village objectives below: a) a resilient Garden Community, which can adapt to changes in demographic profile, the impact of emerging challenges related to climate and other environmental issues and socio-economic developments. b) landscape led – considering landscape first in the masterplanning process and using it to steer the layout of the development. c) a strong sense of place with an attention to detail and high quality.	Direct	We have incorporated an explicit appraisal of this strategic site. We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent. We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.

	d) a healthy and vibrant community. e) an accessible Garden Village. f) stewardship and legacy addressed. 2) The Dalton Barracks Supplementary Planning Document (adopted in 2022)[b] provides detail on how these objectives should be achieved. *[a] TCPA (2018) Understanding Garden Villages: An Introductory Guide, available at: https://www.tcpa.org.uk/resources/understanding-garden-villages/* *[b] Dalton Barracks Supplementary Planning Document (SPD), available at: www.whitehorsedc.gov.uk/daltonbarrackspd*		
Policy AS15 – Harcourt Hill Campus	1) If proposing significant change, the landowner / leaseholder is required to work proactively with the council, Oxfordshire County Council, local residents and other appropriate stakeholders to develop a masterplan for the Harcourt Hill Campus site […]. The agreed masterplan and any subsequent proposals should be prepared to clearly identify and address key site issues including, but not limited to, the following matters: a) the scale of development proposed and intended uses; b) the provision / retention of educational and sports facilities; c) the integration of built form into the landscape […] d) the safeguarding of long-distance views of the site […] e) the impact of development on the Oxford Sewage Treatment Works; f) the creation of a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; g) the need for investment into public transport, pedestrian / cycle infrastructure, and appropriate transport assessments;	N/a	Employment allocation. Plan does not include any impediments to delivery or viability.

	h) the need for bus priority measures for bus routes within the site, at the site access points, and in the vicinity of the site where appropriate; and i) contribute to a network of safe and attractive walking and cycling routes.		
Policy AS16 – Vauxhall Barracks, Didcot	1) Land at Vauxhall Barracks (as shown on the Policies Map) is allocated to deliver approximately 300 new homes. 2) Proposals for the development must adhere to the Didcot Garden Town Delivery Plan and demonstrate: a) maximisation of walking, cycling, and public transport connectivity to specific locations (including Didcot Parkway railway station, Orchard Centre, Broadway, schools and leisure facilities, Milton Park, Culham and Harwell); b) integration with the adjacent Great Western Park neighbourhood; c) minimisation of the use and impact of private motor vehicles and incorporation of measures to discourage a car-dependent development; d) incorporation of active frontages within the development and a positive relationship with Foxhall Road and B4493; e) graduated development density to avoid impingement on neighbouring residential amenity; f) inclusion of public open space and green infrastructure within the development, including the retention / equivalent reprovision of the playing field, children's play provision and tennis courts on the site; g) inclusion of all necessary infrastructure based on up-to-date evidence on the impact of the development. This should reference the latest Infrastructure Delivery Plan, but not be limited to this document. The transport mitigation measures are likely to include: i. contribute to a network of safe and attractive walking and cycling routes as identified in the Didcot Local Cycling and Walking Infrastructure	Direct	We have appraised a typology of 300 dwellings which tests the viability of this and similar sites. See typologies matrix.

	Plan (LCWIP) and enhancement of links to the National Cycle Network routes 5 and 544; ii. a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond, including a layout that minimises the use and impact of private motor vehicles and measures to discourage car-dependent development; iii. contributions towards improvements to scheduled bus services and other appropriate public transport, alongside delivery of associated infrastructure within the site. This should include bus priority measures for bus routes at the site access points and in the vicinity of the site where appropriate; and iv. improvements to, and the creation of new, Public Rights of Way on and off the site. h) that at least 5% of homes are designed as housing with support for older people (excluding extra care housing or housing with care), such as ground-floor accommodation, unless specific site conditions make this impractical or unviable. 3) Development proposals at this site must be informed by: a) an assessment of the impact of development to the Didcot Sewage Treatment Works and mitigation measures required; b) an assessment of the potential noise impacts from the existing railway line and mitigation measures required to provide an adequate buffer; c) a landscaping scheme which includes provision for the protection and maintenance of the important trees on the site and provides for the retention and maintenance of the memorial garden; and d) the Didcot Central Corridor Placemaking Strategy. e) the Didcot Garden Town Delivery Plan.		

<table>
<tr>
<td>Policy TCR1 – Centre Hierarchy</td>
<td>
1) The hierarchy of centres in South Oxfordshire and Vale of White Horse is defined in the table below.

Centre Hierarchy
<table>
<tr><th>Tier in Hierarchy</th><th>Role & Function</th><th>South Oxfordshire</th><th>Vale of White Horse</th></tr>
<tr><td>Town Centre</td><td>Focus of local retail, offices, services, community, leisure, culture, health and tourism facilities that reduce the need to travel.</td><td>• Didcot
• Henley-on-Thames
• Thame
• Wallingford</td><td>• Abingdon-on-Thames
• Wantage
• Faringdon</td></tr>
<tr><td>Local Service Centre</td><td>Provision of retail (primarily convenience goods) and a range of other services to serve the settlement and surrounding communities.</td><td>• Watlington</td><td>• Botley
• Grove</td></tr>
<tr><td>Village / Local Centre</td><td>Sale of food / other convenience goods and the provision of services to meet the essential day-to-day needs of the local community.</td><td>• Berinsfield
• Benson
• Chalgrove
• Chinnor
• Cholsey
• Crowmarsh Gifford
• Goring-on-Thames
• Nettlebed
• Sonning Common
• Wheatley
• Woodcote</td><td>• Blewbury
• Cumnor
• Drayton
• East Challow
• East Hanney
• East Hendred
• Harwell
• Harwell Campus
• Kennington
• Kingston Bagpuize with Southmoor
• Marcham
• Radley
• Shrivenham
• Stanford-in-the-Vale
• Steventon
• Sutton Courtenay</td></tr>
</table>
</td>
<td>Indirect</td>
<td>Indirect impact through the price mechanism.

Note that the policy classifies the various centres throughout the districts.</td>
</tr>
</table>

			• Watchfield • Wootton

2) Each centre in the hierarchy is identified on the Policies Map[a] (with a boundary drawn for each town or local service centre – see also Policy TCR2 (Strategy for town and local service centres)).

[a] *South Oxfordshire and Vale of White Horse (2024) Joint Local Plan Policies Map, available at: https://www.southandvale.gov.uk/policies-map*

Policy TCR2 – Strategy for Town and Local Service Centres	1) In order to protect the long-term vitality and viability of the town and local service centres identified in Policy TCR1 (Centre hierarchy), an appropriate mix of retail and other main town centre uses[a] will be sought. […] 2) A sequential approach to site selection for new retail or other main town centre uses will be applied, […] 3) Proposals for retail or commercial leisure development (including those relating to mezzanine floorspace and the variation of restrictive conditions) which are not located within a defined centre[c] and exceed the local floorspace thresholds set out below must be accompanied by an impact assessment, […] 4) Each threshold will apply to new floorspace and to applications for changes of use or variations of condition […] 5) Applicants will be expected to be flexible regarding the format and scale of their proposed development so that opportunities to utilise suitable town centre or edge of centre sites can be fully explored. […] 6) Within defined primary shopping areas (and in circumstances where planning permission is required), retail floorspace at ground floor level will be protected, […] 7) Residential development in appropriate locations within town centre boundaries will generally be supported, particularly through the conversion of floorspace above shops or other commercial premises.	Indirect	Indirect impact through the price mechanism. Policy relates to the location and nature of town centre uses. No direct impact on viability is expected.

	8) When determining applications for retail or commercial leisure development outside of our town centres, consideration will be given to whether planning conditions or legal agreements are needed to restrict the authorised use to that justified in the application submission. 9) The retention and enhancement of existing community and farmers' markets will be encouraged […]		
Policy TCR3 – Retail Floorspace Provision (Convenience and Comparison Goods)	1) To meet additional convenience goods retail floorspace needs and increase customer choice in the districts over the plan period: a) A "Town Centre First" approach (as set out in Policy TCR2 (Strategy for town and local service centres)) will be applied […] b) Sites should be identified in Henley-on-Thames and Thame, through the review of the Henley and Harpsden and Thame Neighbourhood Development Plans respectively, to accommodate a single format food store with at least 1,500 sqm net sales floorspace; and c) The provision of new convenience (food store) floorspace as an integral part of the planned development set out in chapter 8 (Site allocations and garden villages) will be supported in principle. […] 2) Didcot Town Centre will remain the primary focus for any additional comparison retail floorspace across both districts. 3) No new comparison retail floorspace needs have been identified in Abingdon-on-Thames, Henley-on-Thames, Thame, Wallingford, Wantage or Faringdon over the plan period. […]	Indirect	This policy encourages delivery of retail floorspace in the most appropriate locations. Impact on viability is therefore anticipated to be indirect.
Policy TCR4 – Retail and Service Provision in Villages and Local Centres	1) New small-scale[a] proposals for shops or service uses to serve the day-to-day needs of the local community, will be supported where located in a village or local centre, as defined in Policy TCR1 (Centre hierarchy). 2) Proposals for retail or commercial leisure development (including those relating to mezzanine floorspace and the variation of restrictive conditions) which are located within 800 metres of any	Indirect	This policy encourages delivery of retail floorspace in the most appropriate locations. Impact on viability is therefore anticipated to be indirect.

	village or local centre[b] and are in excess of 200 sqm gross will require an impact assessment, […] 3) Where planning permission is required, the loss or change of use of any shop or service use located within a village or local centre will not be permitted unless: a. there is another equivalent shop or service use accessible to customers within an 800m walking distance; or b. it can be demonstrated that the premises are no longer required to meet the needs of the local community or have become unviable, through evidence of at least twelve months active marketing. […] 4) New farm shops will be supported […] *[a] Defined as 280 sqm or less as per Class F2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).* *[b] Where a centre is of limited scale and there is no boundary defined, the 800 metres measurement will be taken from the centre's midpoint, identified from the Policies Map.*		
Policy DE1 -High Quality Design	**Place and setting** 1) All development must achieve high quality design that: a. responds positively to the site and its surroundings, and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context, demonstrated by a constraints and opportunities plan; b. responds positively to the history of a site and its surroundings, and conserves and enhances historic character; c. creates a distinctive sense of place through high quality townscape and landscaping that physically connects and visually integrates with its surroundings whilst avoiding coalescence with neighbouring settlements; d. retain or create any attractive and/or sensitive views and skyline (both of and from built and natural features) into, out of and within the site; and	Direct	Design policies will directly influence the costs of development. Both districts have always had high standards of design and this policy is nothing new. We assume that the construction costs and external works costs take into consideration the prevailing design quality across the districts. Note that the NPPF places particular emphasis on design quality. Paragraph 131 states that the ' creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.' It is important that the Council review the Plan regularly to ensure that design requirements

	e. is designed to ensure that it would have no impact on the operation or capability of defence sites or assets. **Natural environment** 2) All development must achieve high quality design that: a) is landscape led, by retaining and strengthening the site's landscape features and character; b) retains and enhances biodiversity and delivers biodiversity net gain in accordance with Policy NH2 (Nature recovery); c) incorporates a well-defined network of green infrastructure and links to and improves access to existing green infrastructure in and within the vicinity of the development, in accordance with Policy HP6 (Green infrastructure on new developments); d) provides a range of high-quality green open spaces (providing for a variety of wildlife rich natural and designed landscapes and functions) that meet the needs of all users, and are safe, attractive, and accessible; e) avoids the use of artificial grass in residential development; f) uses planting to help development integrate into the landscape and to develop character and sense of place; g) takes opportunities to incorporate new trees in development, […] h) uses trees and soft landscaping to create character and distinction between street types and to provide traffic calming. **Movement and connectivity** 3) All development must achieve high quality design that: a) has a network of streets, paths and integrated cycleways that are safe, direct and legible, and connect with each other and the surrounding area (including to existing streets and cycle and walking paths); creating an attractive choice of routes for all users, with priority given to active travel and sustainable		and construction costs are not making development unviable. We have made sufficient allowances for professional fees to ensure that the costs of design are covered in our appraisals. We have also considered the impact this may have on construction costs.

	modes of transport utilising filtered permeability where appropriate; b) provides direct pedestrian and cycle links to local services and facilities […] c) limits the impacts of car use and encourages movement by active travel by prioritising the needs of pedestrians, cyclists and public transport users (especially those with disabilities), over the needs of motorists within the design of streets, utilising traffic calming measures where car use is present (except on roads that function as bus corridors where traffic calming measures are not suitable); d) provides a clear and permeable hierarchy of streets, routes and spaces […] e) includes accessible wayfinding / signposting to be installed to promote movement by pedestrians, cyclists and other active travel; and f) co-locates local services and facilities as appropriate within higher tier settlements (Tier 1 and 2) as set out in the settlement hierarchy, with good access to public transport and pedestrian and cycle links. **Space and layout** 4) All development must achieve high quality design that: a) secures a high-quality public realm […] b) creates cohesive and walkable communities with incorporated and designed social spaces within the public realm, providing places for people to shade and shelter, rest, gather, interact, and spectate; c) ensures that streets and spaces are well overlooked, incorporate active frontages and create a positive relationship between the fronts and backs of buildings; d) has streets where buildings and landscaping are more visually prominent than the highway (including parking); e) provides a wide range of house types and tenures that meet local and district needs;		

	f) clearly defines public and private spaces; g) ensures a sufficient level of well-integrated, innovative and contemporary solutions for street furniture, car and bicycle parking (including EV charging) and external storage, including bins; h) creates safe and secure communities […] i) incorporates public art into, and/or within the vicinity of, major developments or sites of 0.5ha or more […] **Built form** 5) All development must achieve high quality design that: a) respects the local context […] b) chooses materials and detailing for the development inspired by the local context and local vernacular; c) uses land efficiently while respecting the existing landscape and/or townscape character; d) ensures the building line maintains or establishes a good street scene; e) does not differentiate between the design quality of market and affordable housing or the adjacent public realm; f) is designed to take account of possible future development in the local area, […] g) understands and addresses the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone through universally accessible and inclusive design; h) ensures that shopfronts are in keeping with the character of the building and street scene, […] i) ensures that any advertisements are safe, attractive and well designed, […] **Climate and sustainability** 6) All development must achieve high quality design that:		

	a) is sustainable and resilient to climate change impacts (including increasing temperatures, wind speeds, droughts, heavy rainfall and snowfall events) in accordance with Policy CE1 (Sustainable design and construction), taking into account location, building orientation, landscaping and planting; b) minimises energy consumption and carbon emissions (utilising a "fabric first" design approach in accordance with Policy CE1 (Sustainable design and construction)), and achieves an on site net zero energy balance for new buildings in accordance with Policy CE2 (Net zero carbon buildings); c) demonstrates design choices have been made to reduce embodied carbon emissions in accordance with Policy CE3 (Reducing embodied carbon), including using sustainable, locally and/or ethically sourced and accredited low embodied carbon materials and/or carbon negative materials […] d) minimises vulnerability and improves resilience to flood risk from all sources, in accordance with Policy CE6 (Flood risk) and Policy HP6 (Green infrastructure on new developments); and 7) Development must also satisfy requirements of the Joint Design Guide as well as any adopted local design guides or codes (such as those within neighbourhood plans) where relevant.		
Policy DE2 – Local Character and Identity	1) All new development must be designed to reflect the positive features that make up the character and identity of the local area and should both physically and visually enhance and complement the surroundings. […] 2) All proposals for new development should be informed by a contextual analysis […] 3) In the Chilterns National Landscape (formerly AONB), proposals for development should reflect the advice in the Chilterns Buildings Design Guide[a] and associated technical notes on brick, flint and roofing materials.	Direct	Design policies will directly influence the costs of development. Both districts have always had high standards of design and this policy is nothing new. We assume that the construction costs and external works costs take into consideration the prevailing design quality across the districts.

	4) In the North Wessex Downs National Landscape (formerly AONB), proposals for development should reflect the advice in the North Wessex Downs Colour Guide[b]. 5) Development within or affecting a valued landscape must have regard to the Joint Local Plan Valued Landscape Assessment (or subsequent update) in accordance with Policy NH5 (District-valued landscapes); 6) Where a Character Assessment has been prepared as part of a made neighbourhood plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. 7) Proposals that have the potential to impact upon a Conservation Area or the setting of a Conservation Area should also take account of the relevant Conservation Area Appraisal and Management Plan or Character Study […] *[a] Chilterns Buildings Design Guide, available at: https://www.chilterns.org.uk/wp-content/uploads/2022/09/CBDGChilternsBuildingsDesignGuide2010.pdf* *[b] North Wessex Downs Colour Guide, available at: https://www.northwessexdowns.org.uk/our-work/planning/colour-study/*		We have made sufficient allowances for professional fees to ensure that the costs of design are covered in our appraisals. We have also considered the impact this may have on construction costs.
Policy DE3 – Delivering Well-Designed New Development	1) Proposals for sites allocated in the Development Plan, including sites allocated within neighbourhood plans, and major development must be accompanied by a masterplan. For outline applications, an illustrative masterplan should be submitted. In all cases, the masterplan should: **Land use** a) identify the vision for the development, […] b) clearly set out the character areas and land uses proposed including the amount, scale, height and density […] c) illustrate how the proposal integrates with the surrounding built, historic and natural environments, […] d) define a hierarchy of routes and the integration of suitable infrastructure, […]	Direct	This policy will have a direct impact on professional fees as it requires masterplans for site allocations. Both districts have always had high standards of design, however. We have made sufficient allowances for professional fees to ensure that the costs of design are covered in our appraisals. This includes design and access statements and design codes. We have also considered the impact this may have on construction costs. We have incorporated an explicit appraisal of strategic sites.

	e) demonstrate a legible structure and identify key elements of townscape […] f) set out the landscape strategy, […] **Design** a) provide a framework plan for a design code; b) show how the design requirements of the scheme work within the masterplan vision […] c) demonstrates a clear link to the criteria set out in Policy DE1 (High quality design), the Design and Access Statement and the Joint Design Guide; d) be based on a full understanding of the significance or special interest of the related historic environment, including above and below ground archaeological remains and other heritage assets within the site or its setting, and the conservation and enhancement of those remains or assets of significance or special interest; e) be based on the principles of natural surveillance and active street frontages […] **Community Facilities** f) demonstrate as appropriate the careful siting of, and access to, community facilities and other amenities, […] **Design Codes** 2) Proposals for sites allocated in the Development Plan, including sites allocated within neighbourhood plans, and large-scale major development[a] must be accompanied by a design code. The design code should: a) set out specific, detailed parameters for the physical development of a site; b) avoid detailed policy wording, instead presenting information in a graphical format; and		

	c) where relevant, build upon details set out in the masterplan providing more specific, detailed design requirements. **Design and Access Statements** 3) Where an application is required to be supported by a Design and Access Statement, it should be proportional to the scale and complexity of the proposal. It should include: a) a constraints and opportunities plan […] b) a clear concept that shows how the design of the proposal and the rationale behind it has evolved, […] c) the delivery implementation phases and strategies […] **Community Engagement** 4) Masterplans and design codes must demonstrate that they have been prepared with the involvement of the local community and other stakeholders […] 5) Engagement and collaboration with the local community and other stakeholders on planning applications should take place at an early stage, […] 6) Innovative engagement methods should be utilised where possible to engage the community in the planning process. **Design Review** 7) The following development proposals will likely be subject to assessment by a Design Review Panel prior to its determination by the council: a) major residential and non-residential development […] b) the site is particularly sensitive in terms of heritage, landscape, design, public interest, or local impact, irrespective of their scale, size and use; and c) significant public realm schemes […]		

	This design review should take place as early on in the planning application stage as possible, preferably prior to submission at the pre-application stage. [a] *as defined in Policy LS1 (Proposals for large scale major development).*		
Policy DE4: Optimising Densities	1) Planning permission will only be granted where it can be demonstrated that the proposal optimises and makes an efficient use of land and potential of the site. […] 2) The density of development must be informed by: a) the capacity of the site and the need to use land efficiently; b) the need to achieve high quality sustainable design that respects local character; c) local circumstances and site constraints, including the required housing mix, and the need to protect or enhance the local environment, National Landscapes (formerly AONBs), the significance of heritage assets (including their settings), and important landscapes, […] d) the site's current and future level of accessibility […] e) the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers. 3) Sites well related to higher tier settlements (Tier 1 and 2) and served by public transport, or with good accessibility by foot or bicycle to town centres or a district centre within Oxford City, should be capable of accommodating development at higher densities. It is expected that these sites will accommodate densities of more than 45 dwellings per hectare (net) unless there is a clear conflict with delivering a high quality design or other clearly justified planning reasons for a lower density. 4) Applicants should demonstrate that a scheme makes the optimal use of the site, […]	Direct	This policy encourages careful consideration of density and encourages suitable densities in the right locations. This is likely to deliver attractive development, improving viability rather than hindering it. The requirement for 45 dph will have a direct impact and is reflected in our viability modelling. See typologies matrix.

Policy DE5 Neighbourhood Amenity	1) Development proposals must demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors: a) loss of privacy, daylight or sunlight; b) dominance or visual intrusion; c) noise or vibration; d) smell, dust, heat, odour, gases or other emissions; e) pollution, contamination or the use / storage of hazardous substances; and f) external lighting. 2) Development should also have regard to the advice within the Joint Design Guide on neighbouring amenity.	n/a	This policy relates to the impact on existing amenity.
Policy DE6 – Outdoor Amenity Space	1) A high quality, usable private outdoor garden or outdoor amenity space, or alternatively a shared outdoor amenity area should be provided for all new dwellings. The amount of land that should be provided for the garden or amenity space will be determined by the size of the dwelling proposed and by the character of surrounding development. Private outdoor sitting areas should not be subject to direct, harmful / adverse overlooking by adjacent habitable rooms. They should also not be compromised by significant shading from buildings or from existing established significant trees and hedges and their associated leaf litter, that would lead to future pressure to prune or remove these landscape features. 2) Proposals for new development should demonstrate that the size, location and character of gardens and outdoor amenity spaces have been considered as an integral part of the design and not as an afterthought. […]	Indirect	Delivery of outdoor amenity space is likely to have little impact on the viability of housing, as buyers will expect gardens to be provided. For flats, delivery of outdoor space could increase costs. However, it is anticipated that this will also increase the value of a flat and so will not reduce viability.
Policy DE7 – Waste Collection and Recycling	1) Development proposals for residential use must ensure: a) adequate facilities are provided for the sorting, storage and collection of recycling and waste; b) sufficient space is provided […] c) access is provided that is safe […]	Direct	We assume that this can be incorporated into the design of the scheme with no additional construction or external works costs. Provision

	d) the location and design of recycling and refuse provision should be integral to the design of the proposed development; and e) all refuse and recycling storage and collection facilities comply with the councils' waste collection and recycling guidance for planning applications. 2) Development proposals for non-residential use must ensure: a) sufficient space is provided […] b) provision is made that is adequate for the proposed use; c) the location and design of recycling and refuse provision should be integral to the design of the proposed development; and d) all refuse and recycling storage and collection facilities comply with the councils' waste collection and recycling guidance for planning applications. […] 5) Innovative new ways to collect and manage household recycling and waste are encouraged. Any innovative recycling and waste collection and management proposals must be agreed in consultation with the councils' waste team and Oxfordshire County Council's waste and circular economy team at an early stage. 6) Development will not be permitted if recycling and refuse provision that meets the above requirements cannot feasibly or practicably be provided.		of such facilities should already be reflected in BCIS construction costs.
Policy HP1 – Healthy Place Shaping	1) Major development proposals will be required to submit a health impact assessment (HIA) demonstrating how the health and wellbeing impacts (benefits and harm) of new major development will be assessed and mitigated, and how the conclusions of the HIA have been taken into account in the design of the scheme. Development proposals should explicitly address the existing and projected local health and wellbeing needs identified by the HIA, including the needs of an ageing population. The HIA must follow […]	Direct	We have made sufficient allowances for professional fees to ensure that the costs of consultancy fees are covered in our appraisals.

Policy HP2 – Community Facilities and Services	**Existing facilities** 1) Proposals that result in the loss, or partial loss, of an essential community facility or service[a] through change of use or redevelopment will not be permitted unless […various criteria are met] **New facilities** 6) Development proposals for the provision of new community facilities[a] will be supported where […various criteria are met] *[a] Facilities falling within: Use Class F2 - Local Community Uses (shops smaller than 280 sqm and without another shop in 1,000 metres, a hall or meeting place for the principal use of the local community, outdoor sport or recreation locations, and swimming pools or skating rinks); Use Class F1 - Learning and Non-Residential Institutions; and Sui Generis Uses (such as: cemeteries, drinking establishments, cinemas, concert / dance / bingo halls, theatres).*	n/a	Policy protects existing community facilities and encourages new development in suitable locations. No direct impact on viability.
Policy HP3 – Health Care Provision	1) Improvements and expansions of, and upgrades to, existing GP surgeries, dentists and hospital facilities will be supported. 2) New GP surgeries, dentist or hospital facilities will be supported […] 3) Where planning permission is required, the loss or change of use of existing health care floorspace will not be permitted unless […various criteria are met] 4) All planning applications resulting in the loss of, or provision of new healthcare facilities should demonstrate engagement with the relevant Integrated Care Board (or their replacement bodies) and the Public Health Team at Oxfordshire County Council. *[a] See policies LS1 (Proposals for large scale major development) and AS1 to AS10 and AS16.* *b In consultation with Public Health, the Integrated Care Board and other relevant health care partners.*	n/a	Policy will have no impact on viability.

Policy HP4 – Existing Open Space, Sport and Recreation Facilities	1) The council will protect, maintain and where possible enhance existing open space, sport and recreation, play facilities and land including playing fields and allotments […] 2) Development proposals that result in the loss of open space, sport and recreation facilities will only be permitted where: a) it can be demonstrated that alternative facilities of equal or better quantity and quality will be provided in an equally accessible location as part of the development; b) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or c) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. 3) Any replacement provision should be subject to equivalent or better accessibility and management arrangements and where possible made available before the existing provision is lost. 4) Proposals that improve access to the districts' open spaces by public transport and active travel means will be supported. 5) The councils' Joint Local Plan evidence base should be used to inform any assessment against this policy including the Green Infrastructure Strategy and Open Space Study, Leisure Facilities Assessment and Strategy and Playing Pitch Strategy. 6) Proposals for open space, sport, and recreation facilities should include details for their long-term ownership, management and stewardship.	n/a	Policy considers existing facilities. No impact on viability.
Policy HP5 – New Facilities for Sport, Physical Activity and Recreation	1) The provision of new or expanded facilities for sport, physical activity and recreation will be encouraged where […various criteria are met] 2) New residential developments will be expected to provide on site provision where possible, or where appropriate, a financial contribution towards either off site provision, or the enhancement of existing off site facilities. This will be determined on a site-by-site basis, informed by the councils'	Direct	The requirement to deliver on-site facilities or off-site payments will impact viability. For strategic sites, we have considered on-site delivery where this is known to be deliverable. For other sites and typologies, we have

	leisure studies and in accordance with the requirements set out in the Infrastructure Delivery Plan. […] 3) Where small scale recreational facilities[a] are provided in the countryside these will be supported provided that […various criteria are met] [a] *Small scale recreational facilities in the countryside may include the provision of small picnic sites, roadside parking areas, viewing points or interpretation facilities.*		considered the likely off-site S106 payments. See typologies matrix.
Policy HP6 – Green Infrastructure on New Developments	1) Development will be expected to contribute towards the provision of additional green infrastructure and protect or enhance existing green infrastructure, in accordance with the councils' latest published evidence. 2) Development proposals should ensure that existing and new green infrastructure is considered and integrated into the scheme design from the outset. 3) Proposals should protect existing green infrastructure by: a) avoiding the loss, fragmentation, severance or other negative impact on the function of green infrastructure; b) providing appropriate mitigation where there would be an adverse impact on green infrastructure; and c) providing an appropriate replacement where it is necessary for development to take place on areas of green infrastructure. 4) Existing green infrastructure should be enhanced where appropriate and practicable, through measure such as the greening of Public Rights of Way and other active travel routes and the protection and strengthening of existing hedgerows and tree belts. 5) All new green infrastructure should: a) meet needs identified in relevant council plans and strategies including the Green Infrastructure Strategy and Open Space Study, Didcot Garden Town Delivery Plana, AONB Management Plan, Habitats Regulations Assessment[b], the leisure studies and neighbourhood plans; b) maximise opportunities to create a network of new and existing multifunctional green spaces which are capable of	Direct	We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for a green infrastructure statement. We assume that the green infrastructure requirements can be accommodated within the scheme design and construction/external works costs.

	delivering a wide range of environmental and quality of life benefits for local communities; c) incorporate multifunctional, landscape-led sustainable drainage systems (SuDS) to deliver wider benefits including biodiversity improvements and amenity use and manage surface water, flood risks and significant changes in rainfall; d) be provided on site where possible; e) be of an appropriate scale to support its functions; f) be of high quality design; g) maximise biodiversity benefits; h) adequately take account of and address site specific constraints, particularly flood risk; and i) be publicly accessible and usable, where possible. 6) Where green infrastructure is provided, applicants should ensure that appropriate arrangements are in place to ensure its ongoing management and maintenance. 7) All major applications must be accompanied by a green infrastructure statement (can be part of the design and access statement) demonstrating that the proposal meets the above criteria, taking into account the relationship of the proposed development to existing green infrastructure and how this will be retained and enhanced. [a] *South Oxfordshire and Vale of White Horse (2022) Revised Didcot Garden Town Delivery Plan, available at: https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/* [b] *South Oxfordshire and Vale of White Horse (2024) Habitats Regulations Assessment (prepared by Urban Edge Environmental), available at: www.southandvale.gov.uk/JLPEvidence*		
Policy HP7 – Open Space on New Developments	1) All development proposals should provide at least 3 hectares of inclusive and accessible open space per 1,000 of the population, having regard to the latest Green Infrastructure Strategy and Open Space Study. In the first instance, provision should be maximised on site. 2) In exceptional circumstances, where on site provision cannot be fully achieved, developments should either:	Direct	We have factored into our financial viability appraisals the price of the land within the density and Benchmark Land Value assumptions. We also assume that the cost of the play equipment etc. is factored-in through the external works costs. Finally, we have

	a) provide suitable new off site open space provision; or b) make financial contributions towards the enhancement of existing public open space or other green infrastructure in the locality. 3) All major applications must be accompanied by a green infrastructure statement (can be part of the design and access statement) demonstrating that the proposal meets the above criteria, taking into account the relationship of the proposed development to existing open space and how this will be retained and enhanced. 4) Provision for the future long-term maintenance and management of the open space will be sought and must be secured as part of the planning application.		included appropriate S106 allowances – see Typologies Matrix.
Policy HP8 – Provision for Children's Play and spaces for Young People	1) All new residential developments should incorporate good quality publicly accessible play provision for all ages and abilities. 2) New residential development should provide 0.55 hectares of on site provision for children and teenagers per 1,000 population, in line with the Green Infrastructure Strategy and Open Space Study. 3) Where provision cannot be practically achieved on site due to site specific circumstances, applicants should either make improvements to nearby existing facilities or financial contributions. 4) New or improved provision should be of a high quality and provided in line with the Green Infrastructure Strategy and Open Space Study, and the most up to date standards informed by the Joint Design Guide[a] and guidance from Fields in Trust[b]. 5) Where new or improved play provision is made it should: a) provide a stimulating environment; b) be safely accessible from the street by children and young people independently; c) form an integral part of the surrounding development; d) incorporate trees and/or other forms of greenery;	Direct	We have factored into our financial viability appraisals the price of the land within the density and Benchmark Land Value assumptions. We also assume that the cost of the play equipment etc. is factored-in through the external works costs.

	e) be overlooked to enable passive surveillance; and f) not be segregated by tenure of the surrounding development. 6) Provision for young people is in addition to any need identified for new sports facilities arising from a development. 7) Developers of large-scale major development sites should undertake an assessment of existing play facilities within the surrounding area […] 8) Provision for the future long-term maintenance and management of play provision must be agreed as part of the planning application. *[a] South Oxfordshire and Vale of White Horse (2022) Joint Design Guide, available at: https://data.southoxon.gov.uk/SAV/JDG.html#gsc.tab=0* *[b] Fields in Trust (2020) Guidance for Outdoor Spot and Play: Beyond the Six Acre Standard, available at: https://fieldsintrust.org/insights/policy-hub/guidance-for-outdoor-sport-play*		
Policy HP9 – Provision of community food growing opportunities	1) The council will support proposals for the provision of community food growing opportunities a as part of new housing developments and in other appropriate locations, such as employment sites, new schools and community centres. 2) Proposals for major residential development must include provision of, or a contribution towards, 0.4 hectares of community food growing opportunities[a] per 1,000 population, in line with the Green Infrastructure Strategy and Open Space Study. 3) Residential developments of over 200 dwellings should provide on site community food growing opportunities. 4) New community food growing opportunities should be of high quality to meet the guidelines set out in the Green Infrastructure Strategy and Open Space Study. 5) Provision for the future long-term maintenance and management of community food growing opportunities must be agreed as part of the planning application. *[a] Such as allotments, orchards, roof gardens and edible landscaping*	Direct	The requirement to contribute to, or provide, allotments will represent a cost to the developer. For strategic sites, we have allowed for the price of land through our Benchmark Land Value assessment and is reflected in the density assumptions made for these sites. For other sites, S106 allowances are made – see typologies matrix.

Policy HP10 – Watercourses	1) Development of land that contains, is adjacent to, or has hydrological links with, a watercourse must protect and, where possible, enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts. 2) Development should include a minimum 10m buffer zone along both sides of the watercourse […] 3) Proposals should avoid the culverting of any watercourse. […] 4) Outside settlements, proposals for mooring stages will not be permitted. […] 5) Major development proposals which are located within 20m of a watercourse will require a Construction Management Plan to be agreed with the council […] 6) Sites for new development with existing culverts will be expected to investigate the feasibility of de-culverting the watercourse. […]	Indirect	Indirect impact through the price mechanism.
Policy NH1 – Biodiversity Designations	1) The highest level of protection will be given to sites of international nature conservation importance (Special Areas of Conservation (SAC)). Development that is likely to result in a significant effect, either alone or in combination, on such sites will need to satisfy the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended)[a]. 2) Development within the River Lambourn SAC nutrient neutrality catchment area that would result in additional overnight accommodation[b], and any other development that could result in the input of additional nutrients within the identified catchment, must demonstrate nutrient neutrality in relation to phosphorus. 3) Sites of Special Scientific Interest (SSSI) are of national importance. Development that is likely to have an adverse effect on a SSSI (either on its own or in combination with other developments) will not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific		

	interest, and any broader impacts on the national network of SSSI. In such circumstances, measures must be provided (and secured through planning conditions or legal agreements) that would fully mitigate or, as a last resort, fully compensate for the adverse effects resulting from development. 4) The approach to sites of international and/or national importance should be applied in line with any future changes to those designations that may be introduced. 5) Development likely to result directly or indirectly in the loss, deterioration or harm of Important or Ancient Hedgerows, Legally Protected Species, Local Geological Sites, Local Nature Reserves, Local Wildlife Sites, or Priority Habitats and Species will only be permitted if: a) the need for and benefits of the development in the proposed location outweigh the adverse effect on the interests; b) the applicant effectively demonstrates that the development could not reasonably be located on an alternative site that would result in less or no harm to the interests; c) the applicant effectively demonstrates that there is no alternative design that would result in less or no harm to the interests; and d) measures will be provided (and secured through planning conditions or legal agreements) that would avoid, mitigate or, as a last resort, compensate for the adverse effects resulting from development. 6) Development resulting in the loss or deterioration of Irreplaceable Habitats (such as ancient woodland, ancient or veteran trees and lowland fen) will be refused planning permission unless there are wholly exceptional reasons […] 7) Where development has the potential to affect a proposed Local Wildlife Site[c], the developer must undertake surveys and assessments […] 8) Measures proposed to mitigate adverse ecological affects (to meet requirements 1 - 7 above) will be given weight proportionate to their likelihood of success. Where reasonable		

	doubt exists as to the effectiveness of any such measures, weight afforded to those measures must be significantly reduced. *[a] The Conservation of Habitats and Species Regulations 2017, available at: www.legislation.gov.uk/uksi/2017/1012/contents* *[b] This includes, but is not limited to, new homes, student accommodation, care homes, hotels, guest houses, bed and breakfasts, self-catering holiday chalets, static caravan sites, tourism attractions and tourism accommodation and permitted development which gives rise to new overnight accommodation.* *[c] Thames Valley Environmental Records Centre maintains a live list of Local Wildlife Sites, proposed Local Wildlife Sites and proposed extensions to existing Local Wildlife Sites in South Oxfordshire and Vale of White Horse, which are available at: (www.tverc.org/cms/LWSLivingLists)*		
Policy NH2 – Nature Recovery	**Biodiversity net gain** 1) Development in South Oxfordshire and Vale of White Horse must deliver at least a 20% biodiversity net gain, unless the development is not subject to the statutory framework for biodiversity net gain. 2) Where development is not subject to the statutory framework, a net loss of biodiversity must be avoided and opportunities to achieve biodiversity gains are encouraged. 3) Biodiversity net gains should be delivered on site where possible. Where the full biodiversity net gain requirement cannot be delivered on site, the following sequential approach must be used to direct the creation and enhancement of habitats off site: a) deliver off site biodiversity net gains where it would enhance habitat connectivity within ecological networks within the same district as development. b) if (a) is not possible, deliver off site biodiversity net gains within the same district as development, outside of ecological networks.	Direct	Delivery of BNG will represent a direct cost to the developer, either through on-site delivery or through off-site payments. The Council has commissioned research to understand the likely costs associated with mitigation. This provides costs for the typologies we have tested. It also provides individual costs for each of the strategic sites. In some cases, certain strategic sites are capable of meeting BNG on-site and generate a surplus of habitat units. In these cases, we have been instructed to include the sale of these BNG units as income to the schemes.

c) if (b) is not possible, deliver off site biodiversity net gains where it would enhance habitat connectivity within ecological networks within the Joint Local Plan area.
d) if (c) is not possible, deliver off site biodiversity net gains within the Joint Local Plan area, outside of ecological networks.
e) if (d) is not possible, deliver biodiversity gains elsewhere.
f) as a last resort, purchase statutory biodiversity credits.

Ecological Networks

4) Development must conserve and protect habitat connectivity within the districts' ecological networks and, where possible, restore or enhance it. These include:
   a) Conservation Target Areas;
   b) areas identified in the Local Nature Recovery Strategy[a] as being, or having potential to become, important for biodiversity;
   c) local ecological networks identified in made neighbourhood plans; and
   d) other areas that contribute to wider ecological networks (including networks that extend beyond the districts' boundaries) or which are likely to be of value for ecological connectivity.
5) Where development may result in harm to an ecological network, the mitigation hierarchy must be followed.
6) Development likely to result in significant harm to an ecological network, that cannot be effectively mitigated, will not be supported.

Features to support wildlife

7) Development must include appropriately designed and located features to support wildlife[b] in accordance with the requirements below:

Development Type	Requirement

	<table><tr><td>Householder development</td><td>The inclusion of features to support wildlife is encouraged.</td></tr><tr><td>Residential development</td><td>Developments of two or more units must deliver features to support wildlife at a ratio of one feature per two units (i.e. 50%).</td></tr><tr><td>Non-residential development</td><td>Minor non-residential development – the inclusion of features to support wildlife is encouraged, where appropriate. Major non-residential development – proportionate and appropriate features to support wildlife must be provided.</td></tr></table> Features should be integrated into the fabric of buildings wherever possible and should be suitable for species of conservation concern. 8) Development proposing new boundary treatments (such as fencing and walls) must include appropriately designed access holes for wildlife, positioned to help facilitate connectivity (for example hedgehog highways). *[a] Oxfordshire County Council, Oxfordshire's Local Nature Recovery Strategy (LNRS), available at: https://www.oxfordshire.gov.uk/residents/environment-and-planning/local-nature-recovery-strategy* *[b] Features to support wildlife include, but are not limited to, features such as bird boxes, water sources, swift bricks, bat boxes, bee bricks, and insect hotels.*		
Policy NH3 – Trees and Hedgerows in the Landscape	1) Development should make every effort to retain, protect and enhance existing trees, woodlands and hedgerows. Where retention is not possible, and a proposal seeks their removal; compensatory planting should provide a net gain in canopy cover. The planting must include a wide variety of tree species, suited to the sites growing conditions and include long lived, large canopied species. New hedgerow planting must be suited to the sites growing conditions and include a mixture of locally native hedgerow species when suitable. 2) Developments must secure the long-term maintenance of landscaping elements on site, […] 3) The design of developments must allow sufficient space for the future growth of all proposed trees and all retained existing trees, […]	n/a	It is expected that this policy can be met without any impact on viability.

Policy NH4 – Chilterns and North Wessex downs National Landscapes	1) Great weight will be given to conserving and enhancing the landscape and scenic beauty of the Chilterns and North Wessex Downs National Landscapes. 2) Major development[a] will only be permitted in the National Landscapes in exceptional circumstances, […] 3) Development within the Chilterns and North Wessex Downs National Landscapes will only be permitted where it meets all of the following criteria: a) conserves and enhances the National Landscape's natural beauty, special qualities, distinctive character, cultural heritage, tranquillity and remoteness; b) is appropriate to the economic, social and environmental wellbeing of the area and/or supports the public understanding and enjoyment of the area; c) meets the aims of the relevant National Landscape Management Plan; d) is of high-quality design and scale which conforms with relevant National Landscape design guides and technical notes, respects the natural beauty of the National Landscapes, their traditional built character, sense of place and local character; and e) avoids adverse impacts (including cumulative impacts) unless these can be satisfactorily mitigated. 4) Development within the setting of a National Landscape must be sensitively located and designed to avoid or minimise adverse impacts on the National Landscape. 5) Development proposals that could affect the natural beauty of a National Landscape (including the setting of a National Landscape) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment. [a] *Whether a development constitutes "major development" will be assessed on a case-by-case basis taking account of the nature, scale and setting of the proposal*	Direct	These areas have always been areas of high quality natural landscape. We assume that the cost of landscaping and mitigation is embedded into the BCIS construction costs (and therefore also external works) used herein.

	and whether it could have a significant adverse impact on the purposes of the National Landscape designation.		
Policy NH5 – District-valued Landscapes	1) South Oxfordshire and Vale of White Horse's district-valued landscapes (as shown on the Policies Map[a]) are: • Chilterns Chalk Escarpment Footslopes • Chilterns Dipslope • Appleford to Long Wittenham • East Oxford Hills • Faringdon and Buscot • Henley to Sonning Eye Thames Floodplain • Northern Thames Valley • West Oxford Hills • West of Wantage 2) Development within or affecting a district-valued landscape will be assessed based on its specific landscape and visual impact. 3) Development which protects and enhances the districts' valued landscapes will be supported. 4) Development within a district-valued landscape must have regard to the Joint Local Plan Valued Landscapes Assessment (or subsequent update) and: a) appropriately respond to the special characteristics and significance of the district-valued landscape; b) avoid loss of or harm to the special characteristics and features that underpin the scenic quality and significance of the district-valued landscape; and c) appropriately respond to the recommendations for managing the district-valued landscape. [a] *South Oxfordshire and Vale of White Horse (2024) Joint Local Plan Policies Map, available at: https://www.southandvale.gov.uk/policies-map*	Direct	Both districts have always been areas of high-quality natural landscape. We assume that the cost of landscaping and mitigation is embedded into the BCIS construction costs (and therefore also external works) used herein.
Policy NH6 – Landscape	1) South Oxfordshire and Vale of White Horse's landscapes, countryside and rural areas will be protected from harmful development. Proposals should be accompanied by a	Direct	Both districts have always been areas of high-quality natural landscape. We assume that the

	Landscape and Visual Impact Assessment or a Landscape and Visual Appraisal which is proportionate to the level of landscape sensitivity and scale of development. 2) Development must appropriately respond to its setting by: a) responding to landscape character (as defined in a Joint South Oxfordshire and Vale of White Horse Landscape Character Assessment, National Character Areas and associated profiles and other relevant Landscape Character Assessments in neighbourhood plans); b) being physically sensitive to and visually integrated into the landscape; c) preserving settlement character and setting; and d) maintaining the physical and visual separation between settlements, […] 3) Development will only be permitted where it protects and, where possible, enhances the features and functions that contribute to the nature and quality of the landscape, in particular: a) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; b) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland; c) the landscapes, waterscapes, cultural heritage and user enjoyment of the River Thames, its tributaries and flood plains; d) other watercourses and waterbodies, including globally rare chalk streams; e) topographical features; f) areas or features of cultural and historic value, including historic landscape patterns; g) good quality views and visually sensitive skylines, including the Oxford View Conesa and their backdrops / settings; and h) aesthetic and perceptual factors such as tranquillity, wildness, intactness, rarity and enclosure.		cost of landscaping and mitigation is embedded into the BCIS construction costs (and therefore also external works) used herein.

	4) Where appropriate, development should consider opportunities to enhance and restore damaged and/or poor-quality landscapes, features and functions. [a] *Oxford City Council (2015) Assessment of the Oxford View Cones, available at: www.oxford.gov.uk/info/20064/conservation/876/oxford_views_study*		
Policy NH7 – Tranquillity	1) Development proposals should conserve and enhance tranquillity, protecting areas which are prized as relatively most tranquil (zone 1 in the Tranquillity Assessment), through demonstrating consideration of impacts on tranquillity[a] as appropriate to the zone. Development proposals within all tranquillity zones should protect and enhance features which are referenced as contributing positively to tranquillity at their location, as well as incorporating features to reduce negative factors; as shown within the Tranquillity Assessment. 2) In determining planning applications, the following factors will be considered: a) visual and aural impacts; b) direct and indirect impacts; and c) impacts on users of the Public Right of Way network and other publicly accessible locations. 3) Proposals that are likely to negatively impact on tranquillity, with reference to the factors that increase or detract from tranquillity, should demonstrate the ways in which tranquillity has been designed into the development by seeking to (a) avoid and (b) minimise impacts through appropriate mitigation. 4) Development in areas with lower levels of relative tranquillity should take opportunities to enhance tranquillity where these exist (for example through high quality design and the provision of green infrastructure). [a] *Making use of the User Guidance within the Tranquillity Assessment*	Direct	Both districts have always benefitted from these areas. We assume that the cost of landscaping and mitigation is embedded into the BCIS construction costs (and therefore also external works) used herein.

Policy NH8 – The Historic Environment	1) Proposals for new development that may affect designated and non-designated heritage assets should take account of the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation. 2) Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Applicants will be required to demonstrate that they have considered this through a heritage assessment. Proposals that have an impact on heritage assets (designated and non-designated) will be supported particularly where they: a) conserve and enhance the significance of the heritage asset and its setting. The more important the heritage asset, the greater the weight that will be given to its conservation; b) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting its significance, including through the use of appropriate materials and construction techniques); c) make a positive contribution towards wider public benefits; d) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and e) protect a heritage asset that is currently at risk: 3) When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation (and the more important the asset, the greater the weight that will be given). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification. 4) Non-designated heritage assets, where identified through local or neighborhood plan-making or contained within the Historic Environment Record (HER)a, Conservation Area Appraisal, or review or through the planning application process, will be recognised as heritage assets in accordance	Indirect	We anticipate that development involving heritage assets will require site specific viability assessment to agree the optimal viable use and/or any enabling development.

	with national guidance and any local criteria. Development proposals that directly or indirectly affect the significance of a non-designated heritage asset will be determined with regard to the scale of any harm or loss and the significance of the asset. 5) In support of planning applications, applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance. It should be demonstrated that, where relevant, surveys and field work have been carried out prior to submission and that the results have informed the heritage assessment. In some circumstances further survey, analysis and/or recording will be made a condition of consent. 6) Encouragement will be given to schemes that will help secure the long-term conservation of vacant and under-used historic buildings to prevent deterioration of condition and bring them back into appropriate use. 7) Encouragement will be given to alterations to historic buildings to improve energy efficiency and the delivery of renewable energy measures, providing that they are technically appropriate for the building and respect the character and significance of the affected heritage assets and their settings. 8) Developers will also be expected to report, publish, and deposit the results of any investigations into heritage assets with the HER and the relevant local and county authorities. [a] *Oxfordshire County Council, Oxfordshire Historic Environmental Record, available at: https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/historic-environment-record*		
Policy NH9 – Listed Buildings	1) Proposals for development, including change of use, that involve any alteration of, addition to, or partial demolition of a	Indirect	We anticipate that development involving heritage assets will require site specific viability

	Listed Building, or within the curtilage of, or affecting the setting of a Listed Building will be expected to: a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting; b) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, parklands or fields, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts, designed landscapes or historic farmyards; and c) be sympathetic to the Listed Building and its setting in terms of its siting, size, scale, height, alignment, materials, and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, with regard to the Joint Design Guide. 2) Development proposals affecting the significance of a Listed Building (including its setting) that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that demonstrably outweigh that harm or loss or where the applicant can demonstrate that: a) the nature of the heritage asset prevents all reasonable uses of the site; b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use. 3) Development proposals that would result in less than substantial harm to the significance of a Listed Building will be expected to:		assessment to agree the optimal viable use and/or any enabling development.

	a) minimise harm and avoid adverse impacts, and provide justification for any adverse impacts, harm, or loss of significance; b) identify any demonstrable public benefits or exceptional circumstances in relation to the development proposed including, where appropriate, securing its optimum viable use as supported by relevant evidence; and c) investigate and record changes or loss of fabric, features, objects, or remains, both known and unknown, in a manner proportionate to the importance of the change or loss, and to make this information publicly accessible. 4) Changes of use will be supported where it can be demonstrated that the new use can be accommodated in a manner appropriate to its significance and historic character without any adverse effect on the special architectural or historic interest of the building and its appearance, character, and setting.		
Policy NH10 – Conservation Areas	1) Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance and comply with any additional restrictions[a]. Development will be expected to: a) contribute to the Conservation Area's special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved; b) take into account important views within, into or out of the Conservation Area and show that these would be retained and unharmed; c) respect the local character and distinctiveness of the Conservation Area in terms of the development's siting, size, scale, height, alignment, materials and finishes (including colour and texture), proportions, design, and form, and should	Indirect	We anticipate that development generating an impact on heritage assets in conservation areas will require site specific viability assessment.

	have regard to the Joint Design Guide and any relevant Conservation Area Character Appraisal; d) be sympathetic to the original curtilage of buildings and pattern of development that forms part of the historic interest of the Conservation Area; e) be sympathetic to important spaces such as paddocks, greens, gardens and other gaps or spaces between buildings which make a positive contribution to the pattern of development in the Conservation Area; f) ensure the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area; and g) ensure no loss of, or harm to, any building or feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area. 2) Where a development proposal within a Conservation Area would enhance or better reveal the significance of the Conservation Area and its setting, this will be encouraged. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) will be supported. 3) Where a proposed development will lead to substantial harm to or total loss of significance of a Conservation Area, consent will only be granted where it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss. 4) Where a development proposal will lead to less than substantial harm to the significance of a Conservation Area, this harm will be weighed against the public benefits of the proposal. 5) Wherever possible the sympathetic restoration and re-use of structures which make a positive contribution to the special interest, character or appearance of the Conservation Area will be encouraged to prevent harm through the cumulative loss of features which are an asset to the Conservation Area.		

	[a] *Including any Article 4 (1) Directions or legal agreements*		
Policy NH11 – Archaeology and Scheduled Monuments	1) Development must protect the site and setting of Scheduled Monuments and nationally important non-designated archaeological remains. 2) Applicants will be expected to undertake an assessment of appropriate detail to determine whether the development site is known to, or is likely to, contain archaeological remains. Proposals must show the development proposals have had regard to any such remains and that they have consulted the Historic Environment Record (HER). 3) Where the assessment indicates archaeological remains on site, or the potential for such remains to be present, and development could disturb or adversely affect archaeological remains and/or their setting, applicants will be expected to: a) submit an appropriate archaeological desk-based assessment; and b) to undertake a field evaluation (conducted by a suitably qualified archaeological organisation), where necessary. 4) Applicants must agree the scope of assessment and field evaluation with Oxfordshire County Council or Historic England in the case of Scheduled Monuments, through a written scheme of investigation and in advance of any assessment or trial trenching / groundworks. 5) Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ. Non-designated archaeological sites or deposits of significance equal to that of a nationally important monument will be assessed as though those sites or deposits are designated. 6) Where a proposed development will lead to substantial harm to or total loss of significance of such remains, consent will only be permitted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. 7) Where a development proposal will lead to less than substantial harm to the significance of such remains, this	Indirect	Indirect impact through the price mechanism.

		harm will be weighed against the public benefits of the proposal. 8) For other non-designated heritage assets of archaeological interest, the effect of a development proposal on the significance of the remains, either directly or indirectly, will be taken into account in determining the application. As such assets are irreplaceable, the presumption will be in favour of the avoidance of harm. The scale of the harm or loss will be weighed against this presumption and the significance of the heritage asset. 9) In exceptional cases, where harm to or loss of significance to the asset is considered to be justified, the harm should be minimised, and mitigated by a programme of archaeological investigation, including excavation, recording and analysis. The aim of mitigation should be where possible to preserve archaeological remains in situ, to promote public enjoyment of heritage and to record and advance knowledge. Planning permission will not be granted until this programme has been submitted to, and approved by, the council and development must not commence until these works have been satisfactorily undertaken by an appropriately qualified organisation. The results and analysis of findings subsequent to the investigation must be published and made available to the relevant local and county authorities. The full archive generated from any archaeological assessment or investigation will need to be deposited with the Oxfordshire County Museums Service. Applicants will be required to adequately protect archaeological remains from impacts arising from climate change mitigation measures such as tree planting.		
Policy NH12 – Historic Battlefields, Registered	1)	Proposals should conserve and enhance the special historic interest, character or setting of a battlefield, or park or garden on the Historic England Register of Historic Battlefields or Register of Historic Parks and Gardens of Special Historic Interest in England.	Indirect	Any requirement for archaeology is considered to represent an abnormal cost which will be factored into the price of land.

Parks and Gardens and Historic Landscapes	2) 3) 4) 5) 6)	Any harm to or loss of significance of any heritage asset requires clear and convincing justification. Substantial harm to or loss of these assets should be wholly exceptional in the case of Registered Historic Battlefields and Grade I and Grade II* Registered Historic Parks and Gardens and exceptional in the case of Grade II Registered Historic Parks and Gardens. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Applicants must demonstrate that all other options for their conservation or use have been explored. Where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. Development proposals that directly or indirectly affect the significance of non-designated historic battlefields, parks and historic landscapes, including historic routes, will be determined with regard to the scale of any harm or loss and the significance of the asset. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. It should be demonstrated that, where relevant, surveys and field work have been carried out prior to submission and that the results have informed the heritage assessment. The level of detail should be proportionate to the asset's importance. In some circumstances, further survey, analysis, and recording will be made a condition of consent.		
Policy NH13 – Historic	1)	Proposals for small-scale renewable and low carbon energy generation affecting the historic environment will be assessed on a case-by-case basis and supported provided that they are	n/a	This policy relates to existing buildings with no impact on the viability of new development.

environment and Climate Change	designed to avoid or minimise harm to the significance of designated and non-designated assets, including their settings, and would not unacceptably harm that significance. 2) Where proposals requiring planning permission and/or Listed Building Consent involve improving the energy efficiency of historic buildings, applicants should demonstrate that traditional and/or reversible methods have been fully explored before proposing irreversible and potentially harmful interventions to historic fabric of traditional construction. 3) The retention and re-use of historic buildings, buildings of traditional construction and other heritage assets will be encouraged as a sustainable resource and for their value as part of the historic environment. The retention and re-use of historic buildings and historic fabric will also be encouraged where the embodied carbon within the existing structure would lower the carbon footprint of the proposed development.		
Policy IN1 Infrastructure and Service Provision	1) New development must be served and supported by appropriate and adequate on site and off site infrastructure and services. 2) Planning permission will only be granted for developments where the infrastructure and services needed to meet the needs of the new development are already in place or can be provided. Where appropriate, and agreed with the council, financial contributions payable to an agreed timetable will be sought to enable the delivery of infrastructure and/or services by another party. Alternatively, infrastructure and/or services may be required to be delivered by the developer to an agreed timetable. […] 3) Infrastructure and services are required as a consequence of development, and if required, provision for their maintenance will be sought from developers and secured through Section 106 planning obligations, conditions attached to a planning permission, other agreements and funding through the council's Community Infrastructure Levy (CIL), or other	Direct	Appropriate infrastructure costs and S106 allowances are made in our financial appraisals. See typologies matrix and Strategic Sites Assumptions.

	mechanisms. This applies equally where external funding for infrastructure necessary for development has been secured (including where the infrastructure is delivered ahead of development), on the expectation that funding shall be recovered from development. 4) Development will also need to take account of existing public utility infrastructure on / or affecting sites, […] 5) New infrastructure should be designed to ensure easy access for maintenance and upgrades, to minimise disruption when works are undertaken.		
Policy IN2 – Sustainable Transport and Accessibility	1) Development proposals must demonstrate that: a) the location and proposed layout will maximise active and sustainable travel opportunities, […] b) viable active and sustainable travel choices have been assessed for suitability where currently available or will be delivered where levels are insufficient for users of the development to access day-to-day amenities. Any identified improvements to active and sustainable travel choices required by a development (on and off site) must be delivered ahead of occupation; and c) access to the development is safe and convenient for all highway users, […] 2) All major development proposals must demonstrate that: a) the application is consistent with the guiding principles of the Oxfordshire's Local Transport and Connectivity Plan and supporting documents[b], […] b) the Active Travel England Planning Application Assessment Toolkite has been used, where appropriate, c) provision of infrastructure and services has been prioritised in accordance with Oxfordshire County Council's Transport User Hierarchy, as set out in Policy 1 of the Local Transport and Connectivity Plan; d) they address any road safety issues […] e) they do not worsen air quality issues and provide air quality mitigation measures where suitable;	Direct	We have incorporated the appropriate site mitigation S278 works and professional fees within our financial viability assessment herein.

	f) they contribute to and enhance the provision of active and sustainable transport infrastructure (both on and off site) and, where feasible, implement new travel and transportation technology and services necessary to support that development, either through direct delivery or developer contributions; g) the methodology in Oxfordshire County Council's Implementing Decide and Provide: Requirements for Transport Assessments document[f] has been used to assess the need for infrastructure and provision of transport services; h) they have made reasonable provision of car club and lift sharing opportunities for users of the development. […] i) they align with and help to deliver planned transport infrastructure […] **Transport documents to support planning applications** 3) Transport Statements, Transport Assessments and Travel Plans must be provided to support planning applications […] 4) Travel Plans, where required, must set out measures that seek to promote and support modal shift to walking, cycling and wheeling, and public transport use for a range of trip purposes through agreed targets and monitoring arrangements. Travel Plan initiatives must seek to reduce demand for travel by private cars. Initiatives and infrastructure provision should facilitate electric, or other fuelled vehicle use, in line with Oxfordshire County Council's Parking Standards for New Developments[g]. […] *[a] See Policy 1 of the Oxfordshire County Council (2022) Local Transport and Connectivity Plan, available at: https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-connecting-oxfordshire/LocalTransportandConnectivityPlan.pdf* *[b] Oxfordshire County Council (2022) Oxfordshire Local Transport and Connectivity Plan – supporting documents, available at: https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/ltcp*		

	[c] *MHCLG (2014) Travel Plans, Transport Assessments and Statements, available at: https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements* [d] *National Highways (2023) Planning for the future, available at: https://nationalhighways.co.uk/media/imvluu5w/final-cre23_0370-nh-planning-guide-2023.pdf* [e] *Active Travel England (2023) Planning application assessment toolkit, available at: https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit* [f] *Oxfordshire County Council (2022) Implementing 'Decide & Provide': Requirements for Transport Assessments, available at: https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport/ImplementingDecideandProvideTARequirements.pdf* [g] Oxfordshire County Council (2022) Parking Standards for New Developments, available at: https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-policies-and-plans/PARKINGS.PDF		
Policy IN3 - Transport Infrastructure and Safeguarding	**Pipeline transport schemes and transport priorities** 1) The council, working with Oxfordshire County Council and relevant stakeholders, will support the following infrastructure schemes and transport priorities. Development should contribute to the delivery of these schemes and priorities where appropriate: a) Maintaining, improving and adding to walking and cycling infrastructure, including, for example, through development of further Local Cycling and Walking Infrastructure Plans (LCWIPs) […] b) Protecting, enhancing and adding to the Public Right of Way (PROW) network, National Cycle Network routes, National Trails, recreational routes, and Open Access Areas (OAAs); c) protecting former rail facilities and lines for re-use as public transport corridors or for the purpose of active travel; d) delivery of mobility hubs to support transport interchanges; e) maintaining, improving and adding to rail services and associated facilities;	Direct	We have incorporated the appropriate site mitigation S278 works and professional fees within our financial viability assessment herein.

	f) a new Wantage and Grove Railway Station and associated railway tracks; g) improvements to Culham Railway Station; h) the delivery of East West Rail through to Didcot and the safeguarded Wantage and Grove Railway Station; i) additional railway tracks between Kennington and Didcot; j) active travel connections to nearby existing or forthcoming railway stations; k) maintaining, improving and adding to bus connectivity, […] l) the provision of infrastructure to facilitate public and shared transport using electric and other sustainable fuelling; m) the delivery of safeguarded and identified transport infrastructure which are required to support the development in the plan period and beyond; and n) planning and delivery of route-based strategies on the road network, including mitigation for congestion and highway safety issues. 2) The council will actively seek to improve access to nature whilst avoiding adverse impacts on sites designated for their biodiversity or heritage importance. 3) Development will not be permitted where proposals remove, narrow or materially impair existing and emerging walking and cycling provision, including National Cycle Network routes, the PROW network, and National Trails (e.g. the Thames Path and the Ridgeway), as well as identified rotes in LCWIPs and SATN. **Safeguarding for transport** 4) Land in the districts will continue to be safeguarded for schemes to support the future movement of people and services, […] 5) New development that encroaches within or adjoins safeguarded land must demonstrate that it will support the delivery of the safeguarded scheme […]		

	6) In order to deliver a safeguarded scheme an alternative options study is to be undertaken, where appropriate, to ensure the most suitable solution, location and route is provided. […]
	
	Safeguarding transport schemes
	
	7) The current list of safeguarded schemes can be found below and in the emerging Policies Mapb. If not already incorporated, active and sustainable transport infrastructure improvements should be incorporated into the transport infrastructure scheme at the earliest stage of design.
	• Housing Infrastructure Fund 1 Schemes:
	  ○ Didcot to Culham River Crossing
	  ○ Didcot Science Bridge
	  ○ Clifton Hampden Bypass
	  ○ A4130 Widening
	• Southern Didcot Movement Corridor
	• Southern Abingdon Movement Corridor
	• Watlington Relief Road
	• Benson Relief Road
	• Didcot Northern Perimeter Road Phase Three
	• Didcot Central Corridor
	• A4130 Road Safety Improvements
	• Sandford Mobility Hub
	• Golden Balls Junction Improvements
	• Wantage Eastern Link Road
	• Wantage Western Movement Corridor
	• Wantage and Grove Railway Station
	• Milton Heights Pedestrian and Cycle Bridge
	• Improved Access to A34 near Milton Park
	• Cinder Track Active Travel Improvements
	• Upgrading Hagbourne Hill
	• Chilton Interchange and Harwell Campus entrance		

	• Improvements to Featherbed Lane and Steventon Junction and Relief to Rowstock and Harwell to Didcot Busway • Lodge Hill Mobility Hub & Upgraded A34 Slips • A34 Bus Lane • Cumnor Mobility Hub • Upgraded Active Travel Route between Shippon and Abingdon-on-Thames • Marcham Movement Corridor and Improvements to Frilford Lights • Great Coxwell Road Junction with A420 • Townsend Road Junction with A420 • Strategic Active Travel Network route: Abingdon - Marcham (via A415) • Strategic Active Travel Network route: Abingdon - Berinsfield (via A415) • Strategic Active Travel Network route: Abingdon - Wootton (via B4017) • Strategic Active Travel Network route: Abingdon - Drayton (via B4017) • Strategic Active Travel Network route: Milton Park - Steventon (via Cinder Track) • Strategic Active Travel Network route: Berinsfield - Oxford (via Marsh Baldon) • Strategic Active Travel Network route: Berinsfield - Oxford (via A4074) • Strategic Active Travel Network route: Harwell Campus - Milton Park (via Hungerford Road, Milton Hill, and Milton Heights Active Travel Bridge) • Strategic Active Travel Network route: Harwell Campus - Wantage (via Ardington) • Strategic Active Travel Network route: Harwell Campus - Harwell village (via Winaway) • Active Travel route: Peep-O-Day Lane - Sutton Courtenay		

	• Active Travel route: Long Tow *[a] Oxfordshire County Council, Local Cycling and Walking Infrastructure Plans and Strategic Active Travel Network, available at: https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-travel-0* *[b] South Oxfordshire and Vale of White Horse (2024) Joint Local Plan Policies Map, available at: https://www.southandvale.gov.uk/policies-map*		
Policy IN4 – Wilts and Berks Canal Safeguarding	1) The restoration and reconstruction of the Wilts and Berks Canal as navigable waterways is supported in principle and Vale of White Horse will facilitate this subject to other planning policy restraints. […] 2) The canal route will be safeguarded by: a) not permitting development likely to prejudice the canal alignment or its associated structures, or likely to make restoration more difficult; b) ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided; and c) ensuring, where the width of the protected route is not currently defined, that a 30m wide corridor for the canal and associated infrastructure is protected. 3) Proposals will be considered positively where they support the delivery of canal infrastructure, including recreational and nature conservation potential, in particular, the use of canals for boating and the towpath for walking, cycling, and (where possible) horse riding. 4) All development adjacent to the historic and safeguarded Wilts and Berks Canal routes must consider the character, setting, biodiversity and historic value of the canal as well as have regard to improving and enhancing views along and from the canals. Development should not detract from the navigation of the canal and/or pedestrian, cycle and horse riding movement alongside, where applicable. Development	Indirect	We assume that development on sites impacted by this policy would factor in the price of the land.

	must support the delivery of the canal restoration where it adjoins the land safeguarded for the canal. 5) Proposals for the reinstatement of canal along these historic alignments or any alternative alignments will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality have been fully assessed and taken into account. 6) The entirety of the historic canal route is safeguarded. […]		
Policy IN5 – Cycle and car parking Standards	1) New development must provide cycle and car parking in accordance with Oxfordshire County Council's adopted parking standards. 2) Where development provides parking provision, facilities must provide cycle parking that is Local Transport Note 1/20 compliant and has: a) where provided, a minimum door width of 1 metre wide for doorways used to access cycling parking; b) safe and convenient access for manoeuvring with a bike between cycle parking and the public highway for the whole journey to and from the public highway, this may include wheeling ramps available in convenient locations to prevent the need for lifting a bike; c) an air pump and multi-tool facility where cycle parking spaces are clustered together; and d) where new developments seek to provide internal cycle parking, the cycle parking must be convenient, with no more than 2 doors required to access internal cycle facilities. 3) Major developments providing employment and education must provide active travel (walking, running, wheeling and cycling) welfare facilities. The requirement will be identified on a case-by-case basis during pre-application discussions with Oxfordshire County Council. Active travel welfare facilities include (list is not exhaustive) the following: a) lockers;	Indirect	Provision of Cycle Facilities will have a cost. However, the policy aligns with the current OCC position and so costs will not exceed current build costs, It is also unlikely that schemes will seek to provide indoor cycle parking where it is unviable to do so. We have not included any additional cost allowances in our appraisals.

	i. device charging can be supplied within lockers to allow e-bike batteries and bike lights to be charged securely. ii. when a drying room is not provided, lockers can be heated / well-ventilated to allow wet equipment to dry. b) changing rooms; c) showers; and d) drying room.		
Policy IN6 – Deliveries and Freight	1) Access and loading arrangements suitable for cargo bikes must be considered for all developments (for current and future operations). 2) Suitable vehicle turning and circulation for a large refuse vehicle and emergency services must be provided and demonstrated through swept path analysis […] 3) Developments that require dedicated loading and unloading facilities (such as supermarkets and retail shops) must be provided with convenient access arrangements, […. 4) Design of new development, particularly employment sites and any related transport infrastructure, needs to consider ongoing freight / delivery […] 5) Development that includes industrial or commercial elements that are estimated to generate freight movements should be assessed in accordance with Oxfordshire County Council's Transport for New Developments: Transport Assessments and Travel Plans document[a]. […] 6) Major development identified by the Highways Authority as being located by sensitive receptors and/or via a public highway that is unsuitable for large vehicle traffic must provide a Construction Traffic Management Plan […] 7) Opportunities to achieve and improve rail freight capability in the districts in appropriate locations to de-carbonise the delivery network and reduce air pollution will be supported, particularly where the transfer of goods is between rail and electric vehicles or cargo bikes.	n/a	Although this policy requires consideration during design to ensure sufficient access, it is expected that requirements can be met without additional costs.

	8) Provision of roadside services including refilling, fast electric charging and other sustainable fuelling (such as hydrogen), car and lorry parking, toilets, refreshments and picnic areas will be supported […] [a] *Oxfordshire County Council, Transport Development Management, available at: https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/transport-development*		
Policy IN7 – South East Strategic reservoir Option (SESRO) Safeguarding	1) Land is safeguarded for a reservoir and related development works, as shown on the Policies Map, between the settlements of Drayton, East Hanney and Steventon, unless reference to it is excluded from an approved Water Resources Management Plan for the area, (at which time this policy will cease to have effect). […]	n/a	Policy is not anticipated to have an impact on viability.
Policy IN8 – Digital Connectivity	2) The council will work with Oxfordshire County Council and others to promote faster, more reliable and more comprehensive coverage of electronic communications and allow businesses and residents to access services and information more effectively, thereby helping to reduce the need to travel. 3) All proposals for new development must ensure appropriate infrastructure is provided during development, sufficient to enable all properties to be connected to full fibre broadband without any post-development works. […] 4) Where relevant, proposals will be encouraged to demonstrate that fibre connections are easily accessible to enable connection to street furniture to facilitate future advancements in digital technology. 5) All residential developments and all new employment generating development should meet expected demand for mobile connectivity generated by the development […] 6) Adverse impacts on the successful functioning of existing digital infrastructure should be avoided. Where this is not possible, appropriate mitigation must be provided.	Direct	We assume the cost of communication service and/or ducts (for future proofing) are incorporated within the normal external works budgets for utilities connections.

	7) All proposals must demonstrate how they are future-proofed for developments in digital connectivity (including both fibre and mobile data). **Telecommunications installations** 8) In accordance with government advice, if a proposed installation meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public exposure then it will not be necessary to consider further health aspects and concerns. 9) Proposals for telecommunications development will be permitted provided […various criteria are met] 9) Any planning permission will contain conditions to ensure that when any facility ceases to be used, becomes obsolete, or falls into disrepair, the demolition and removal of all works is undertaken, both above and below ground, and the reinstatement of the site to its original condition or to an agreed specification will be required.		

Appendix 2 - Stakeholder Workshop Slides

Aspinall Verdi property regeneration consultants

South Oxfordshire District Council

Vale of White Horse District Council

South Oxfordshire and Vale of White Horse District Councils – Joint Local Plan Viability Testing

Stakeholder Workshop

2nd August 2024

House-keeping

- We would like this to be interactive
- Ask questions throughout - raise hand / use Chat
- Mute microphone when not speaking
- Slides will be circulated

Overview

1. Introduction
2. Local Plan Viability Context
3. Methodology
4. Research and Emerging Assumptions
5. Feedback and Next Steps

About AspinallVerdi

- Specialist Property Development Consultants
- RICS GP and P&D Surveyors / RTPI
- Local Plan / Affordable Housing Viability
- CIL Viability Studies
- RTPI England Policy Panel / RICS FVIP Panel
- Homes England Property Panel
- Financial Viability Appraisals for S106
- Market Studies to support change of use
- Heritage - Conservation Deficit / Enabling Dev. Appraisals
- Leeds | London | Liverpool | Newcastle | Birmingham

RTPI Chartered Town Planners

RICS QUALITY ASSURED RICS Registered Valuer

RICS™

RICS Accredited Mediator

Background and Objectives of the Study:

- SODC and VOWH are producing a Joint Local Plan 2041. This document will set out how much development is required in an area, as well as where it should go. It also includes policies determining what will be required of development, including: affordable housing, environmental protection, sustainability, water quality and much more.

- Both Councils are currently charging CIL
  - SODC implemented January 2023 & VOWH implemented October 2021.

- To undertake Viability Assessment of the Councils' affordable housing and development policies in order to inform the Councils' planning policies for affordable housing and developer contributions in the new Joint Local Plan. Also, to demonstrate that the Policies are viable and the Plan is deliverable.

Purpose of the Workshop

- To explain our methodology and emerging assumptions
- To engage and receive feedback
- We will then refine and revise the assumptions
- Run viability appraisals
- Make recommendations to the councils

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NPPF (December 2023)

2012 Para 173. *Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking…..To ensure viability, the costs of any requirements likely to be applied to development (affordable housing, infrastructure contributions etc.) should, when taking account of the normal cost of development, provide* ***competitive returns to a willing land owner and willing developer*** *to enable the development to be deliverable*

2023 Para 58. Where up-to-date policies have set out the contributions expected from development, ***planning applications that comply with them should be assumed to be viable***……

….All viability assessments, including any undertaken at the plan-making stage, should *reflect the recommended approach in national planning guidance*, including standardised inputs, and should be made publicly available.

NPPF (cont.)

2021 Para 34. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the ***deliverability*** of the plan.

PPG - Viability

Includes sections on:

- Viability and plan making
- Viability and decision taking
- Standardised inputs to viability assessment

PPG – Viability and Plan Making

- Policy requirements should be informed by evidence of infrastructure and affordable housing need, and a ***proportionate assessment*** of viability that takes into account all relevant policies, and local and national standards, ***including the cost implications of the Community Infrastructure Levy (CIL) and section 106***
- Policy requirements should be ***clear so that they can be accurately accounted for in the price paid for land***. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range
- ***Different requirements*** may be set for ***different types*** or location of site or types of development

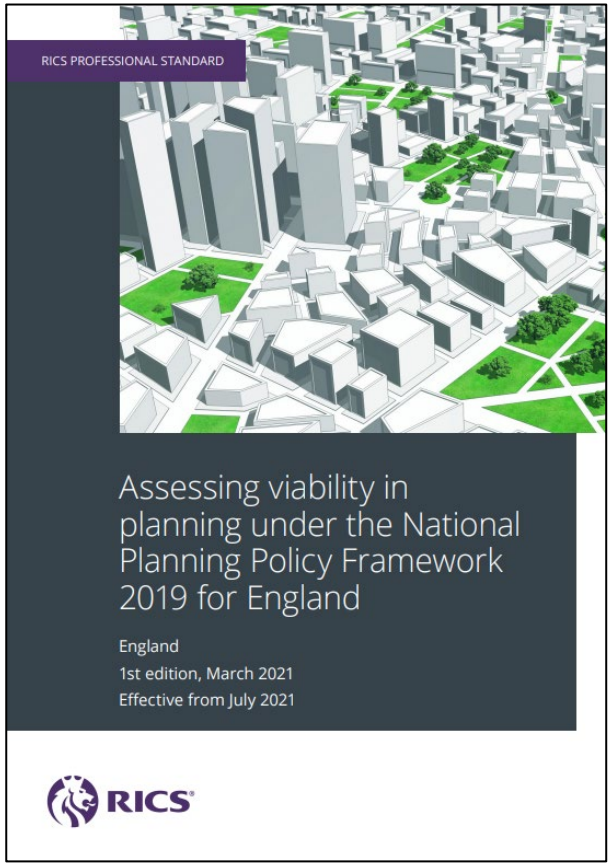
PPG – Standard Inputs

- Paragraph 010 - What are the principles for carrying out a viability assessment? - Strike a balance
- Paragraph 011 - How should gross development value be defined for the purpose of viability assessment? - *Sales values evidence; rents and yields*
- Paragraph 012 - How should costs be defined for the purpose of viability assessment? - *All costs; including abnormals*
- Paragraph 013 - How should land value be defined for the purpose of viability assessment? - *'Existing use value plus' (EUV+)*
- Paragraph 018 - How should a return to developers be defined for the purpose of viability assessment? - *15-20% of gross development value (GDV).*

Overview

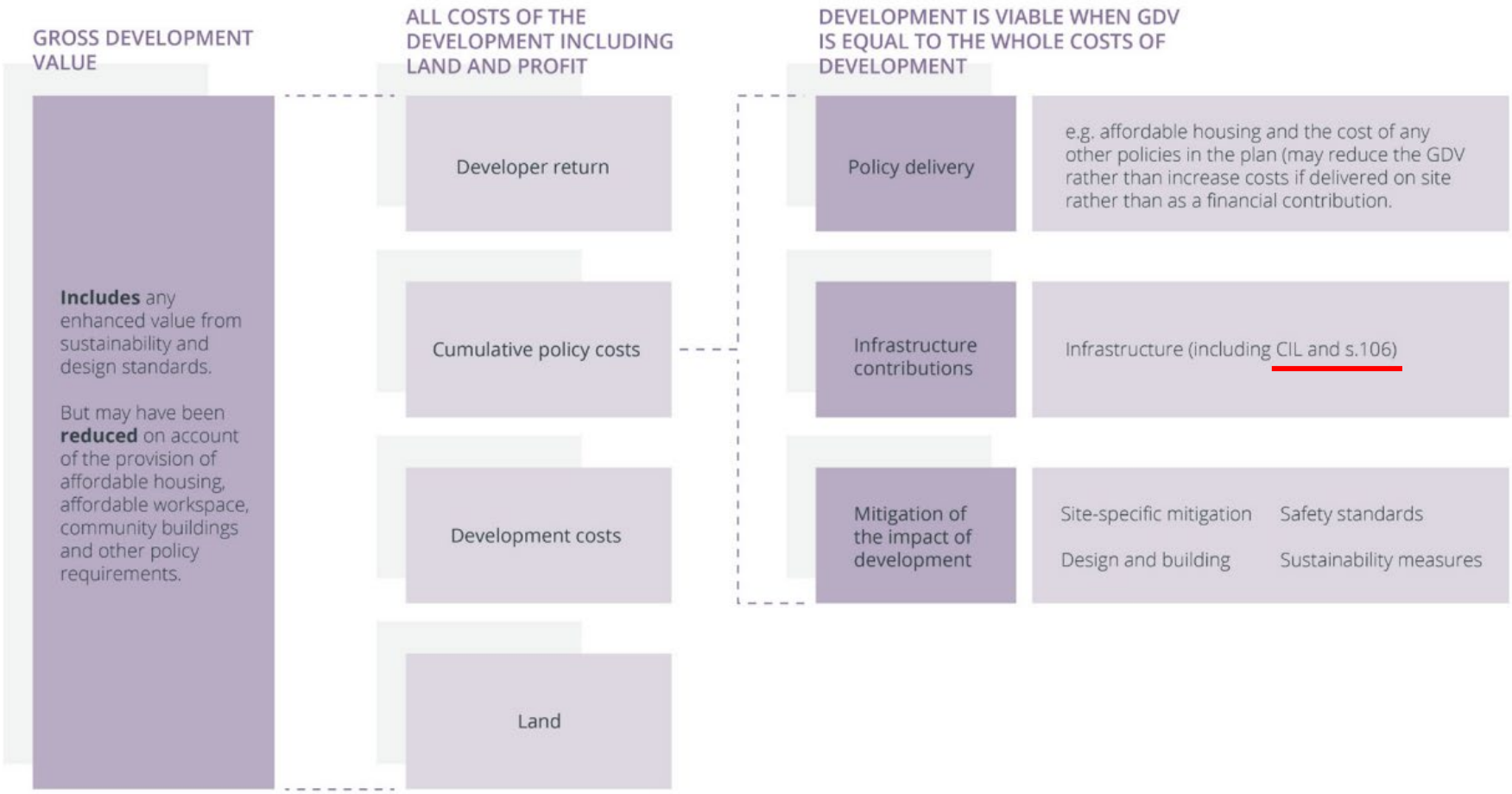
1. Introduction
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RICS AVIP from 1 July 2021 (Recently Updated to a Professional Standard)



- Also, Financial Viability in planning [FVIP]: conduct and reporting, RICS Professional Standard (from 1 September 2019)
- Best Practice for RICS Members
- Includes viability testing
- Differential rates: Geographical zones; Types of development; Scale of development, Uplift in land value where, e.g. the site typologies are *greenfield or brownfield*
- Differential rates can be set for strategic sites - higher or lower - taking into account the requirement to deliver specific elements of infrastructure
- The impact of the CIL should be considered alongside the impact of other policy requirements.

AVIP – Residual Valuation Framework



Best Practice Model

GDV (inc. AH)

Less

- Fees
- S106/CIL
- Build costs
- Profit
- Interest etc.

= RLV

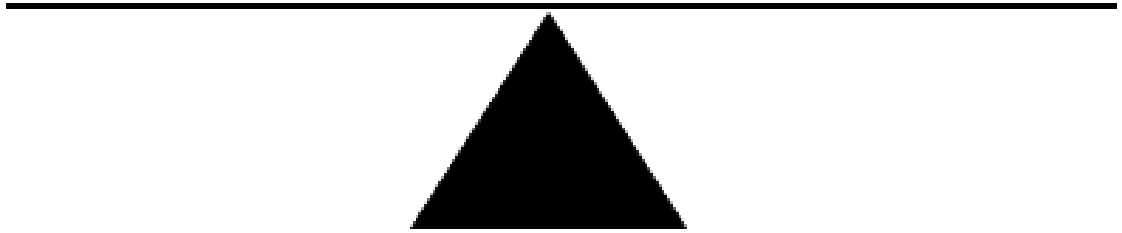
No. Units / Size

x Density

= size of site (ha)

x BLV (£/ha)

= BLV



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BLV Summary



Existing Use Value (EUV)

Alternative Use Value (AUV)

Policy Compliant Residual Land Value (RLV) / Market Value (MV)

Hope Value

EUV + Premium

Policy adjustment

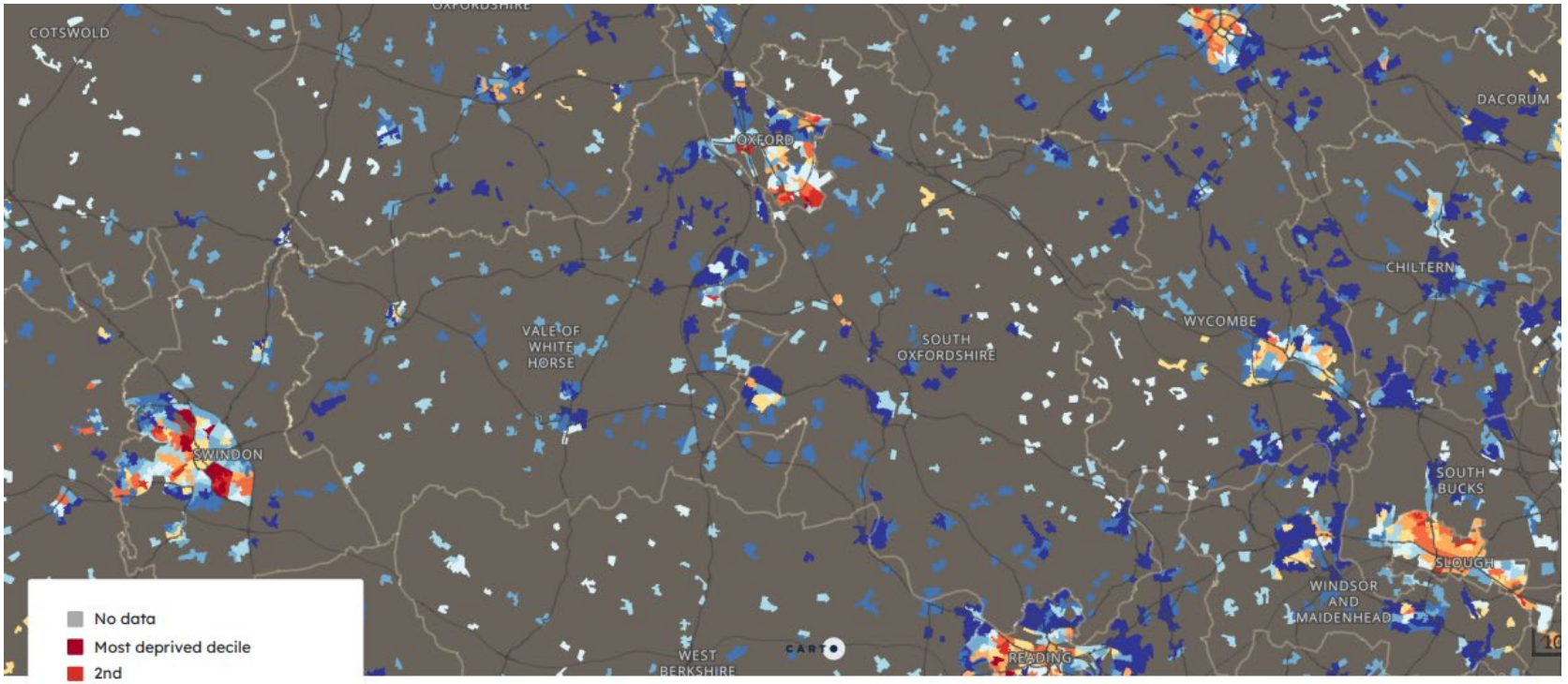
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Residential Values Market Research Paper

- National and Regional Market Overview
- Existing Evidence Base on Residential Sales Values
- AspinallVerdi Research
  - New Build Achieved Values
  - New Build Asking Prices
  - Second-Hand Achieved Values
  - Site-Specific Viability Assessments
- Conclusions
  - Market Housing Value Assumptions
  - Value Zones
- Report produced October 2023

Index of Multiple Deprivation

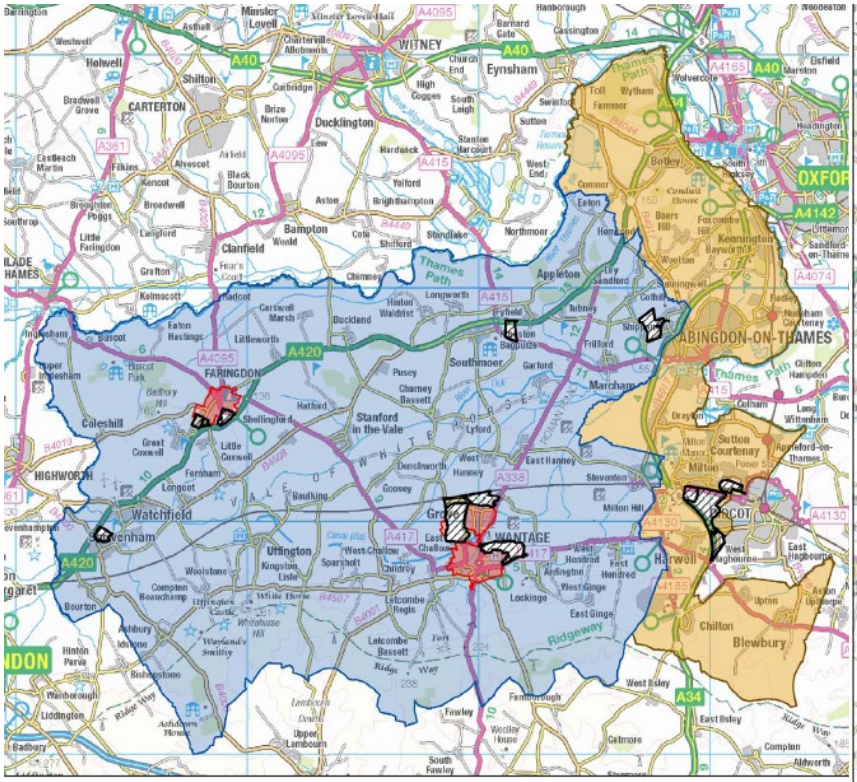


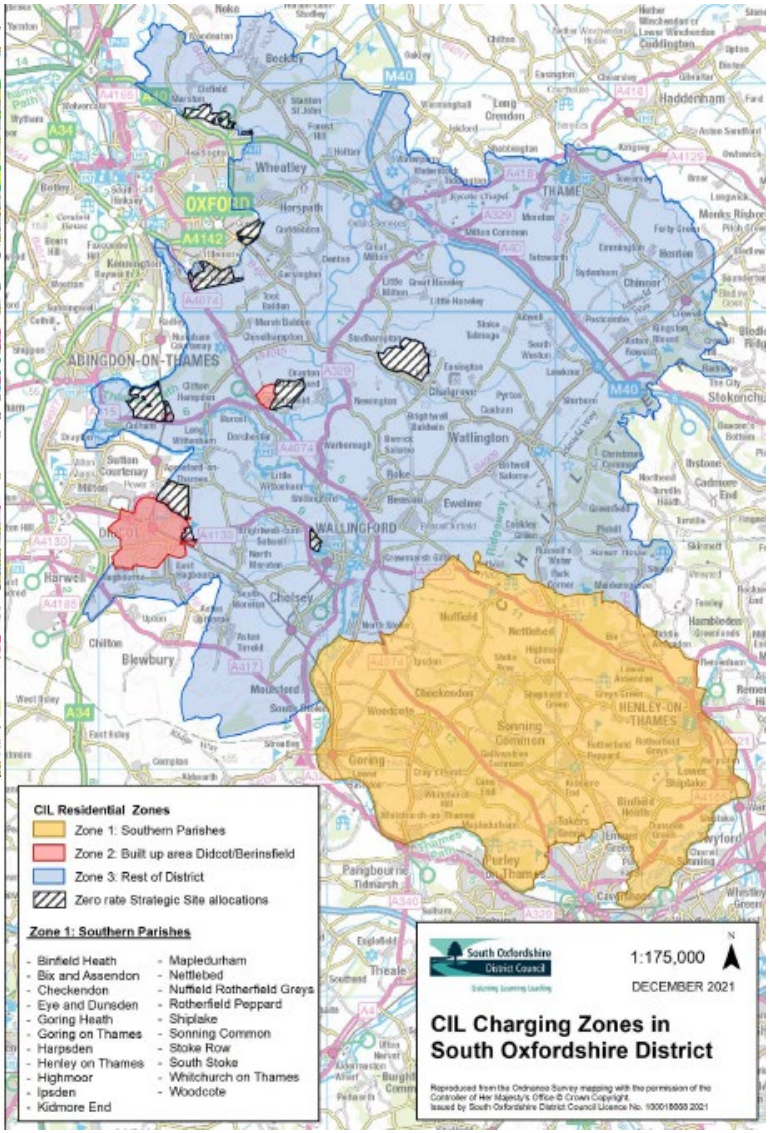
Index of Multiple Deprivation

Population & Mobility,Finance & Economy

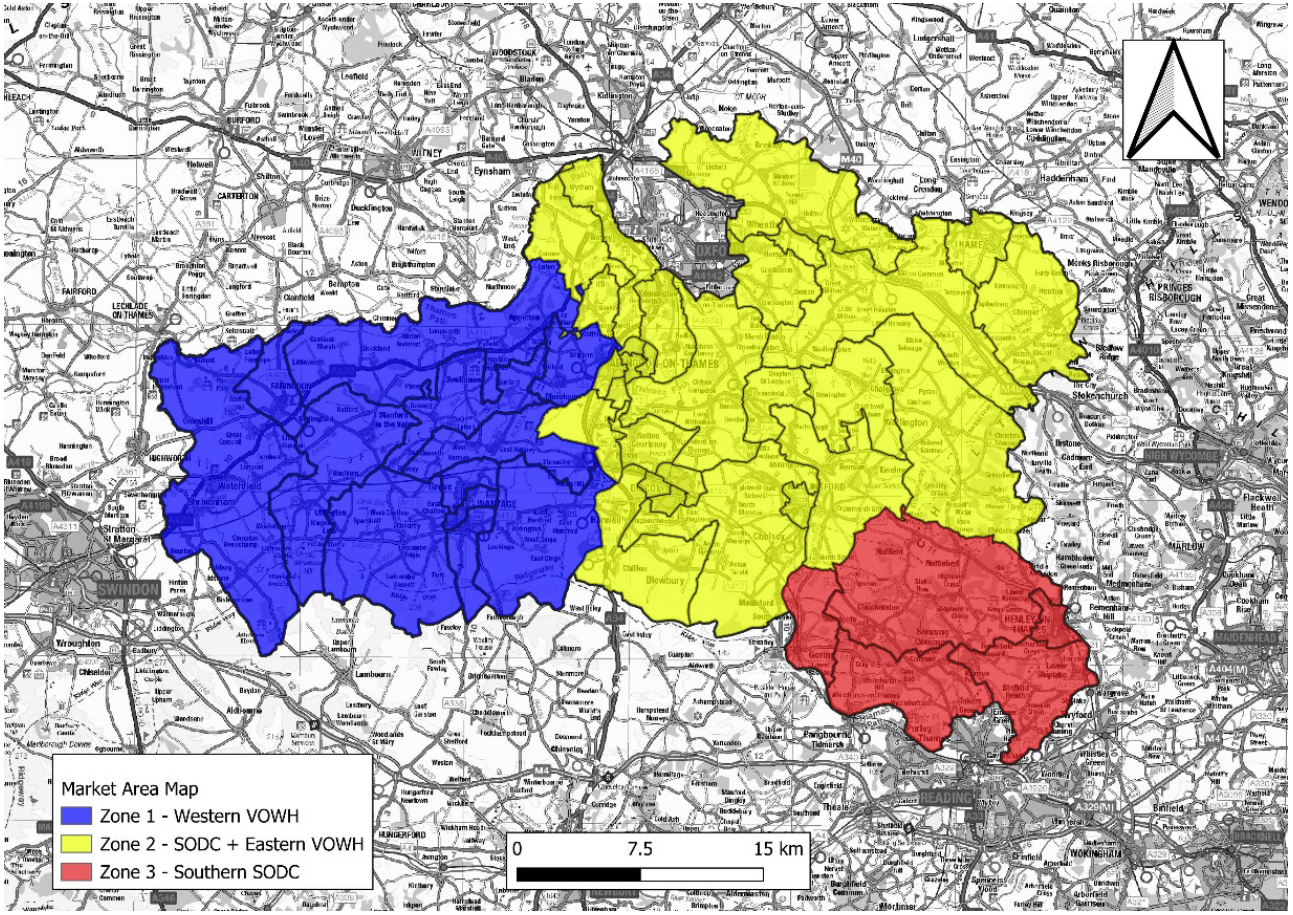
Small area measures of relative deprivation across across each of the nations of the UK, often broken into deprivation domains.

CIL Value Zones – Context





Value Zones by Ward – Current Findings



Value Zone	Value Range
Zone 1 – Western VOWH	Up to £4,500 psm
Zone 2 – SODC + Eastern VOWH	£4,500 - £6,500 psm
Zone 3 – Southern SODC	£6,500 psm and over

Residential Value Assumptions (£)

Property type	Floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	50	£382,000	£294,000	£186,200
2 Bed Flat	70	£482,000	£360,000	£187,200
2 Bed House	70	£547,000	£403,200	£295,200
3 Bed House	95	£564,000	£460,600	£357,200
4 Bed House	124	£817,000	£573,400	£427,000
5 Bed House	128	£1,060,000	£766,100	£554,200

Residential Value Assumptions (£ psm)

Property type	Floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	50	£7,800	£6,000	£3,800
2 Bed Flat	70	£6,700	£5,000	£2,600
2 Bed House	70	£7,600	£5,600	£4,100
3 Bed House	95	£6,000	£4,900	£3,800
4 Bed House	124	£6,700	£4,700	£3,500
5 Bed House	128	£6,500	£4,700	£3,400

Garage Assumptions

We have made the following assumptions:

- 3 bed houses - 50% have garages;
- 4 bed houses - 100% have garages;
- 5 bed houses - 150% have garages; (i.e., 1.5 garages per units, 100% have single garages and 50% have double garages).

Affordable Housing Target and Assumptions

Tenure	% Mix	Transfer Value (% of MV)	Comments
Affordable Housing	50%		
Comprising:			
Social Rented	25%	44%	
Affordable Rented	2.5%	60%	
First Homes	12.5%	70%	Capped at £250,000
Other Routes	10%	76%	Assumed Shared Ownership

Cost Assumptions – Initial Payments

Item	Assumption	Comments
Planning Application Professional Fees and reports	Allowance for typology	Generally x 3 Stat Planning fees
Statutory Planning Fees	Based on national formula	
CIL / IL	Based on the separate CIL Charging Schedules for the districts	
Site Specific S106 and other policy costs	TBC	

Cost Assumptions – Construction

Item	Build Cost	Comments
Site Clearance, Demolition & Remediation	£50,000 per acre if brownfield	Generic Assumption
Site Infrastructure Costs	Inc. in External Works for generic typologies	
Houses (medium house builder 4 to 50 units)	£1,555 psm	BCIS Category: Estate Housing Generally (Median Value)
Houses (large house builder 51+ units and above)	£1,365 psm	BCIS Category: Estate Housing Generally, Lower Quartile
Flats/ Apartments	£1,757 psm	BCIS Category: Flats (apartments) Generally (Median Values)
Garages	£8,000 per garage	
External Works	10% - 15%	Standard Assumption, dependent on typology (e.g. flatted / housing)

Cost Assumptions – Design

Item	Cost	Comments
M4(2) Category 2 – Accessible and Adaptable housing	+£1,090 per unit (flats) +£625 per unit (houses) (except M4(3))	Equality and Human Rights Commission & Habinteg, A toolkit for local authorities in England: Planning for accessible homes (index linked by BCIS TPI)
M4(3) (a)	+£9,470 per unit (flats) +£12,370 per unit (houses)	As above
M4(3) (b)	+£9,660 per unit (flats) +£27,350 per unit (houses)	As above
EV Charging	£0	Assumed to be incorporated into BCIS costs

Cost Assumptions - Other

Item	Assumption	Comments
Contingency	3% - 5%	Greenfield / brownfield
Professional Fees	6.5%	Based on recent FVA evidence and industry standard assumptions
OMS Marketing and Promotion (also applicable to FH)	3%	% of OMS GDV
Sales Agent (also applicable to FH)	1%	As above
Sales Legal (also applicable to FH)	0.25%	As above
AH Disposal	£750 per unit	

Residential Cost Assumptions – Finance, OH&P

Item	Assumption	Comments
Debit Interest	7.5%	Applies to 100% of cashflow to include Finance Fees etc
Profit on Market Sales	17.5%	With sensitivities between 15% and 20%
Profit on Affordable Housing	6%	Standard Assumption

Residential Typologies

- Typologies have been based on scenarios provided by the Councils.
- Typologies are sites with shared characteristics such as location/value zone, brownfield or greenfield, size of site and current and proposed use or type of development.
- The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.
- Typologies matrix – easy navigation, checks NPPF 10% affordable home ownership requirement.
- Unit sizes based on Nationally Described Space Standards – and Market Evidence.

Unit Sizes

We have assumed the following floor areas across all Value Zones:

Property type	Areas (sqm)
1 Bed Flat	50
2 Bed Flat	70
2 Bed House	70
3 Bed House	95
4 Bed House	124
5 Bed House	128

Senior Living / Extra Care Value Assumptions

Property type	Average floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	50	£400,000	£250,000	£175,000
2 Bed Flat	75	£550,000	£325,000	£225,000
1 Bed Flat (extra care)	60	£600,000	£375,000	£263,000
2 Bed Flat (extra care)	80	£733,000	£433,000	£300,000

Property type	Average floor area sqm	Zone 3 – Southern SODC (£ psm)	Zone 2 – SODC + Eastern VOWH (£ psm)	Zone 1 – Western VOWH (£ psm)
1 Bed Flat	50	£8,000	£5,000	£3,500
2 Bed Flat	75	£7,333	£4,333	£3,000
1 Bed Flat (extra care)	60	£10,000	£6,250	£4,375
2 Bed Flat (extra care)	80	£9,166	£5,416	£3,750

Additional revenue?

- Event Fees
- Ground Rents

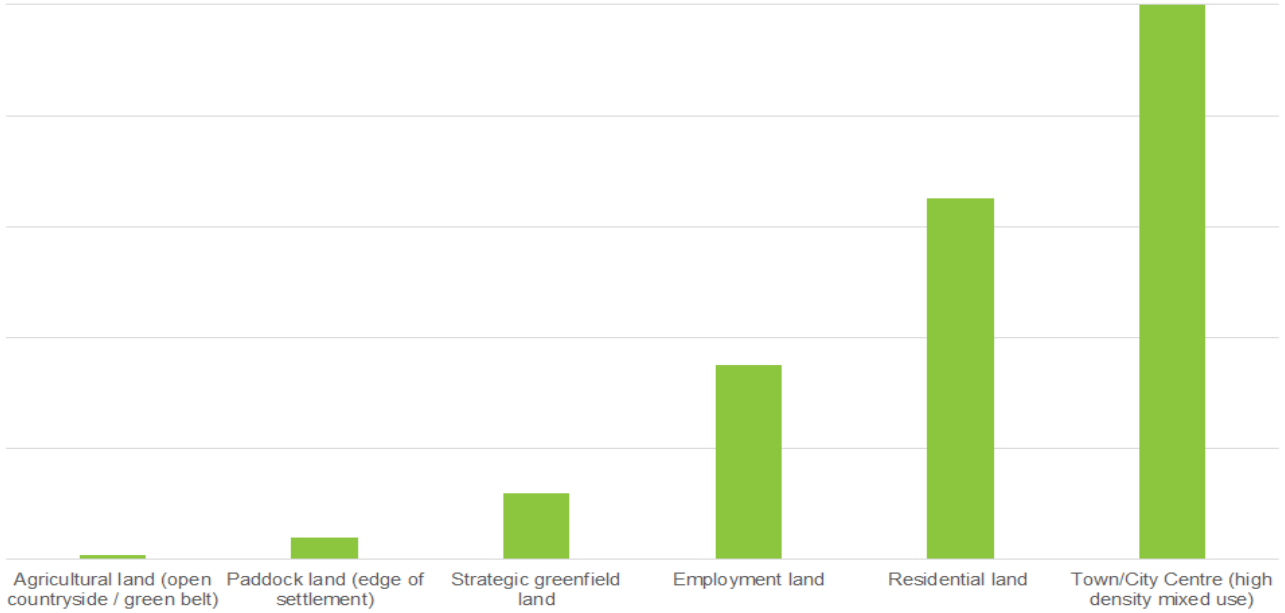
Older Persons Housing – Additional Cost Assumptions

Typologies	Build Cost	Comments
Sheltered Housing	£1,986 psm	Median BCIS – Supported Housing Generally (Feb 2024)
Extra Care Housing	Sheltered +4%	Based on RHG Viability Base Data evidence - *but not double counting with M4(3)(a)/(b)*
External Works	+10%	These schemes generally have less external areas (e.g. less car parking). This is consistent with the higher development density assumptions
Empty Property Costs (EPC)	Based on Rateable Value for ½ marketing period	Welcome feedback on appropriate metric

Benchmark Land Value (BLV)

Approach:

- Existing Evidence Base Review (inc. Neighbouring Authorities)
- UK Land Context
- Agricultural / Paddock Land
- Residential Development Land
- Greenfield / Brownfield



BLV – Working Assumptions

Typology	Location	Existing Use	EUV -			Uplift Multiplier	BLV -	
			(per acre) (gross)	Net:Gross (%)	(per acre) (net)	x [X] or %(rounded)	(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)
Residential - Smaller Sites	High Value Zone	Greenfield	£20,000	75%	£26,667	24	£650,000	£1,606,000
Residential - Volume House Builder scale	High Value Zone	Greenfield	£15,000	75%	£20,000	28	£550,000	£1,359,000
Residential - Smaller Sites	Medium Value Zone	Greenfield	£20,000	75%	£26,667	20	£520,000	£1,285,000
Residential - Volume House Builder scale	Medium Value Zone	Greenfield	£15,000	75%	£20,000	24	£480,000	£1,186,000
Residential - Smaller Sites	Lower Value Zone	Greenfield	£20,000	75%	£26,667	17	£460,000	£1,137,000
Residential - Volume House Builder scale	Lower Value Zone	Greenfield	£15,000	75%	£20,000	21	£420,000	£1,038,000
Residential	High Value Zone	Brownfield	£1,000,000	100%	£1,000,000	15%	£1,150,000	£2,842,000
Residential	Medium Value Zone	Brownfield	£900,000	100%	£900,000	12%	£1,008,000	£2,491,000
Residential	Lower Value Zone	Brownfield	£800,000	100%	£800,000	10%	£880,000	£2,174,000

BLV – call for evidence

- We would welcome more comparable land value evidence for all land uses (including any minimum land value clauses within agreed option / promotion agreements).
- We need specific details of:
  - the existing use (greenfield / brownfield);
  - transaction date;
  - net and gross site area;
  - price paid;
  - planning consent (including affordable housing % and S106 details)
  - abnormal costs
- ***Any information provided in confidence, will be treated as such***

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Documents to Issue

AspinallVerdi will issue the following

1. These Presentation Slides
2. Residential Market Paper
3. Land Market Paper

Feedback

Send written observations/queries –
By email to:

Elliot Squire - elliot.squire@aspinallverdi.co.uk
Matthew Scott – matthew@aspinallverdi.co.uk

Planning Policy - planning.policy@southandvale.gov.uk

Deadline for responses – 2 Weeks (by Friday 16th August)

Next Steps

1. Review workshop feedback
2. Refine assumptions
3. Run appraisals
4. Prepare recommendations
5. Publication of Viability Report

Any final questions?

Please participate / provide feedback

SODC and VOWH Joint Local Plan Viability – Stakeholder Consultation Feedback and Analysis
Stakeholder Workshop – 2nd August 2024

Item / Heading	Date	Comment / Feedback	AspinallVerdi Comments
Land Values	[in the workshop]	Is the assessment on a gross or net acre basis in terms of land values?	Both net and gross are shown in the appraisals.
Wider infrastructure	[in the workshop]	Wider infrastructure delivery plan – how is this being taken into consideration? How much interaction between OCC and SODC about infrastructure requirements that effect the allocations?	SODC / VOWH: IDPs are being updated, collaborating with the county council. The intention is that these are captured in the Word proformas / Excel docs, although we have had limited response.
Energy Efficiency	[in the workshop]	How are you factoring in the uplift to build cost in terms of Part L and fabric energy efficiency? Does it differ in the scale of the site?	The Council have commissioned research in terms of % uplift in build cost.
On-site infrastructure	[in the workshop]	15% on externals, does this apply to strategic sites?	It's an additional cost that is requested by proformas.
Utilities	[in the workshop]	Where are the costs of utilities	Typically covered within the external works, although if there are specific abnormals to be covered in the proformas for strategic sites.
External Works	07/08/24	Could you confirm your definition is of what is included within the External Works section of the viability	The external works covers the remainder of the construction related costs not covered in the BCIS base build. These includes items such as hardstanding, landscaping, infrastructure.
Value Zones / Values	15/08/24	This indicates that the viability testing undertaken by Aspinall Verdi (AV) will be split into 3 zones of which the land at Berinsfield falls within zone 2 (essentially the medium value area). This identifies an achievable value range of between £4,500 sqm - £6,500 sqm or £418 psf - £604 psf. The reason I raise this as a	The whole plan viability assessment is a high-level testing of the emerging local plan. SODC and VOWH combining their local plans has led to the need for a re-evaluation of value areas. Our

Item / Heading	Date	Comment / Feedback	AspinallVerdi Comments
		concern at this stage is if we refer back to the previous viability work undertaken by AV, the locations of Berinsfield and Didcot were previously allocated into the lowest value area and now seem to have been moved into the medium value area. What the above analysis suggests is that AV are proposing a value uplift for Berinsfield from c. £400 psf to £590 psf; an uplift of c. 47% over c. 2-year period.	new values areas are supporting by the evidence in our residential market paper. Our approach is for each strategic site to adopt the values of the area it exists in.
Affordable housing rate	15/08/24	*Concern of uplift to 50% affordable housing Since the Local Plan was adopted in December 2020, the Land Registry HPI for SODC from this point to the latest published date shows an uplift in all property type values of c. 10%. In contrast, the BCIS All in Tender Price Index over the same period has increased 20% (Appendix 3). What this demonstrates is that cost inflation has substantially outstripped revenue growth and the impact this will have on viability is clearly a negative one…. …. On this basis therefore, I would suggest consideration is required as to the continued flexibility of this policy target, as it stands in adopted policy, and the tenure of affordable housing to ensure the Berinsfield site is deliverable.	Our assessment of the local plan will determine if the rate of 50% affordable housing is viable in the context of the emerging plan policies and current market.

Item / Heading	Date	Comment / Feedback	AspinallVerdi Comments
Site Infrastructure/ Exceptional Costs	15/08/24	External Works allowance (10% - 15% on BCIS) for generic typologies. important to clarify that this assumption does not apply to strategic development sites such as Berinsfield. *Larger greenfield sites require more external works.	The strategic sites have the over and above infrastructure costs included. These were consulted on through the excel proformas.
Developer Profit	15/08/24	AV are intending to include a profit on market housing of 17.5% on GDV. Previous assessment was on a 20% basis. It is unclear what had changed. Evidence provided of other local plan viabilities adopting 20%.	Our current baseline assumption for profit allowances in local plan viability studies has moved from 20% to 17.5% based on various consultations. We provide sensitivities on this up to 20%.
Benchmark Land Value (BLV)	15/08/24	The AV schedule shows the BLV for Berinsfield would be benchmarked at £480k per net developable acre. Whilst it is appreciated the equivalent £ per gross acre can be estimated, it would be helpful if prior to finalising their assumptions AV are able to confirm/disclose what the assumptions relate to on a gross acre basis.	Gross and Net BLVs are shown in our detailed appraisals.
Unit Size	15/08/24	Recommendations to adjust unit sizes: 1-bed sheltered from 50 sqm to 52 sqm, 2-bed sheltered from 75 sqm to 72 sqm, 1-bed extra care remains 60 sqm.	As a high-level assessment, this is good evidence that our unit sizes are accurate.
Unit Mix	15/08/24	Typical retirement developments: 60% 1-bed and 40% 2-bed units, applicable to both sheltered and extra care schemes.	The Council has instructed us to test a different mix in our appraisal for sheltered housing. However, flatted elements are tested at this mix. Also, extra care is tested at this mix.

Item / Heading	Date	Comment / Feedback	AspinallVerdi Comments
Non-chargeable / Communal Space	15/08/24	Recommend 25-30% non-chargeable area for sheltered housing and 35-40% for extra care housing.	These are aligned with the assumptions made in our appraisals.
Sales and Marketing Costs	15/08/24	Older persons housing schemes typically have sales and marketing costs of 6% of GDV, higher than the 3-4% used for general housing.	This allowance is adopted in our appraisals.
Sales Periods / Void / Empty Property Costs	15/08/24	Longer sales periods for older persons housing: typical sales pattern over 3 years. Recommend allowance of £5,000 per unit for sheltered and £10,000 per unit for extra care to cover empty property costs.	This allowance is adopted in our appraisals.
Developer Return	15/08/24	Suggest 20% of GDV as an acceptable return for older persons housing due to specific risks and slower return on investment, based on appeal precedents.	This allowance is adopted in our appraisals.
Cost of M4(3)	15/08/24	The cost of M4(3) compliance for flats needs to consider additional space and fittings, impacting density, sales values, and site capacity.	M4 (3) costs have been specifically included within our appraisals.
Cost of EV Charging and Building Regulations	15/08/24	EV charging and new building regulations costs are not yet reflected in BCIS data. An uplift of £2,500-£5,000 per unit is commonly agreed.	We are of the view that these are accounted for within BCIS given the time period since the required for EV charging.
Cost of Biodiversity Net Gain	15/08/24	Emphasise the need to account for realistic BNG costs, especially on brownfield sites, in the viability assessment and benchmark land value.	We have had specific costs provided to us from SODC / VOWH for BNG.
Event Fees and Ground Rent	15/08/24	Event fees are used for communal maintenance, not additional developer revenue. Ground rents are no longer applicable due to 2023 legislation.	No income allowances have been carried forward to our assessment.

Item / Heading	Date	Comment / Feedback	AspinallVerdi Comments
Sales Values / Worth of Retirement and Extra Care	15/08/24	Sales values based on asking prices are often higher than actual sales; a 14% premium for extra care over retirement living is more accurate than 25%.	We have provided evidence of the 25% premium which has been acceptable in other local plan assessments.
Benchmark Land Values	15/08/24	Older persons housing requires specific, typically brownfield, sites near town centres, leading to higher demand and competition. Testing should focus on medium to high residential zones.	This is considered within our various typologies.

240802 SODC VOWH Stakeholder Workshop feedback matrix_v1

Accessible Report

South Oxfordshire District Council &
Vale of White Horse District Council

South Oxfordshire and Vale of White Horse Benchmark Land Value Paper

December 2023

Quality Assurance

Date of Report	22 December 2023
Version	**V2**
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Date	
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Date	

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1 Introduction

1.1 The (benchmark) land value assumption(s) are fundamental in terms of Local Plan Viability. This land value paper sets out our approach to land values for the wider Viability Assessment. The Viability Assessment is discussed in our separate, main viability report.

1.2 Once we have considered the approach taken, we then review the agricultural, and residential land values across South Oxfordshire and Vale of White Horse districts in order to inform our assumptions for the Benchmark Land Values (BLV) used in the appraisals.

1.3 The purpose of the study is to review the viability of the Joint Local Plan. This has regard to the cumulative impact of policy costs and other development value and cost assumptions, including land value.

1.4 This paper includes the following sections:

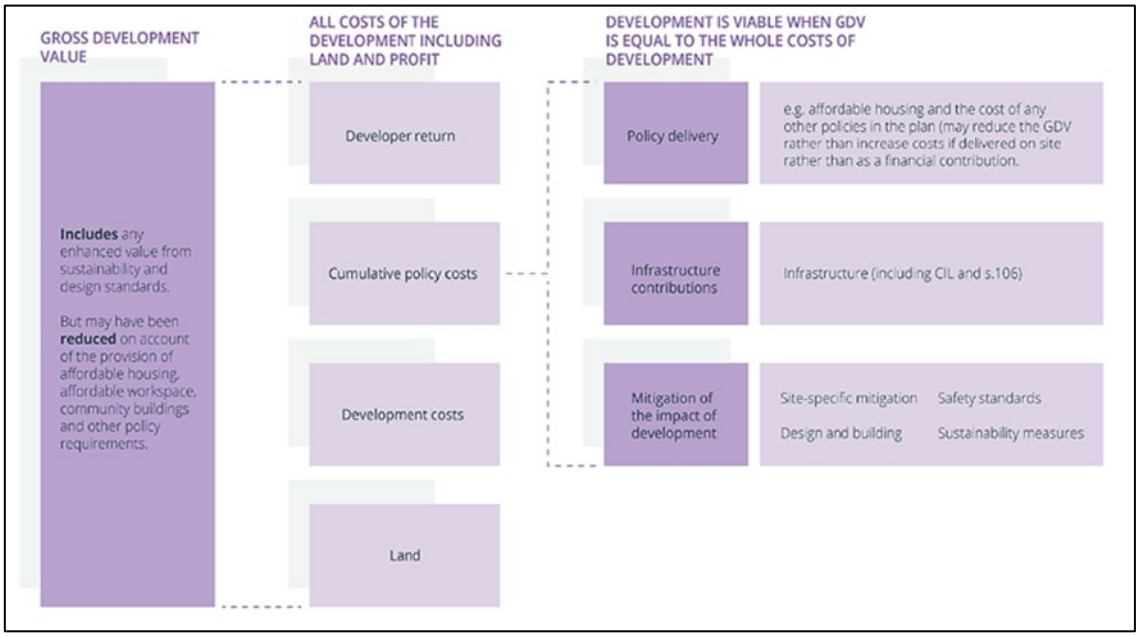
2) Land Value Approach	This section summarises our approach to the BLV. It should be read in conjunction with the more detailed discussion and analysis in the main Viability report.
3) Existing Evidence Base Review	In this section we review the existing evidence base with regard to land values from previous viability studies.
4) UK Land Context	This section provides some background context to land values at a national and regional level. This includes development land, as well as agricultural land as we are aware that some sites likely to come forward for development are greenfield.
5) Agricultural Land Market	This section sets out the market information for agricultural land values across South Oxfordshire and Vale of White Horse districts.
6) Residential Development Land Value	This section sets out residential development land value evidence (i.e. from land that has either obtained planning permission or has outline planning consent for residential use and/or is allocated for residential development).
7) Benchmark Land Value Assumptions	Finally, we set out our BLV assumptions. These are derived from the above research and interrogation of our confidential land value database.

2 Land Value Approach

2.1 In a development context, the land value is calculated using a residual approach – the Residual Land Value (RLV).

2.2 The RLV is calculated by the summation of the total value of the development, less the development costs, planning obligations, developers return/profit to give the land value. This is illustrated on the following diagram (see Figure 2.1)

Figure 2.1 – Development Viability



Source: Royal Institution of Chartered Surveyors (RICS) Assessing viability in planning under the National Planning Policy Framework 2019 for England -1st edition, March 2021

2.3 The above figure illustrates that development is only viable on a policy compliant basis if the cumulative policy costs (i.e., affordable housing, policy delivery, infrastructure contributions and mitigation measures) have sufficient 'headroom'.

2.4 In order to determine whether development is viable in the context of area-wide studies, the NPPF (December 2023) is silent on the requirements of landowners and developers[1]. It now simply states that, 'all viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available[2].

2.5 The NPPG Viability provides guidance on the land values and particularly benchmark land values for the purposes of viability assessment:

[1] Previously paragraph 173 of the NPPF (2012) stated that 'to ensure viability, the policy costs should provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'.
[2] Paragraph 58, December 2023, Department for Levelling Up, Housing & Communities, National Planning Policy Framework

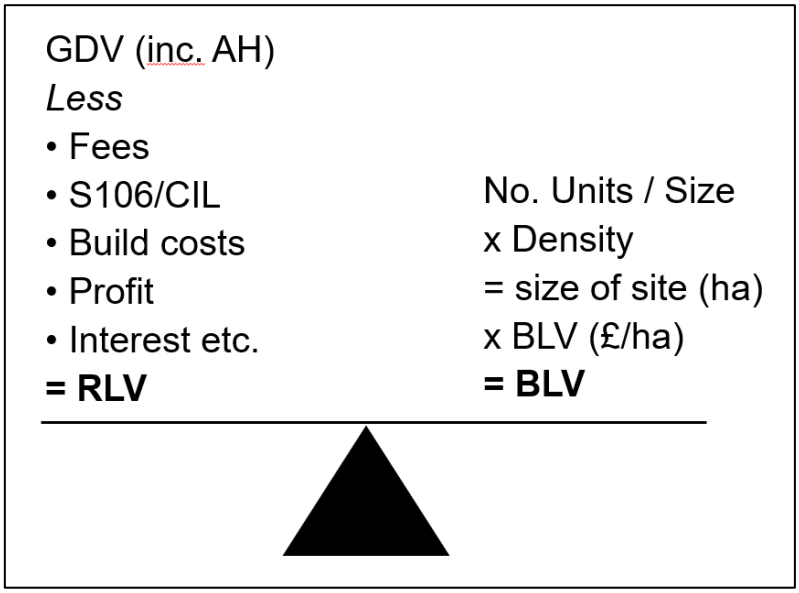
- **How should land value be defined for the purpose of viability assessment?** – 'a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner'. Paragraph: 013 Reference ID: 10-013-20190509 Revision date: 09 05 2019
- **What factors should be considered to establish benchmark land value?** – 'In plan making, the landowner premium should be tested and balanced against emerging policies.' Paragraph: 014 Reference ID: 10-014-20190509, Revision date: 09 05 2019
- **What is meant by existing use value in viability assessment?** – 'EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development)'. Paragraph: 015 Reference ID: 10-015-20190509, Revision date: 09 05 2019
- **How should the premium to the landowner be defined for viability assessment?** – 'The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements'. Paragraph: 016 Reference ID: 10-016-20190509, Revision date: 09 05 2019

2.6 The above PPG guidance is described in detail in the main report (section 2 – National Policy Context). The PPG does not provide any guidance on the quantum of premiums. One therefore has to 'triangulate' the BLV based on evidence.

2.7 In this respect we have created a land value database of Oxfordshire land value evidence. This has circa 185 data points and we are able to interrogate this by evidence source, value basis and zone etc.

2.8 Hence, for plans and schemes to be viable, the RLV has to be tested against the benchmark which would enable sites to come forward – the Benchmark Land Value (BLV). This is illustrated in the following diagram - Figure 2.2.

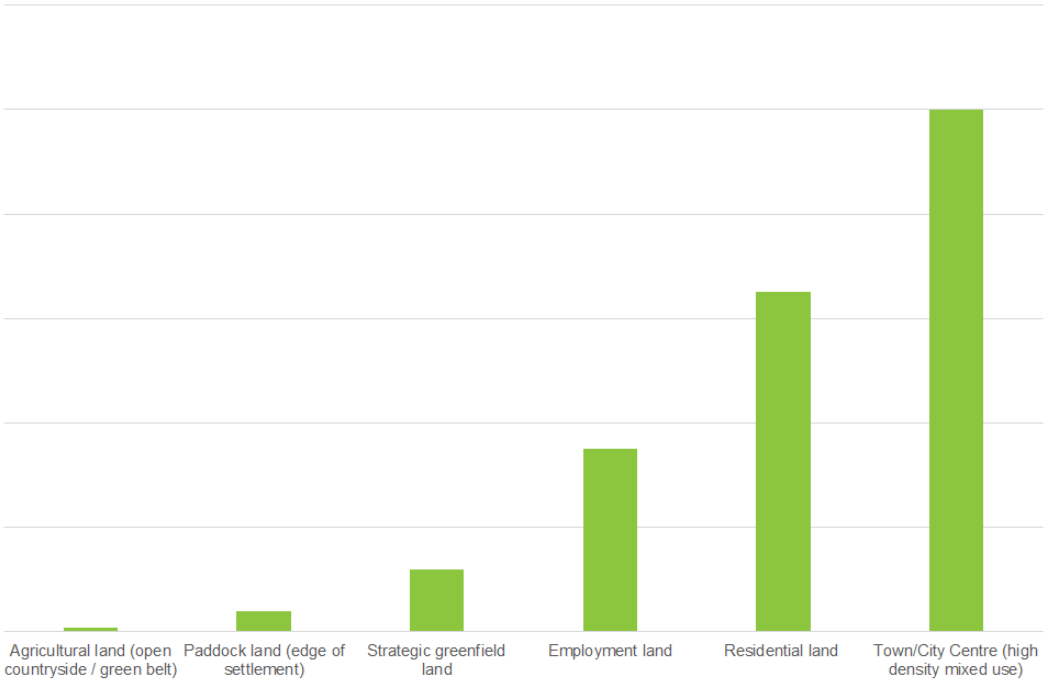
Figure 2.2 – Balance between RLV and BLV



Source: AspinallVerdi (© Copyright)

2.9 The fundamental question is, '*what is the appropriate BLV?*' The land market is not perfect but there is a generally accepted hierarchy of values based on the supply and demand for different uses. This is illustrated on an indicative basis in the following chart in Figure 2.3.

Figure 2.3 – Indicative Land Value Hierarchy



Source: AspinallVerdi (© Copyright)

2.10 Note that the value of individual sites depends on the specific location and site characteristics. In order for development to take place (particularly in the brownfield land context) the value of the alternative land use has to be significantly above the existing use value to cover the costs of site acquisition and all the cost of redevelopment (including demolition and construction costs) and developers profit / return for risk. In an area-wide context, we can only be broad-brush in terms of the BLV as we can only appraise a representative sample of hypothetical development typologies.

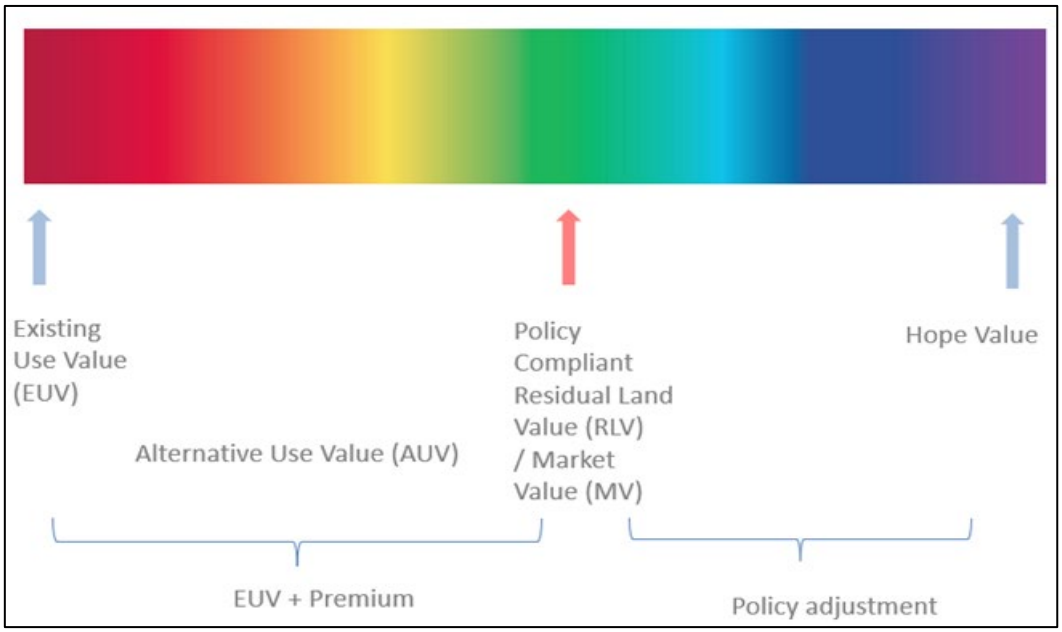
2.11 Note also that some vendors have different motivations for selling sites and releasing land. Some investors (e.g. Oxbridge colleges) take a very long-term view of returns, whereas other vendors could be forced sellers (e.g. when a bank forecloses).

2.12 Finally, 'hope value' has a big influence over land prices. Hope value is the element of value in excess of the existing use value, reflecting the prospect of some more valuable future use or development. The PPG specifically states that hope value (and the price paid) should be disregarded from the EUV. However, hope value is a fundamental part of the market mechanism and therefore is relevant in the context of the premium.

2.13 The diagram below (Figure 2.4) illustrates these concepts. It is acknowledged that there has to be a premium over EUV in order to incentivise the landowner to sell. This 'works' in the context of greenfield agricultural land, where the values are well established, however, it works less well in urban areas where there is competition for land among a range of alternative uses. In an area-wide context, it begs the question EUV *"for what use?"* It is impossible to appraise every single possible permutation of

the existing use (having regard to any associated legacy costs[3]) and development potential.

Figure 2.4 – Benchmark Land Value Approaches



Source: AspinallVerdi © (Copyright)

2.14 There is very little specific guidance on premiums. The main guidance and references are set out in section 4 of the main report - Guidance on Premiums/Land Value Adjustments. The main references are:

- RICS, Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, March 2021 (effective from 01 July 2021)
- Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners (The Harman Report)
- HCA Transparent Viability Assumptions (August 2010)
- Planning Inspectorate,15 May 2020, Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, Inspector's Post-Hearing Letter to North Essex Authorities
- Parkhurst Road v SSCLG & LBI, Before MR JUSTICE HOLGATE Between: Parkhurst Road Limited Claimant - and - Secretary of State for Communities and Local Government and The Council of the London Borough of Islington Defendant/s, Case No: CO/3528/2017
- House of Commons Housing, Communities and Local Government Committee Land Value Capture Tenth Report of Session 2017–19 HC 766 Published on 13 September 2018 by authority of the House of Commons

[3] E.g. Existing buildings to be demolished and/or contamination requiring remediation.

- Appeal Decision, Appeal Ref: APP/Q4245/W/19/3243720, Land at Warburton Lane, Trafford by Christina Downes BSc DipTP MRTPI an Inspector appointed by the Secretary of State for Communities and Local Government. Decision date: 25 January 2021

2.15 The HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) is the only source of specific guidance on the size of the premium. The guidance states:

'There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied. Benchmarks and evidence from planning appeals tend to be in a range of 10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value'.[4]

2.16 Greater emphasis is now being placed on the existing use value (EUV) + premium approach to planning viability to break the circularity of ever-increasing land values. Due to increasing land values (partly driven by developers negotiating a reduction in policy obligations on grounds of 'viability'), we are finding that the range between existing use value (EUV) and 'Market Values' and especially asking prices is getting larger. Therefore (say) 20 x EUV and (say) 25% reduction from 'Market Value' may not 'meet in the middle' and it is therefore a matter of professional judgement what the BLV should be (based on the evidence). Our BLVs are set out in Table 7.1 - Benchmark Land Value Table of Assumptions – at the end of this paper.

2.17 In order to provide comprehensive analysis, we also set out a variety of sensitivities in terms of changes to the BLV (and other) assumptions – these are shown for each of the typologies on the appraisals appended (with an explanation of how to interpret the sensitivities in the main Viability Assessment report).

[4] HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions), August 2010, Transparent Assumptions v3.2 06/08/10

3 Existing Evidence Base Review

3.1 We have undertaken a review of the existing evidence base in regard to land values. This includes studies for South Oxfordshire, Vale of White Horse and the surrounding authorities, as follows:

Vale of White Horse Affordable Housing Viability, BNP Paribas (2010)

3.2 BNP Paribas undertook this study and the following assumptions were made:

- Agricultural land value £8,000 per acre [£3,237 per hectare]
- Residential land lower benchmark £250,000 per acre [£101,174 per hectare]
- Residential land upper benchmark £500,000 per acre [£202,347 per hectare]

SODC CIL Viability Study Update, BNP Paribas (2014)

3.3 This study was also undertaken by BNP Paribas and the key points are summarised below:

- For previously developed land, i.e., sites likely to be in current or historic uses, the first benchmark equates to £750,000 per hectare (£303,520 per acre) based on capitalised rents for existing commercial buildings.
- The second benchmark land value makes a downward adjustment to benchmark 1 to provide an indicative residential land value benchmark for lower value uses. This benchmark equates to £500,000 per hectare (£202,350 per acre) and is intended to illustrate the inevitable variation in land values across the District.
- The third and fourth benchmark land values are based on greenfield sites, ranging from £325,000 per hectare (£131,525 per acre) to £375,000 per hectare (£151,760 per acre).

3.4 The above studies by BNP Paribas pre-date the emphasis on EUV+ brought into effect by the PPG Viability in 2019.

VOWH CIL Viability Assessment (2019)

3.5 In January 2019 AspinallVerdi published a Land Value Paper for the Vale of White Horse CIL Viability review. This was based upon similar methodology to the earlier Plan-viability studies for SODC. Note this was only just following the update to the NPPF/PPG in respect of EUV+.

3.6 The BLV assumptions that were adopted for the 2019 CIL viability study are set out on the following table.

Table 3.1 - VOWH CIL Viability BLV Assumptions (2019)

Typology	Location	Existing Use	EUV -					Uplift Multiplier	BLV -		Policy adjustment	MV -	
			(per acre) (gross)	(per ha) (gross)	Net:Gross (%)	(per acre) (net)	(per ha) (net)	x [X] or %(rounded)	(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)	- [X] %	(per acre) (net)	(per ha) (net) (rounded)
Residential < 50 units	Higher Value Zone - Eastern Parishes	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	28	£550,000	£1,359,000	15%	£650,000	£1,606,000
Residential > 50 units	Higher Value Zone - Eastern Parishes	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	28	£470,000	£1,161,000	15%	£550,000	£1,359,000
Residential < 50 units	Lower Value Zone - Rest of the District	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	25	£500,000	£1,236,000	17%	£600,000	£1,483,000
Residential > 50 units	Lower Value Zone - Rest of the District	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	27	£450,000	£1,112,000	10%	£500,000	£1,236,000
Residential Strategic Sites	Lower Value Zone - Rest of the District	Greenfield	£10,000	£24,710	50%	£20,000	£49,420	23	£450,000	£1,112,000	10%	£500,000	£1,236,000
Residential	Higher Value Zone - Eastern Parishes	Brownfield	£700,000	£1,729,700	100%	£700,000	£1,729,700	20%	£840,000	£2,076,000			
Residential	Lower Value Zone - Rest of the District	Brownfield	£450,000	£1,111,950	100%	£450,000	£1,111,950	20%	£540,000	£1,334,000			

Source: AspinallVerdi (190226 VOWH Land Value Research_v4)

3.7 For greenfield typologies the bottom-up approach was based on the net value per acre / hectare for agricultural / paddock land (existing use value (EUV)). This EUV was 'grossed up' to reflect a net developable to gross site area ratio of 75%. The BLV divided by the higher net value per acre / hectare gives an uplift multiplier of 28 and 23x in the lower value area. These were the minimum values assumed for the purpose of the hypothetical viability appraisals.

3.8 For the residential typologies on brownfield land, the benchmark land value was based on a 20% premium over perceived Existing Use Values.

3.9 In summary, for VOWH:

- We carried out detailed land market research and analysis for the January 2019 Land Market Paper;
- We consulted on this with Stakeholders at workshops on 28 February 2019 and 12 October 2020. We put out a specific call for evidence, but none was forthcoming at that time.
- We noted to the Examiner that the BLVs were quite high, with high multipliers. This was due to the research being undertaken when there was less emphasis on the EUV compared to current policy.
- The BLV includes net to gross of 50%-75% for greenfield sites (100% for brownfield sites).

3.10 The VOWH CIL review was the subject of independent Examination in May 2021 and the Examiner reported (in July 2021) that the Council had provided sufficient evidence to demonstrate that the proposed CIL rates would not threaten delivery of the adopted Local Plan.

AspinallVerdi SODC Plan Viability Study (May 2020)

3.11 We prepared two formal land value papers in May 2017 and November 2018 in support of our South Oxfordshire Local Plan Viability study in May 2020.

3.12 We consulted with landowners, developers and site promoters with an interest in the strategic sites. We explicitly asked the landowners for their expected premium above existing use value and asked the developers and site promoters for the minimum land value agreed within their option or promotion agreement.

3.13 Our adopted BLV for the larger sites in the 'rest of district' market area was based on analysis of the responses received.

3.14 The BLV assumptions that were adopted for the 2020 Plan viability study are set out in Table 3.2.

Table 3.2 – SODC Plan-Viability BLV Assumptions (2020)

Typology	Location	Existing Use	EUV -					Uplift Multiplier	BLV -		Policy adjustment	MV -	
			(per acre) (gross)	(per ha) (gross)	Net:Gross (%)	(per acre) (net)	(per ha) (net)	x [X] or %(rounded)	(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)	- [X] %	(per acre) (net)	(per ha) (net) (rounded)
Residential < 50 units	Henley-on-Thames	Greenfield	£17,500	£43,243	75%	£23,333	£57,657	28	£650,000	£1,606,000	19%	£800,000	£1,977,000
Residential > 50 units	Henley-on-Thames	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	28	£560,000	£1,384,000	20%	£700,000	£1,730,000
Residential < 50 units	Rest of the District	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	28	£550,000	£1,359,000	15%	£650,000	£1,606,000
Residential > 50 units	Rest of the District	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	28	£470,000	£1,161,000	15%	£550,000	£1,359,000
Residential Strategic Sites	Rest of the District	Greenfield	£10,000	£24,710	50%	£20,000	£49,420	18	£350,000	£865,000	36%	£550,000	£1,359,000
Residential	Henley-on-Thames	Brownfield	£900,000	£2,223,900	100%	£900,000	£2,223,900	20%	£1,080,000	£2,669,000			
Residential	Rest of the District	Brownfield	£700,000	£1,729,700	100%	£700,000	£1,729,700	20%	£840,000	£2,076,000			

Source: AspinallVerdi 2020

3.15 It is important to note that these were derived before the NPPF/PPG was updated with greater emphasis on the EUV.

AspinallVerdi SODC CIL Viability Study (Sept 2021)

3.16 We most recently prepared a formal land value paper in September 2021 in support of our SODC CIL Viability study in 2021.

3.17 We carried out another stakeholder consultation workshop (including a developer engagement session) where we asked developers and site promoters for the minimum land value agreed within their option or promotion agreement, and to provide their feedback on our updated BLV assumptions, shown in Table 3.3.

Table 3.3 - SODC CIL-Viability BLV Assumptions (2021)

Typology	Location	Existing Use	EUV -					Uplift Multiplier	BLV -		Policy adjustment	MV -	
			(per acre) (gross)	(per ha) (gross)	Net:Gross (%)	(per acre) (net)	(per ha) (net)	x [X] or %(rounded)	(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)	- [X] %	(per acre) (net)	(per ha) (net) (rounded)
Residential < 50 units	Henley-on-Thames Market Area (H)	Greenfield	£17,500	£43,243	75%	£23,333	£57,657	24	£550,000	£1,359,000	31%	£800,000	£1,977,000
Residential > 50 units	Henley-on-Thames Market Area (H)	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	24	£470,000	£1,161,000	33%	£700,000	£1,730,000
Residential < 50 units	Rest of the District (M)	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	23	£460,000	£1,137,000	29%	£650,000	£1,606,000
Residential > 50 units	Rest of the District (M)	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	24	£400,000	£988,000	27%	£550,000	£1,359,000
Residential < 50 units	Didcot and Bernisfield (L)	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	22	£440,000	£1,087,000			
Residential > 50 units	Didcot and Bernisfield (L)	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	23	£380,000	£939,000			
Residential	Henley-on-Thames Market Area (H)	Brownfield	£900,000	£2,223,900	100%	£900,000	£2,223,900	20%	£1,080,000	£2,669,000			
Residential	Rest of the District (M)	Brownfield	£700,000	£1,729,700	100%	£700,000	£1,729,700	20%	£840,000	£2,076,000			
Residential	Didcot and Bernisfield (L)	Brownfield	£700,000	£1,729,700	100%	£700,000	£1,729,700	15%	£805,000	£1,989,000			

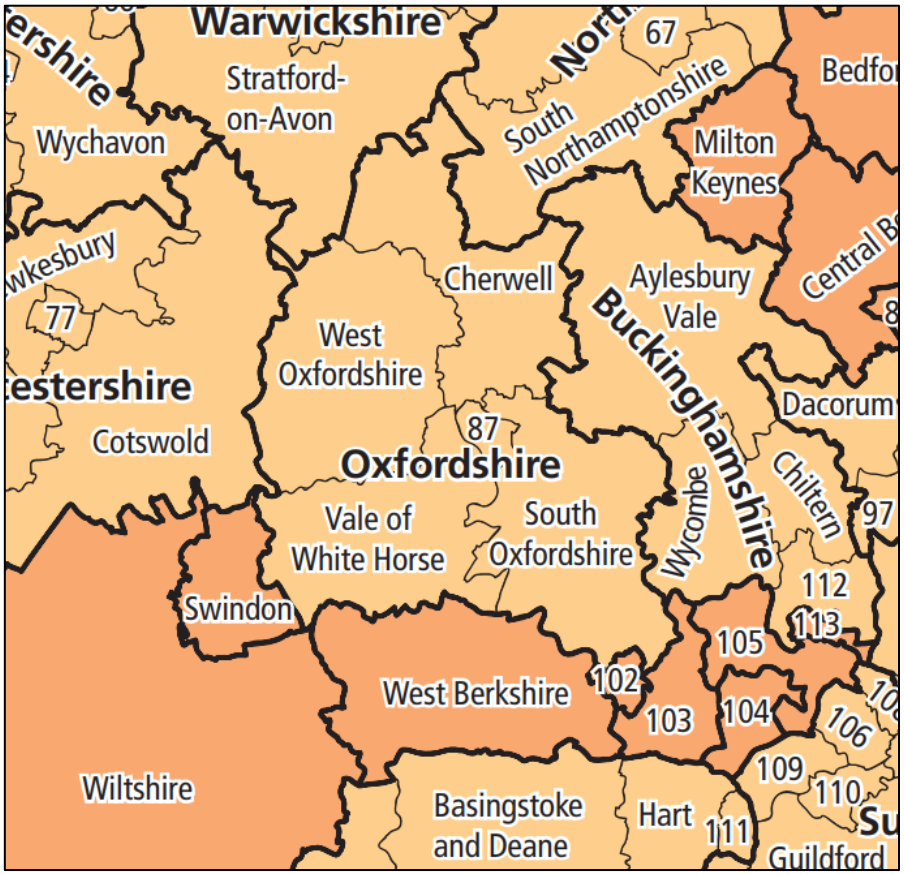
Source: AspinallVerdi (2021)

Other Relevant Studies -

3.18 Property market information is not perfect and in particular, land value evidence is challenging to gather given the absence of a database of all land deals. Thus, for a high-level area wide study it is also relevant to consider other studies in adjacent authorities to provide land market context to an appropriate benchmark land value for South Oxfordshire and Vale of White Horse.

3.19 Figure 3.1 - Map of Districts Adjacent to SODC and VOWH shows the local authority district boundaries surrounding South Oxfordshire District Council and Vale of White Horse District Council.

Figure 3.1 - Map of Districts Adjacent to SODC and VOWH



Source: Google images [87 = Oxford City; 102 = Reading 103 = Wokingham]

3.20 Not all of the surrounding authorities have published area wide viability assessments on their websites. We set out below the information that is published.

West Oxfordshire Whole Plan and CIL Viability Assessment (2016)

3.21 In 2016 AspinallVerdi prepared a Local Plan and CIL viability assessment for West Oxfordshire.

3.22 Within our West Oxfordshire viability study, we had regard to both existing use and market values in arriving at an appropriate benchmark land value (as this pre-dated the NPPF/PPG updates in 2019). The table below summarises the benchmarks used:

Table 3.4 – West Oxfordshire Land Value Assumptions

Typology	Land Value Assumption
Agricultural Land	£10,000-£20,000 per acre (£24,700-£49,500 per ha)
Residential Lower Benchmark (10-40 units)	£543,750 per acre (£1.34 m per ha)
Residential Upper Benchmark (10-40 units)	£712,500 per acre (£1.76 m per ha)
Residential Lower Benchmark (40+ units)	£225,000 per acre (£555,975 per ha)
Residential Upper Benchmark (40+ units)	£337,500 per acre (£834,000 per ha)
Supported Living (Previously Developed Land)	£600,000 per acre (£1.4 m per ha)
Greenfield Retail Land	£281,250 per acre (£694,950 per ha)
Retail (Previously Developed Land)	£500,000-£1.5 m per acre (£1.6 m - £3.7 m per ha)

Source: AspinallVerdi, 2016

Cherwell District Council Plan Partial Review Assessment (2017)

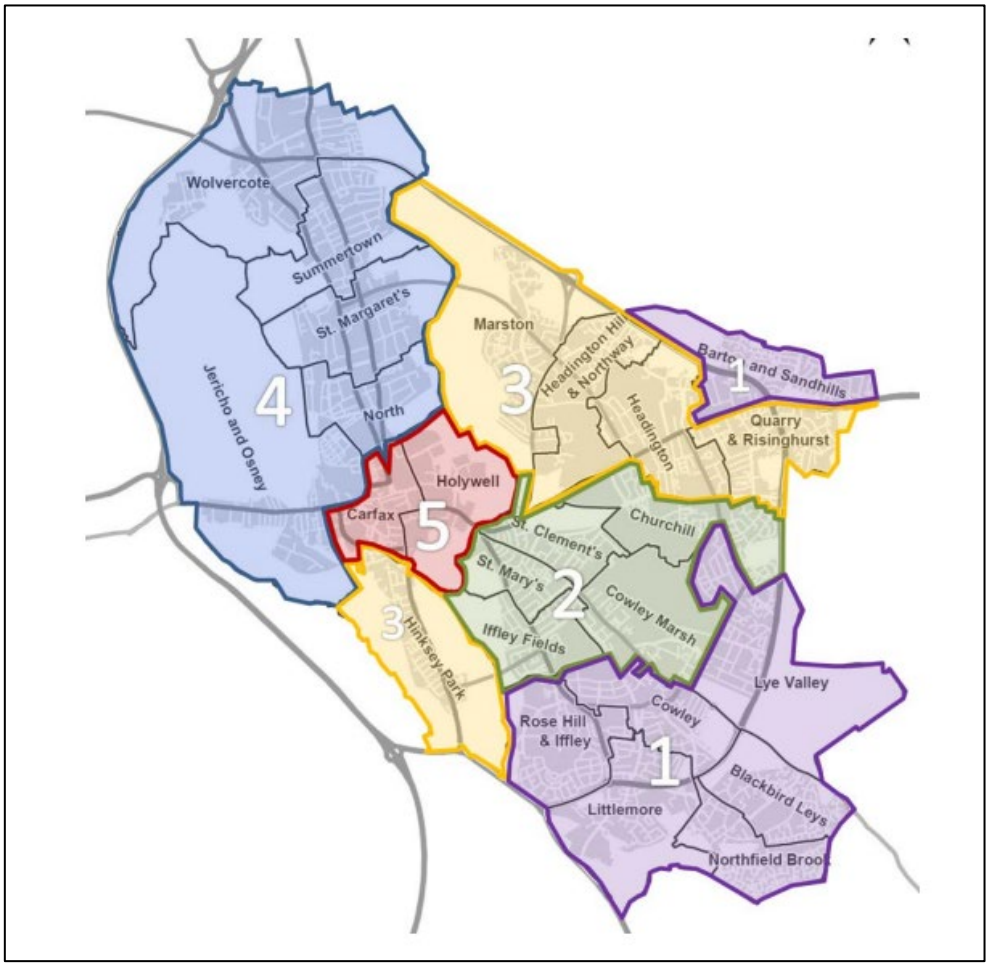
3.23 This study was undertaken by Montagu Evans in July 2017, and the key points are summarised below.

- EUV - £10,000 per acre (£25,000 per ha) for agricultural land.
- BLV - £200,000 per acre (£500,000 per ha) (x20 uplift).

Oxford City Council Plan Viability Assessment and CIL Review (2018)

3.24 This study was undertaken by GVA in September 2018, who assessed the EUV and BLV according to five value zones within the Oxford City Council district boundary. GVA's zoning map is illustrated below in Figure 3.2.

Figure 3.2 – OCC Plan-Viability Zoning Map (2018)



Source: GVA (2018)

3.25 GVA in their assessment of the BLV, agreed with the Council that for each tested site would be attributed with an uplift of 30% from the EUV (taking into account policy requirements, landowner incentive etc) to reflect the increment in value quired to trigger activity on a site. There EUV and BLV assumptions, based on sample brownfield sites tested in each zone, are summarised in Figure 3.3.

Figure 3.3 – OCC Plan-Viability EUV/BLV Assumptions (2018)

Zone	Average EUV/ha	Average EUV/ac	Average BLV/ha	Average BLV/ac
1	£2,100,000	£850,200	£2,730,000	£1,100,000
2	£2,100,000	£850,200	£2,730,000	£1,100,000
3	£3,100,000	£1,255,100	£4,030,000	£1,600,000
4	£3,500,000	£1,417,000	£4,550,000	£1,800,000
5	£7,300,000	£2,995,500	£9,490,000	£3,800,000

Source: GVA (2018)

3.26 They also tested two greenfield site typologies. For these, an EUV rate of £7,500 per acre (£18,500 per ha) was adopted for greenfield sites. A 30% uplift was also applied on their greenfield typologies to arrive at a BLV.

3.27 study was undertaken by BNP Paribas in July 2023

West Berkshire Local Plan Review (2022)

3.28 This study was undertaken by Dixon Searle Partnership (DSP) in Autumn 2022 to contribute to the existing evidence base for the Local Plan Review (to 2039).

3.29 Figure 3.4 shows the range of selected BLVs they adopted for their viability testing[5].

Figure 3.4 - West Berkshire Plan-Viability BLV Assumptions (2022)

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement – Larger releases
£500,000	Greenfield Enhancement (Upper) – Smaller releases not exceeding 100-250 dwellings.
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Source: DSP (2022)

3.30 DSP expected that the £100,000 per acre (£250,000 per ha) for greenfield land to be based on a c. x10 uplift from an EUV for agricultural land at not exceeding c. £10,000 per acre (£25,000 per ha).

Oxford City Council Local Plan Viability Assessment (2023)

3.31 This study was undertaken by BNP Paribas in July 2023. In this study, BNP test the ability of developments in the City of Oxford to accommodate emerging policies in the emerging Oxford Local Plan. The emerging Local Plan was examined in June 2024.

3.32 BNP report agricultural land's existing use value as between £22,000 - £25,000 per hectare. For cleared sites, urban undeveloped land and greenfield land, they adopt a benchmark land value of £0.37 million per gross hectare, a multiple of 15 times agricultural land value. They also adopt the following benchmark land values for commercial land uses:

- Land in secondary office use: £7.63 million per gross hectare;
- Land in secondary retail use: £4.21 million per gross hectare;
- Land in secondary industrial use: £1.61 million per gross hectare;

[5] PDL = Previously Developed Land i.e. Brownfield Land

4 UK Land Context

4.1 This section provides some background context to residential development land values at a national and regional level. This includes development land, as well as agricultural land, as we are aware that some sites likely to come forward for development are greenfield.

Development Land Context

4.2 Knight Frank published a short market update on the UK and Prime Central London (PCL) residential land market in Q3,2023[6]. We have not commented on the PCL land as it is not relevant. This report highlighted that UK land values saw a more modest decline this quarter as the Bank held interest rates and build costs plateaued, with finance costs starting to ease (Figure 4.1). The graph key points are as follows

- UK greenfield and urban brownfield values fell on average by 2.4% and 2% respectively in Q3 2023.
- Land values are stabilising in most areas of the country.
- Average urban brownfield land values across England have now fallen by 20% since the most recent peak in the market in the first quarter of 2022 up to Q3 this year, with greenfield values down 17% during this period.

Figure 4.1 – Residential Development Land Prices



Source: Knight Frank, Residential Land Index, Q3, 2023

[6] uk-res-dev-land-index-q3-2023-10703.pdf (knightfrank.com)

4.3 Savills, 'Residential Development Land - Market in Minutes' report for Q3 2023 states that activity in the development land market has continued to be slow at a national level with continued falls in land values. Key points are as follows

- Fewer new sites are coming to the market with varied levels of demand for sites, reflecting challenges in the wider housing market.
- Greenfield development land values are holding up more than expected for optimum-sized, oven-ready sites due to their scarcity, and in some markets, such as the North, values are proving more resilient.
- There have been fewer development land sales in the last quarter at a national level (39% down on the same time last year according to Savills).
- The downward pressures on land values persist due to a combination of weaker sales rates for new homes, falling house prices elevated mortgage rates, high levels of inflation and rising build costs.
- UK greenfield land values have fallen by -8.0% (annual change to September 2023).
- UK urban land values have fallen by -8.7% (annual change to September 2023).

4.4 At a regional level there are distinct differences in values and activity. Northern greenfield and urban land values fell by -2.7% and -3.1% in the 12 months to September 2023. In comparison, the annual change in South East, greenfield and urban values was -9.4% and -12.2% respectively, as a result of heightened affordability pressures and a weaker sales market in this region.

4.5 These research reports demonstrate that land values are not immune from the wider economic context.

Agricultural Land Context

4.6 The RICS publish a Farmland Market Report and Directory of Land Sales twice yearly. This is generated using information from land agents across the UK, covering the period from January to June and July to December. The latest publication of this covers the period between January – June 2023 in which they reported:

- A total of 217 transactions in this period – compared to 258 from H2 2022 and 232 from H1 2022;
- 79% of transactions for sales of 50 acres or less;
- 75% of the transactions were bare land;

4.7 The RICS report the average transaction prices reported by property type, as illustrated in Figure 4.2.

Figure 4.2 – RICS Average Land Transaction Price by Property Type (2023)

Property Type	Overall	England	Wales
	£/acre		
Full Sample			
Bare Land	11,237	10,891	13,621
Land and Buildings	19,330	19,233	28,571[1]
Dwelling(s), land and buildings	19,543	20,864	14,872

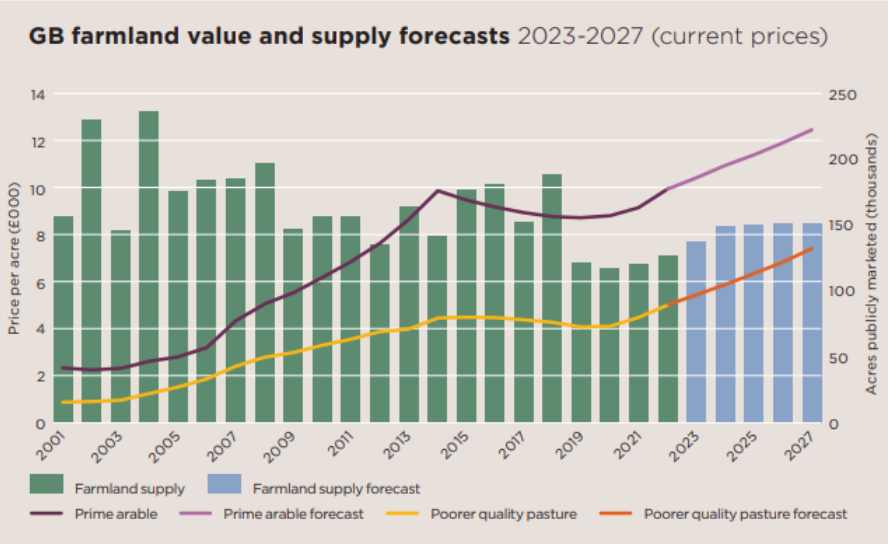
Source: RICS (2023)

4.8 Both Knight Frank and Savills have published land market research in Q3 2023. Both report a reduction in development land values.

4.9 Whilst understanding the development land market is important, with the changes to the PPG on viability, exploring agricultural land values is equally as important to understand where there are new greenfield sites (e.g. through Green Belt release). This informs the Benchmark Land Value of greenfield allocations.

4.10 Savills published their farmland market report in January 2023, which highlighted that the supply of farmland has increased where farmers are exiting the industry. Figure 4.3. illustrates the average farmland values and the forecast in the UK. Here it shows that there has been moderate, but consistent growth in value for all land types. This graph draws particular attention to prime arable and poor livestock land types, again both reporting a moderate period of growth, where the average value of UK farmland increased by 8.90% in 2022 to £7,800 per acre.

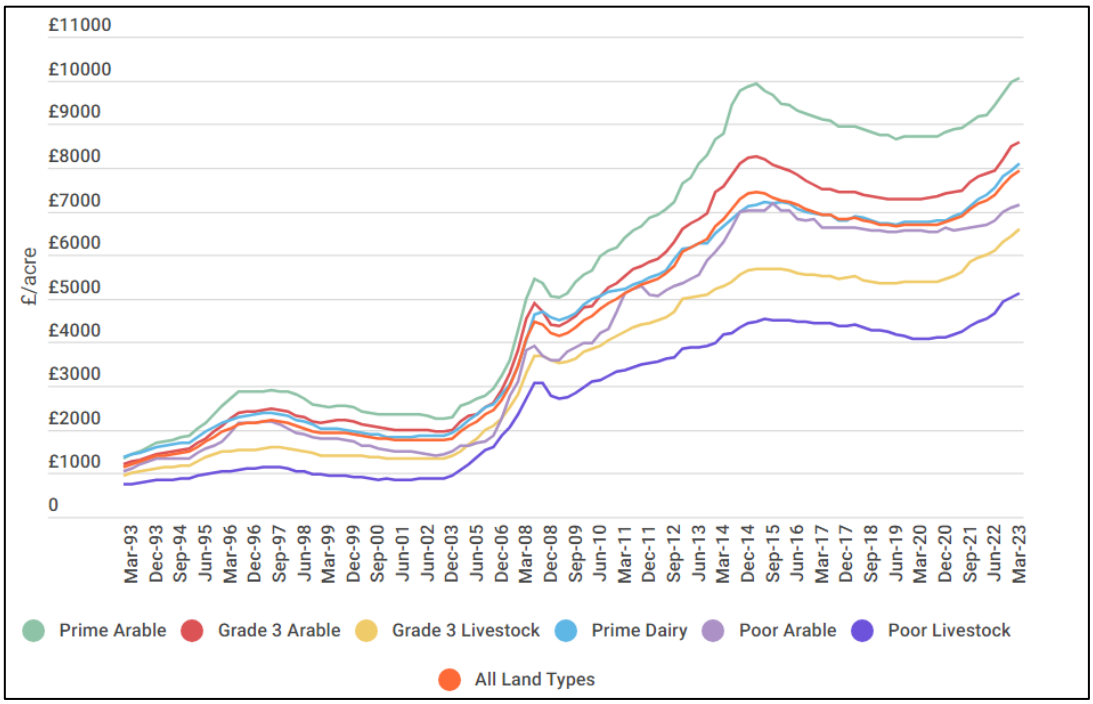
Figure 4.3 – Agricultural Land Values



Source: Savills (2023)

4.11 Figure 4.4 below shows the long-term trend in average agricultural land values by type. It shows that following a relatively small drop in the average price post the Global Financial Crisis (by approximately £500 per acre), there was a sustained period of growth up to early 2015. At this point, 'All Land Types' achieved on average £7,500 per acre. Since then, agricultural land values have dipped but have been increasing since December 2021 to c £8,000 per acre as from March 2023.

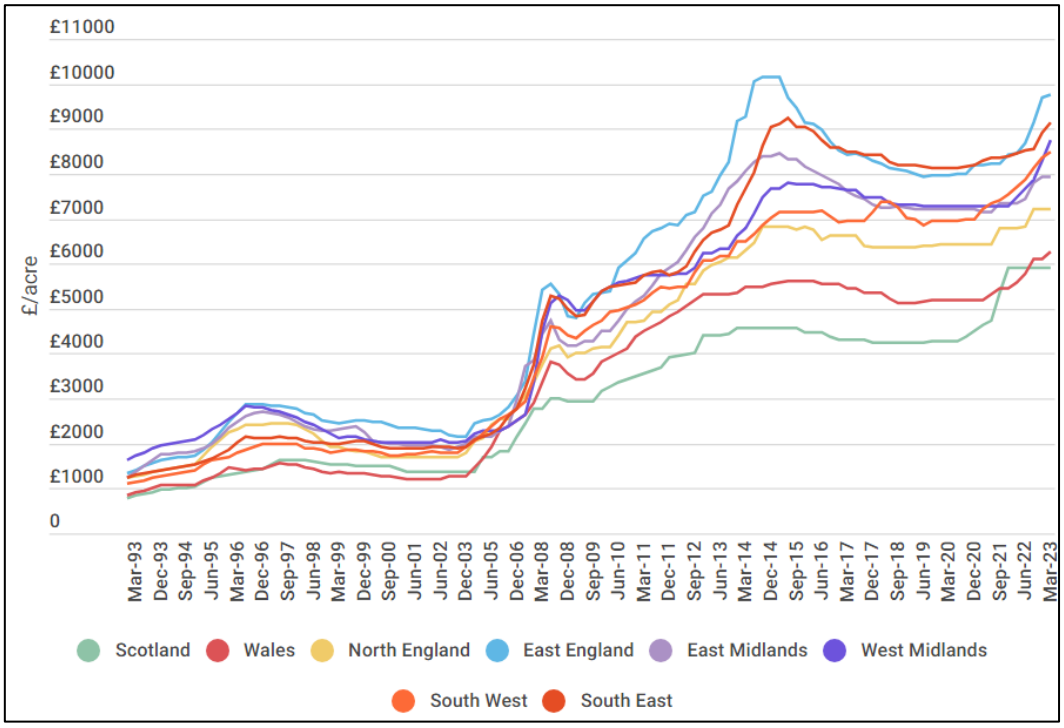
Figure 4.4 – Average Agricultural Land Values Per Acre (by land type)



Source: Savills (2023)

4.12 On a regional level, agricultural land values have been strongest in the South East and East of England between £9,000 and £10,000 per acre respectively (as shown by Figure 4.5). This graph provides an overall average and does not distinguish between grade of land.

Figure 4.5 – Average Agricultural Land Values Per Acre (by region)



Source: Savills (2023)

4.13 If the majority of agricultural land is generally Grade 3, we can equate this back to the evidence presented above in Figure 4.4 and Figure 4.5. Grade 3 land nationally is on average between £6,500-£8,500 per acre. In the South East, agricultural land values are on average £8,500 per acre.

4.14 Carter Jonas also publishes a quarterly Farmland Market Update report, the latest of which covers the Q3 2023 period. Carter Jonas highlights that average pasture land and arable land values across England and Wales increased by 3.2% and 4.5% respectively in the last 12 months to £7,683 (pasture) and £9,517 (arable) per acre.

4.15 This (and the Savills research) shows that values have mostly recovered to their peak in 2016. However, if the growth trajectory continues, then this could be surpassed. Carter Jonas report the following values for the South West in Figure 4.6. The average values per acre for this region are above the national average.

Figure 4.6 – Average Land Values £ per acre – South East (2023)

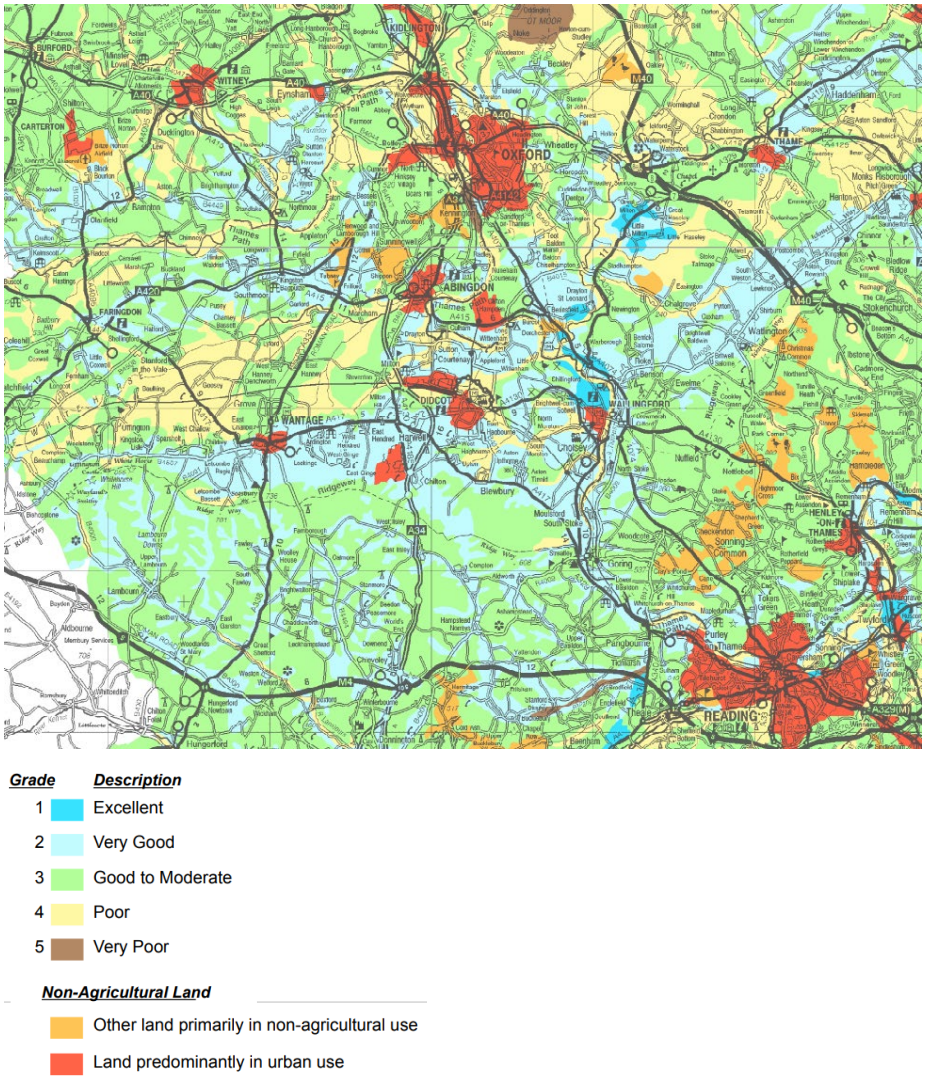
	Low £ / acre	Prime £ / acre	Average £ / acre	Quarterly %	Annual %
Arable	£9,250	£12,250	£10,750	0.0%	7.5%
Pasture	£8,000	£9,500	£9,000	0.0%	5.9%
Lifestyle	£16,000	£35,000	£22,500	0.0%	12.5%

Source: Carter Jonas (2023)

5 Agricultural Land Market – SODC / VOWH

5.1 Figure 5.1 shows a classification map for South Oxfordshire and Vale of White Horse, whereby it identifies the quality (grade) of land.

Figure 5.1 – Agricultural Land Classification Map for South Oxfordshire and Vale of White Horse



Source: Natural England

5.2 The land in the district is primarily grade 3 (Good to Moderate) which is prevalent in both districts, with significant bands of grade 2 (Very Good) and 4 (Poor) present. Much of the grade 2 land resides near Wantage, Faringdon, Didcot and Watlington. Figure 4.4 from Savills provides an average value per acre for different land types for the varying agricultural land types and quality.

5.3 We have carried out our own market research to determine a value per acre / hectare (ha) for agricultural land in South Oxfordshire and Vale of White Horse districts. We

have also looked at agricultural land in neighbouring districts as we expect there to be similar values therein. These can be seen in the section below.

Agricultural Land Values

5.4 For our market research, we have looked at land which is for agricultural purposes in its existing use, with no development potential (via planning permission).

5.5 We have referred to our existing evidence base, consulted with local agents in Oxfordshire, collated transactional evidence (from CoStar, RICS Farmland Directory, EGI, Land Registry etc) and current quoting prices (on Rightmove, listings from agents etc). We have supplemented this with stakeholder evidence i.e. evidence of transactions and general anecdotal evidence from agents.

5.6 We accept that agricultural land values will vary dependent upon numerous variables such as quality of land and accessibility etc.

Agricultural Land Transactions

5.7 We identified 11 land transactions within and around the districts. Table 5.1 summarises our findings for achieved transactional evidence for agricultural land in South Oxfordshire, Vale of White Horse and neighbouring districts.

Table 5.1 – Agricultural Land Transactions Summary

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date
Parcel 2 Land to the South of Stow, Stow on the Wold, Cheltenham, GL54 1FA	12.66	5.12	£205,000	£16,192	£40,012	17/05/2023
Scrapelors Wood, Chinnor	4.32	1.75	£35,000	£8,102	£20,020	01/05/2022
Land at Barford Road, South Newington - Lot 2	11.65	4.71	£115,000	£9,871	£24,392	01/04/2022
Arable Land off Oatley Hill, Hook Norton, Banbury	77.04	31.18	£750,000	£9,735	£24,056	01/03/2022
Land at Kingston Bagpuize, Abingdon	69.67	28.20	£700,000	£10,047	£24,827	01/03/2022
20 acres at Enstone	20.00	8.09	£325,000	£16,250	£40,154	01/03/2022
Land at Wigginton Road, South Newington Lot 1	12.42	5.03	£125,000	£10,064	£24,869	01/03/2022
Land at Home Farm, Bletchingdon	7.60	3.08	£170,000	£22,368	£55,272	01/03/2022
Land at Duns Tew, Bicester	50.76	20.54	£500,000	£9,850	£24,340	01/01/2022

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date
Land & Buildings at Hannington Wick, Swindon, SN6 7RX	5.90	2.38	£161,000	£27,288	£67,428	08/07/2021
Zig Zag Farm, Culworth, Banbury, OX17 2HJ	30.00	12.14	765,000	£25,500	£63,011	20/04/2021
Land at Chowle Farm, Industrial Estate, Great Coxwell, Faringdon, SN7 7SR	6.78	2.74	£116,000	£17,109	£42,277	26/05/2021

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

5.8 The data generally ranges from £8,000 per acre (£18,000 per ha) to £27,288 per acre (£67,328 per ha). The average of the above values sits at c.£15,000 per acre (£37,500 per ha).

Agricultural Land Asking Prices

5.9 We have identified 7 listings in 2023 for agricultural land from Rightmove and UK Land and Farms. Table 5.2 summarises these listings for agricultural land in South Oxfordshire, Vale of White Horse and neighbouring districts.

Table 5.2 – Agricultural Land Asking Prices

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date
Old London Road, Chipping Norton, Oxfordshire, OX7,	461.00	186.56	£12,500,000	£27,115	£67,001	28/09/2023
Land At Fritwell, Bicester, OX27, Oxfordshire	116.00	46.94	£1,100,000	£9,483	£23,432	28/09/2023
Arable Land Off Bicester Road, Middleton Stoney, Bicester, Oxfordshire, OX25 4TA	42.53	17.21	£400,000	£9,405	£23,240	28/09/2023
Land At Standlake, Abingdon, Oxfordshire	34.00	13.76	£300,000	£8,824	£21,803	28/09/2023
Land At Nettlebed, Henley-on-Thames, Oxfordshire, RG9	8.10	3.28	£300,000	£37,037	£91,519	28/09/2023
Hanwell, Banbury, Oxfordshire	102.32	41.41	£1,200,000	£11,728	£28,980	20/09/2023
Land At Gooseywick, Stanford In The Vale, Faringdon, Oxfordshire, SN7	143.61	58.12	£1,550,000	£10,793	£26,670	19/09/2023

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date
Didmarton Badminton, Gloucestershire, Gl9	6.06	2.45	£115,000	£18,977	£46,939	14/12/2023
Preston, Cirencester, Gloucesershire, GL7	7.78	3.15	£160,000	£20,565	£50,817	14/12/2023

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

5.10 These range from £8,800 per acre (£21,800 per ha) to £37,000 per acre (£91,500 per ha). There are two outliers in this data set at £27,115 per acre and the £37,037 per acre listings. These are located in Chipping Norton and Henley on Thames, which are more likely to have a premium or have hope value attributed to their land parcels compared to other areas of the districts (see further below).

5.11 This is correspondent with sentiment expressed in our agent consultation which found that land in Henley is likely to be attributed with hope value. We note however that these are asking prices so they may be aspirational values.

Other Agricultural Viability Evidence

5.12 We have also considered the most recent evidence for agricultural values from the existing evidence base.

5.13 Section 3 summarises the EUV / agricultural land values from previous local plan viability assessments, including the most recent AspinallVerdi SODC CIL Viability Study September 2021. We have regard to these as these values have been accepted at the examination in public (EIP), and so they are relevant.

5.14 The values from the existing evidence base range from £10,000 per acre (£25,000 per ha) to £20,000 per acre (£50,000 per ha). There is variance according to the locations within the district, with higher values near Henley than compared to Didcot. But the land values for agricultural land average at around £15,000 per acre (£37,000 per hectare).

5.15 Alongside this, we have consulted with local agents for their experiences in the district. This helps to provide an understanding of the dynamics which drive the market locally. A local agent (Moore Allen & Innocent) informed us that values per acre for larger sites of 10 acres+ can vary from £10,000 to £15,000. They mention that smaller sites from 2 to 10 acres can have higher values from £25,000 up to £50,000 per acre – although this does incorporate paddock land (with hope value).

5.16 Another agent in Henley (Knight Frank) concurs with the above values for agricultural land generally, that they can range from £20,000 up to £50,000 per acre especially in Henley. Although this is contingent on any hope value that may be attached.

Paddock Land Values

5.17 We classify paddock land as agricultural / 'pony paddock' land which is on the edge of an existing settlement which has 'hope value' attached, perhaps due to an extant

planning permission or because the site (or a neighbouring site) has been identified as having development potential. This is more for completeness, as in accordance with the PPG, hope value does not form part of the EUV.

Paddock Land Transactions

5.18 We have 8 transactions for paddock land and have had regard to market listings on EGI and CoStar to collate our evidence. Table 5.3 below summarises these transactions.

Table 5.3 – Paddock Land Transactional Evidence

Land Address/Site Name	Site Area (acres)	Value £	Value (£/acres)	Value (£/ha)	Date of Evidence
Barn 3 at Lowerfield Farm, Lower Bourton, Swindon, SN6 8HT	0.32	£165,000	£515,625	£1,274,109	31/08/2023
Barn 4 at Lowerfield Farm, Lower Bourton, Swindon, SN6 8HT	0.63	£235,000	£373,016	£921,722	31/08/2023
Teddy's Barn, Kencot, Lechlade, GL7 3QT	0.53	£214,000	£403,774	£997,725	31/08/2023
Land At Nettlebed, Nettlebed, Henley-On-Thames, RG9	0.70	£50,000	£71,429	£176,500	28/09/2023
Barn and Land at Padbury, Buckingham, MK18 2BP	2.70	£230,000	£85,185	£210,493	17/08/2023
Land off Chestnut Close, Down Ampney, Cirencester, GL7 5RA	1.50	£65,000	£43,333	£107,077	27/04/2023
Land and Barn at Dark Lane, Maidenhatch, Pangbourne, Reading, RG8 8HH	1.40	£127,000	£90,714	£224,155	18/04/2023
Land at Sycamore Farm, Preston Road, Gawcott, Buckingham, MK18 4HF	3.50	£225,000	£64,286	£158,850	14/10/2021

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

5.19 There is also a variance within the above paddock land evidence, according to site circumstances and land quality. The values per acre for the smaller sites (less than 0.7 acres) sit much higher between £370,000 to £515,000 per acre. The larger sites over 0.7 acres in the database range from £43,000 to £90,000 per acre. The overall average sits at £206,000 per acre (£509,000 per ha).

5.20 Some of the above have been sold with a 50% overage clause in the event of planning permission being granted for development. There is therefore likely to be an element of hope value within the advertised price.

Paddock Land Asking Prices

5.21 We have identified 5 listings for paddock land from Rightmove, EGI and agent websites. These are summarised in Table 5.4.

Table 5.4 – Paddock Land Asking Prices Summary

Land Address/Site Name	Site Area (acres)	Value £	Value (£/acres)	Value (£/ha)	Date of Evidence
Duns Tew, Bicester, Oxfordshire, OX25	1.70	£90,000	£52,941	£130,818	28/09/2023
Shepherds Green, Rotherfield Greys, Henley-on-Thames, RG9	11.00	£1,000,000	£90,909	£224,636	19/09/2023
High Street Upton St Leonards, Gloucester, Gl4	0.49	£30,000	£61,224	£151,286	01/11/2023
AMENITY LAND Quainton, Aylesbury, Buckinghamshire, HP22 4BX	0.48	£45,000	£93,750	£231,656	14/12/2023
Enstone Road, Little Tew, Chipping Norton	1.46	£75,000	£51,370	£126,935	14/12/2023

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

5.22 The listings range from £50,000 to £94,000 per acre, with an average value of £70,000 per acre. There is one outlier site with an area of 11 acres. However due to its higher land value, we classified it as paddock land.

5.23 As with the transactional values, some of the above are on sale with a 50% overage clause in the event of planning permission being granted for development.

6 Residential Development Land Values – SODC / VOWH

6.1 For the purpose of this research, residential development land is land which has either obtained planning permission or has outline planning consent for residential use and/or is allocated for residential development within the Council's adopted policy documents.

6.2 As with agricultural land, we have utilised EGi, CoStar and also the Land Registry for transaction-based evidence. We have also noted sites currently listed on Rightmove and local agent websites to determine a value per acre / hectare and a value on a per unit basis. Dependent upon the availability of information, this process tries to gauge an understanding of what typical market values are for residential land (greenfield and/or brownfield).

6.3 It should be noted that within our database of evidence we have carried out background research wherever possible into the planning consent the site has; and whether it is policy compliant, or not. However, it is difficult to be certain that developers have not offered values (and landowners have not asked for values) which are not sustainable in planning policy terms and therefore challenge viability at the detailed planning stage. This practice is contrary to the NPPF/PPG.

6.4 We also recognise that it is difficult to generalise what a typical greenfield or brownfield residential development site is worth across a District, given that all sites are unique. It is therefore important to reiterate that this is a plan-wide study and thus the purpose of our research is to establish a suitable Benchmark Land Value for the respective typologies of development to be appraised, utilising both existing use and market values for greenfield and brownfield land.

Greenfield Residential Development Land

6.5 The most relevant evidence for greenfield development land is set out below.

Transactional Evidence

6.6 We identified 13 transactions for greenfield residential development land between 2018 and 2023. These can be seen summarised in Table 6.1.

6.7 9 out of the 13 had achieved planning permissions for schemes with proposed units ranging from 40 to 655 units. 6 sites of the 13 were delivering policy compliant schemes, with affordable housing levels meeting the policy of their relevant district. 10 sites out of the 13 were located within the South Oxfordshire and Vale of White Horse districts.

6.8 The values per acre ranged from £88,153 per acre (£217,800 per ha) to £1.78m per acre (£4.41m per ha) with the average value sitting at £890,000 (£1.78m per ha).

Table 6.1 – Greenfield Residential Development Land Transactions

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Land known as Fuller's Field Charlton Wantage OX12 7FY	5.36	2.17	£472,500	£88,153	£217,826	01/02/2023	Outline permission was refused in September 2023 for up to 60 dwellings, including open space and green infrastructure (P23/V1236/O)
Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Weston Turville Buckinghamshire	1.40	0.57	£2,500,000	£1,785,714	£4,412,500	04/11/2022	A vacant former MDA site with site allocation from Buckinghamshire Council and reserved matters permission for an 85-bed care home with car parking and landscaping, including a resident's lounge, cinema, café, gym etc (20/00530/ADP | granted in September 2021). This sale price equates to £29,500 per bed.
Land at Lady Grove Didcot OX11 9BP	36.84	14.91	£16,620,000	£451,140	£1,114,767	05/09/2022	Outline appeal granted in April 2021 for 150 dwellings with 40% policy compliant affordable housing, associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works. Reserved matters approved in April 2023 (P22/S3532/RM). Site sits on edge of existing settlement in Didcot.
Thame Rd, Princes, Risborough Buckinghamshire, HP27 9SW	7.41	3.00	£10,500,000	£1,417,004	£3,501,417	29/07/2022	CoStar mentions the site was sold to Miller homes Ltd who have proposed a development of 655 residential units, to be complete by q4 2024. No planning details identified however we classified this site as one with residential development potential.
Land for Primrose Gardens, Cow Lane, Valley	49.79	20.15	£17,622,249	£353,931	£874,565	27/04/2022	The site is allocated in the VOWH Local Plan 2031. The freehold interest was sold by A&J Farming to Taylor Wimpey. Site has plans for 264 homes, of which 86 will be affordable. The

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Park, Didcot, OX11 6DN							Reserved Matters application is currently pending decision (P22/V0539/RM).
Parcel 1P Land to the west of Great Western Park (Valley Park) Didcot	11.12	4.50	£3,933,759	£353,755	£874,129	27/04/2022	Reserved Matters submission relating to phase 1P pursuant to outline planning permission comprising 172 dwellings with associated infrastructure and landscaping (P23/V0667/RM). This site forms the first phase of the strategic allocation at Valley Park.
Land adjacent to the Village Hall, Main Road, East Hagbourne, Didcot	8.64	3.50	£8,760,000	£1,013,889	£2,505,319	02/08/2021	The title register for this transaction lists Deanfield Homes Ltd as the proprietor. The site has Reserved Matters permission as of April 2022 for 70 houses and 4 flats with 40% affordable housing applied on a greenfield site in SODC, with associated infrastructure access, parking and public open spaces (p19/s0357/RM).
Land At Butts Piece Main Road Stanton Harcourt Oxfordshire	10.90	4.41	£4,525,000	£415,138	£1,025,805	16/04/2021	Reserved matters application approved in July 2021, for up to 40 dwellings (21/00691/RES), pursuant to outline planning permission (16/03627/OUT). 40% affordable being delivered on-site.
Land at Chiltern Edge School, Reades Lane, Sonning Common,	4.32	1.75	£7,500,000	£1,736,111	£4,289,931	01/03/2021	The site had an offer subject to planning basis, with terms agreed at c£7,500,000 based upon a policy compliant scheme for 50 dwellings. The site was allocated for 37 dwellings. While this is a gross area, we have assumed net: gross would be relatively similar.
Land to the West of Wallingford (Site B)	31.00	12.55	£4,025,000	£129,839	£320,831	27/03/2020	Reserved Matters approved in November 2023 for appearance, landscaping, layout and scale of 234 dwellings in phases 4, 5 and 6

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Wallingford OX10 0ND							(P23/S0748/RM), pursuant to outline planning permission (P14/S2860/O)
Land at Meadow View, Didcot Road, Harwell	6.62	2.68	£5,413,549	£817,757	£2,020,677	31/01/2020	The scheme is for 63 dwellings from 1, 2 ,3 ,4 5 bed houses and apartments with 35% affordable housing. The net developable area is 1.98ha ergo a density of 31 dph.
Land at Reading Road, Shiplake, RG9 3PH	10.76	4.35	£19,000,000	£1,766,456	£4,364,913	01/12/2018	The site achieved planning for 95 units at 40% affordable (38 affordable units). The site sold to Taylor Wimpey. From reviewing the scheme plan, we have adopted an assumed net developable area for the breakdown.
Thames Farm Reading Road Shiplake RG9 3PH	15.31	6.20	£19,000,000	£1,241,019	£3,066,558	19/10/2018	Reserved Matters approved in May 2019 for 95 dwellings (P19/S0245/RM), pursuant to outline application (P16/S0970/O). 40% Policy Compliant Affordable Housing being delivered. Outline permission was granted in 2017 and site was purchased by Taylor Wimpey in 2018. Site sits on edge of a village.

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

Asking Prices

6.9 We identified 6 listings for greenfield residential development land in South Oxfordshire, Vale of White Horse and in neighbouring authorities. These can be seen summarised Table 6.2 below.

6.10 5 out of the 6 had achieved planning permissions for schemes with mostly single to multi-dwelling proposed developments. 2 sites out of the 6 were located within the South Oxfordshire and Vale of White Horse districts.

6.11 The values per acre had a large range from £212,500 per acre (£525,088 per ha) to £1.66m per acre (£4.12m per ha) with the average value sitting at £516,000 (£1.27m per ha). The largest site in this set is 6.62 acres.

6.12 The site named “Plot 2, Road Running Through Pyrton, OX49 5AN” is an outlier in this data set with the only value above £475,000 per acre (at £1.66m per acre). This site has an area of 0.33 acres which gives a higher value on a £ per acre basis. This pattern is also consistent with the transactional data.

6.13 There is however the Sturt Close site at 0.06 acres (£250,000 per acre) with a lower value on a per acre basis. Other than the fact that these are greenfield development sites listed on the market, it is unclear what the ground conditions are or if there are any constraints (ground conditions, topography etc) which would result in any abnormal costs. This would have an influence on the asking price for the land.

Table 6.2 – Greenfield Residential Development Land Listings

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Note
Somerton Road, Ardley	4.40	1.78	£1,000,000	£227,273	£561,591	Former farm sat in wonderful open countryside just 6 miles from Bicester - 2 bedroom detached house of c.1,000 sq ft plus c.11,000 sq ft of agricultural buildings on 4.4 acres - further 10.9 acres of arable included - Potential for single or multiple dwelling development, subject to consent.
Off Windmill Rd, Towersey, Thame, OX9	2.00	0.81	£425,000	£212,500	£525,088	Full Planning approved in November 2022 for conversion of existing stables into one bedroom living accommodation with open plan living space (P22/S3712/FUL).
Plot 2, Road Running Through Pyrton, Pyrton, OX49 5AN	0.33	0.13	£550,000	£1,666,667	£4,118,333	A plot, extending to a third of an acre, with Full planning permission for a 2,745 sq ft dwelling and separate garage/store of 409 sqft (P21/S0260/FUL).
West Adderbury House, Adderbury, Oxfordshire, OX17	6.62	2.68	£1,750,000	£264,350	£653,210	Cherwell District Council - Residential development of a single dwelling with associated landscaping and additional community land associated with the Friends Meeting House (20/01208/F)
Sturt Close, Land To The Rear 7 Hughes Close, OX7	0.06	0.02	£15,000	£250,000	£617,750	Full planning approved in July 2023 for Erection of detached dwelling and widening of existing dropped kerb (23/01493/FUL).
Land North East of Broad Lane Evenley, Northamptonshire, NN13 5SF	1.00	0.50	£475,000	£475,000	£1,173,725	Village plot with outline Planning Permission granted for a single dwelling of up to 6,000 square feet.

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

Other Greenfield Development Viability Evidence

6.14 AspinallVerdi have reviewed numerous site specific FVAs in the region, for authorities such as South Oxfordshire and West Oxfordshire. Table 6.3 provides a summary of these assessments.

6.15 In our FVA reviews, we reported that all of these applications were able to provide policy-compliant affordable housing. The values for these ranged from £91,166 per acre (£225,271 per ha) to £1.15m (£2.83 per ha).

6.16 The Sonning Common scheme's higher land value may be attributed to the fact that it is a hybrid application with permission for a care home along with communal and care facilities, and that it resides near Henley-on-Thames (a high value area).

6.17 On the contrary, the scheme in Didcot and Eynsham are still pending decision so they do not benefit from the uplift in land value from planning permission. The Didcot scheme is also located in a lower value zone.

Table 6.3 – Greenfield Site-Specific FVA Evidence

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Land East of Didcot Road, Long Wittenham (P23/S1474/FUL)	14.15	34.96	£1,293,113	£91,166	£225,271	31/10/2023	AspinallVerdi acted for SODC in respect of an FVA review = for: 45 residential dwellings, a Community Hub and a Primary School with associated playing pitches, village green and infrastructure, parking, landscaping and drainage. Part demolition and conversion of existing village and school to provide 2 residential dwellings. The existing site comprised of 10-acres agricultural land, a previous school site of 3.3 acres and a previous village hall site of 0.85 acres – a total area of 14.15 acres. In their assessment, the Applicants adopted a land value of £0 (zero) as their rationale was that adopting a BLV would make their appraisal less viable. However, they conceded that in a normal circumstance, they would apply a BLV of £100,000 per acre. In our assessment, we considered the EUV and AUV of the site. The EUV was considered to be £79,415 for the agricultural site. We note that the EUV was not provided for the school or village hall due to their obsoleteness and lack of an 'existing use'. Based on our policy-compliant (40% affordable housing) appraisal, the RLV was £1,293,113, which resulted in a 16.3 multiplier.
Land at Derrymerrye Farm, Eynsham, West Oxfordshire	27.48	11.12	£6,941,619	£252,606	£624,190	14/07/2023	We have more recently (July 2023) acted for WODC in respect of an FVA Review of this application (22/03484/OUT). The application concerned a 27.48-acre greenfield residential development site which was part of the West Eynsham Strategic Development Area. The proposal was for 180 residential units with associated landscaping, open space, infrastructure etc.

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
							The Applicant claimed the scheme could not support the policy-compliant 50% affordable housing with a total BLV of £8,000,000. Our viability review demonstrated that the site could deliver the full affordable housing (50%). The EUV in our review came out at £839,645. We carried out a RLV appraisal on a policy compliant basis including 50% affordable housing on-site. This resulted in a RLV £6,941,619 (£252,606 per acre). This resulted in a multiplier/premium of 8.26 (826%). Ergo, the scheme could afford the 50% affordable housing.
Land off Blounts Court Road, Sonning Common, South Oxfordshire	11.1	4.50	£12,783,486	£1,150,629	£2,843,204	31/03/2021	AspinallVerdi have acted for SODC in respect of an FVA for an appeal by Senior Living for this application: Hybrid planning application for the development of a continuing care retirement community care village of up to 133 units with ancillary communal and care facilities and green space (Ref: P19/S4576/O - Planning Inspectorate Reference: APP/Q3115/W/20/325861). In this appeal the Appellants confirmed that, within their appraisal, they adopted £12,500 per acre as an EUV. They also confirmed that they paid £17,500 per acre for the land. We considered the EUV to be £15,000 per acre (gross). Furthermore, we carried out a RLV appraisal on a policy compliant basis including 40% affordable housing on-site. This resulted in a RLV of £12,783,486 (£1,150,629 per acre (gross) and £1,535,738 per acre (net) developable). Based on the EUV of £166,792, this results in a multiplier of 76. The scheme was therefore viable and the Appellants conceded to provide full planning policy-compliant affordable housing (as a commuted sum).

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

Brownfield Residential Development Land

6.18 For plan-viability studies, establishing a brownfield land value is challenging given the numerous variables which influence the value of brownfield development land. The challenge with land values for brownfield land are (unlike agricultural land which is generally more homogeneous) there are infinite permutation of the 'existing use' and hence the Existing Use Value (EUV) will be also uniquely different (having regard also to the location, shape, size and topography).

6.19 Similarly, the premium for the brownfield site will be uniquely different having regard to the proposed use and hope value (within the context of planning allocations and policy requirements).

6.20 This is further complicated on a site-specific level if there are extant consents and possible alternative uses which generate Alternative Use Values.

6.21 As set out in the main report section on brownfield / greenfield land economics and hope value, the timing of any redevelopment decision on brownfield land is determined by the relationship between the EUV and the value of the site in its redeveloped [higher value] use – less the costs of redevelopment.

6.22 Redevelopment takes place at a point in time when buildings are economically obsolete (as opposed to physically obsolete). Over time the existing use value of buildings falls as the operating costs increase, depreciation kicks in and the rent falls by comparison with modern equivalent buildings. In contrast the value of the next best alternative use of the site increases over time due to development pressure in the urban context (assuming there is general economic growth in the economy). Physical obsolescence occurs when the decreasing existing use value crosses the rising alternative use value.

6.23 However, redevelopment requires costs to be incurred on site demolition, clearance, remediation, and new build construction costs. These costs have to be deducted from the alternative use value 'curve'. The effect is to extend the time period to achieve the point where redevelopment is viable (economic obsolescence).

6.24 Where there is a possibility of development the landowner will often have regard to 'hope value'. Hope value is the element of market value of a property in excess of the existing use value, reflecting the prospect of some more valuable future use or development. Hope value is represented in the EUV premium and can never be in excess of policy compliant market value (RLV), given RICS guidance on the valuation of development sites.

6.25 Hope value takes into account the uncertain nature or extent of such redevelopment prospects, including the time which would elapse before one could expect planning permission to be obtained or any relevant constraints overcome, so as to enable the more valuable use to be implemented. In the case of Oxfordshire, there are many sites (former MOD sites, quarries, derelict office spaces/garden centres etc) which are redundant and could be considered physically obsolete. However, they may not be economically obsolete for many years until the costs of demolition and redevelopment or refurbishment are surpassed by the new use. This value equation is also often personal to the landowner who has particular aspirations which may not be met by the market. Hence redevelopment is often a 'waiting' game.

6.26 As with greenfield land, we are reliant upon market evidence and agreed prices for brownfield sites in South Oxfordshire, the Vale of White Horse and neighbouring districts.

6.27 The most relevant comparable evidence for brownfield development land is set out below.

Transactional Evidence

6.28 We identified 6 transactions greenfield residential development land between 2017 and 2022. These can be seen summarised in Table 6.4.

6.29 5 out of the 6 had achieved planning permissions for schemes with proposed units ranging from 1 dwelling up to 160 units. Only 1 site has been identified as delivering a policy compliant scheme. 4 sites out of the 6 were located within the South Oxfordshire and Vale of White Horse districts.

6.30 The values per acre ranged from £137,212 per acre (£339,050 per ha) to £2.01m per acre (£4.97m per ha) with the average value sitting at £1.3m per acre (£3.22m per ha). Most sites have an area ranging from 4.4 to 9 acres with one site at 22.5 acres.

6.31 The largest values are with the smallest sites. The highest value (£2,013,182 per acre) is attributed to the Former Wyevale Garden Centre which sits in a higher value zone (near Henley) and has planning permission.

6.32 The scheme with the lowest value per acre (at £137,212 per acre) comprises a former quarry, storage and retail site. This site is allocated in the VOWH Local Plan. The other sites are former garden centres, colleges, commercial spaces. It is likely that the former quarry's land value reflects its associated abnormal costs, ground conditions and on-site constraints.

Table 6.4 – Brownfield Residential Development Land Transactions

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Denman College New Road Marcham Abingdon OX13 6NW	4.67	1.89	£8,500,000	£1,820,128	£4,497,537	25/04/2022	This site has a full application pending decision for: the change of use of Denman College and curtilage from Class C2 to a single-family dwelling. The erection of ancillary garden buildings and new boathouse. Site sits in a conversion area and has a listed building on-site (P23/V1880/FUL).
Wootton Business Park Wootton Abingdon OX13 6FD	4.94	2.00	£9,210,000	£1,864,372	£4,606,864	26/11/2021	This site has full planning approved for the construction of an office building and associated refuse store, cycle store, plant enclosure and car parking and 58 residential units with car parking and associated landscaping across the site (P21/V0477/FUL). Full 35% policy to be delivered.
Reading Road, Former Wyevale Garden Centre, RG9 4AE	4.40	1.78	£8,858,000	£2,013,182	£4,974,572	23/07/2021	Site is a former garden centre with 5 single storey greenhouses derelict since 2009 and in a state of disrepair with large hardstanding area. Proposed developed is for 1 -2 bed apartments, 2, 3 & 4 bed houses totalling 34,875 sqft net and commercial floorspace of 2,691 sqft (P18/s0951/o).
210 Long Ln - Land, Reading, Berkshire, RG31 5UG	7.66	3.10	£4,600,000	£600,522	£1,483,890	01/11/2019	Sold to Country Estates for residential redevelopment. No other details available.
Rogers Concrete, Sandshill, Faringdon, SN7 7PQ	9.11	3.69	£1,250,000	£137,212	£339,050	15/12/2017	Site has outline permission for 95 houses (18% affordable) and 1500 sqm of office space (P20/V0855/O). Applicant is Obsidian Strategic.

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Pirbright Institute site (formerly Institute For Animal Health), Compton", Newbury RG20 7NN	22.48	9.10	£31,265,017	£1,390,793	£3,436,648	20/06/2017	Site has outline planning permission development comprising of up to 160 residential units (Class C3), landscaping, street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads (20/01336/OUTMAJ). The proposal includes at least 1.75 hectares of employment land). Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

Asking Prices

6.33 We identified 9 listings for brownfield residential development land in South Oxfordshire, Vale of White Horse and in neighbouring authorities. These can be seen summarised Table 6.5 below.

6.34 8 out of the 9 had achieved planning permissions for schemes with mostly single to multi-dwelling proposed developments. 4 sites out of the 9 were located within the South Oxfordshire and Vale of White Horse districts.

6.35 The values per acre had a large range from £300,000 per acre (£741,300 per ha) to £2.27m per acre (£5.16m per ha) with the average value sitting at £1.15m per acre (£2.85m per ha).

6.36 Most sites have an area ranging from 0.1 to 2 acres with one site at 10 acres. This is resulting in much higher £ per acre values for the smaller sites. Most of the proposals on these sites are for large singular dwellings which have benefit of planning permission. This also drives up the value per acre.

Table 6.5 - Brownfield Residential Development Land Listings

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Note
Brize Norton, Oxfordshire, OX18	0.74	0.30	£395,000	£533,784	£1,318,980	Existing site a former commercial nursery, within a former quarry. Outline permission to build two-detached dwellings (20/01915/OUT).
Woodstock Road, Charlbury, OX7	0.17	0.07	£185,000	£1,088,235	£2,689,029	Full Planning approved for a single building plot with planning for a detached three-bedroom home (23/00572/FUL)
Carton Lodge, Carterton, Oxfordshire, OX18 1DT	0.10	0.04	£195,000	£1,950,000	£4,818,450	A single building plot with Planning Permission for a 4-bedroom detached house with an integral garage and parking for several cars located on Swinbrook Road close to the Country Park (22/02962/FUL).
Land adjacent 45 Northcourt Road, Abingdon	0.35	0.14	£200,000	£571,429	£1,412,000	Permission was granted by the Vale of the White Horse District Council for a detached two-bedroom chalet bungalow (P15/V0256/FUL).
A420, Great Coxwell, Faringdon, SN7	0.32	0.13	£300,000	£937,500	£2,316,563	0.32 acre consented site with permission granted for a 300sqm detached dwelling and garage. Utilities on-site and most conditions have been discharged (P21/V3482/FUL).
Winterbrook, Wallingford	0.22	0.09	£500,000	£2,272,727	£5,615,909	Planning permission granted for a state-of-the-art single storey property measuring circa 2,648 sqft in the heart of Winterbrook, Wallingford (P23/S1587/FUL).
Scours Lane, Tilehurst, Reading, Berks	1.00	0.40	£1,600,000	£1,600,000	£3,953,600	Site has no application attributed to it however, its lawful planning uses are: 1. A residential building 2. A mixed (sui generis) use site for 11 static caravans for residential use, commercial storage, the sale and repair of motor vehicles, buying and selling of scrap.
Lincombe Lane, Boars Hill, Oxford	2.00	0.81	£2,250,000	£1,125,000	£2,779,875	Elevated development site with detailed planning consent for a 6-bed house. The property to be created will have an internal volume of over 8,000 sq ft / 762 sqm with high spec features.

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Note
						There is an existing 'office' building on site and a hard tennis court to refurbish.
Wyck Hill, Stow On The Wold, Cheltenham, Gloucestershire, GL54 1HY	10	4.05	£3,000,000	£300,000	£741,300	Site has planning permission for erection of a dwelling of exceptional quality plus associated hard and soft landscaping at Former Wyck Hill Nursery under ref. 23/00417/FUL. Designed by RIBA award winning architects Loyn + Co, the proposed house has been contextually designed relative to the specific topography, history and landscape of the site

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

Other Brownfield Development Viability Evidence

6.37 AspinallVerdi have reviewed numerous site specific FVAs in the region for brownfield sites, for authorities such as South Oxfordshire and West Oxfordshire. Table 6.6 provides a summary of these assessments.

6.38 The land values for these ranged from £1.04m per acre (£2.53m per ha) to £1.99m (£4.98m per ha). The areas range from 1.3 acres to 4.2 acres. The highest values are attributed to the two smaller 1.3-acre schemes. However, the Steve Orton scheme did not provide a detailed cost plan breaking down abnormal costs on-site, so these may not have been accurately reflected in the land value.

6.39 The Smith Centre's abnormal costs were accurately reflected by a detailed cost plan. The site still retains a significantly high value which can be attributed to its location in Henley.

6.40 At the time of our FVA reviews, we reported that the Steve Orton and Smith Centre applications unable to provide policy-compliant affordable housing with CIL and S106 Contributions and were even unviable in our scenario testing at 100% Market Housing. As of November 2023, the Smith Centre application has been approved.

Table 6.6 - Brownfield Site-Specific FVA Evidence

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
Steve Orton Antiques, Shirburn Road Watlington, OX49 5BZ	1.3	0.5	£2,050,000	£1,576,923	£3,896,576	30/11/2023	AspinallVerdi have acted for SODC in respect of an FVA Review of Alder King's application on this site. The application submitted was for 'The redevelopment of part of the site at Shirburn Road, Watlington for the erection of 25 age-restricted dwellings on a cleared brownfield site. This scheme sits as part of a larger site with outline permission for a care home (extant scheme). We considered the extant scheme in our assessment as an AUV (due to lack of EUV as site was cleared) which we calculated to be £2.05 million (£1.57m per acre).
The Smith Centre, Fairmile, Henley on Thames, RG9 6AB (P22/S3033/FUL)	4.2	1.7	£4,390,000	£1,045,300	£2,582,936	20/01/2023	AspinallVerdi have acted for SODC in respect of an FVA Review of DS2's application on this site. The application submitted was for 'demolition of the existing office floorspace and construction of an Extra care residential development (C2 Class Use). The existing site comprised of 6-commercial office buildings that were not in use. The proposal aimed to provide 115 high-quality extra care housing units. There was also an extant scheme with prior approval under permitted development rights, for the conversion of the existing office buildings into a residential scheme (P19/S2661/N1A | granted in 2019). We considered the extant scheme in our assessment as an AUV (due to lack of demand for the existing use) which we calculated to be in the region of £1.96 million (£467,300 per acre) to £6.1 million (£1,462,400 per acre) depending upon the assumptions for the scheme. This compared to the Applicants AUV of £4.39

Land Address/Site Name	Site Area (acres)	Site Area (ha)	Value £	Value (£/acres)	Value (£/ha)	Date	Note
							million (£1,045,300 per acre) which therefore we considered to be reasonable.
Balmaha, 42 Rotherfield Road, Henley-on-Thames, RG9 1NN (P19/S1003/FUL)	1.38	0.55	£2,758,333	£1,998,792	£4,939,015	23/03/2021	AspinallVerdi provided an appeal hearing statement for the appeal of this application. The application was for 'the Demolition of Balmaha including outbuildings and swimming pool, erection of 3 pairs of semi-detached villas, erection of a single building containing 5 apartments [11 units in total], associated garaging, parking and bin stores. The application was refused on the basis of the visual bulk, massing and overall density of development and failure to provide affordable housing on-site. The site already had planning consent which could be implemented for the redevelopment to 3 detached units (evidence of AUV). In this case the BLV was assessed as the 'average of the ranges' as the EUV £2,758,333 (£1,998,792 per acre based on a site area of 1.38 acres).

Source: AspinallVerdi '231208 Combined South Oxfordshire and VOWH Land Value database v0.9'

Open Call for Land Evidence

6.41 We currently have an open call for land value data and comparable evidence. We would welcome more comparable land value evidence for residential land use. In this respect we need specific details of:

- price paid or current asking price;
- the transaction date (if sold);
- net and gross site area;
- greenfield / brownfield (existing use)
- planning consent (including affordable housing % and S106 details)
- abnormal costs.

6.42 Please note that this data will be retained in our land value database but anonymised as appropriate for reporting purposes.

7 Benchmark Land Value Assumptions

7.1 For greenfield typologies the bottom-up approach is based on the net value per acre / hectare for agricultural / paddock land (existing use value (EUV)). This EUV is 'grossed up' to reflect a net developable to gross site area ratio of:

- 75% net to gross on small and large site typologies, and
- 100% on brownfield typologies (assumes all of the site is redeveloped).

7.2 Table 7.1 below adopts the appropriate Existing Use Values and premiums to derive a Benchmark Land Value (BLV) for the respective typologies.

Greenfield Land

7.3 For greenfield typologies the 'bottom up' approach is based on the net value per acre / hectare for agricultural land (existing use value (EUV)). We have generally applied an EUV of £15,000 - £20,000 per acre gross depending on the size of the site (quantum). For smaller sites, we have assumed a higher EUV and assumed that volume house builder scale sites would have a lower EUV due to economies of scale.

7.4 Given that the market areas for towns and larger villages such as Didcot, Faringdon, Sonning Common, Watlington, Abingdon etc are relatively small, we do not perceive there to be any perceptible difference in agricultural land values. This was corroborated by our agent consultation.

7.5 The BLV divided by the (higher) net value per acre / hectare gives an uplift multiplier/premium of 17-28, reflecting the size and location of the site.

7.6 These are the *minimum* values that we would assume for the purpose of our hypothetical viability appraisals and they act as the benchmark to test the RLVs of schemes to determine whether sites would come forward for development (as discussed with regard to Figure 2.2). They are not market values (/RLV) which we would anticipate to be much higher (even on a policy compliant basis).

7.7 The EUV assumptions for greenfield land reflect the likelihood that residential land coming forward on greenfield sites would do so on land at the edge of settlements (i.e., paddock land) and thus, our assumptions are between agricultural and paddock land values (when considering the premium).

7.8 The assumption that the Henley area of the South Oxfordshire District and Abingdon area of the Vale of White Horse District would carry stronger EUVs is driven by our Residential Market paper which demonstrates stronger sales values in this part of the district. Thus, we anticipate agricultural land with the potential for residential development would command a premium in the higher value areas, especially around Henley.

Brownfield Land

7.9 For the residential typologies, the benchmark land value is based on a 10-15% premium over perceived Existing Use Values. We have used a lower 10% premium in the lower value zone, 12% in the medium value zone and 15% in the high value zone. We have previously applied a higher premium of 20%. However, as there is a

significant and generous range for the EUVs, a lower premium is sufficient to provide landowners an incentive to sell.

Land Value Caveats

7.10 It is important to note that the BLV's contained herein are for 'high-level' plan / CIL viability purposes and the appraisals should be read in the context of the BLV sensitivity table (contained within the appraisals). It is important to emphasise that the adoption of a particular BLV £ in the base-case appraisal typologies in no way implies that this figure can be used by applicants to negotiate site specific planning applications.

7.11 Where sites have obvious abnormal costs, these costs should be deducted from the value of the land. The land value for site-specific viability appraisals should be thoroughly evidenced, having regard to the existing use value of the site (as is best practice in the PPG). This report is for plan-making purposes and is 'without prejudice' to future site-specific planning applications.

7.12 Furthermore, we are not saying that land can *only* be acquired in the Districts for these BLV's. As the appraisals show, there is often a surplus between the RLV and BLV which could be put to a stronger land bid or retained as profit. Furthermore, the sensitivity scenarios show the impact on the surplus (i.e., difference between RLV and BLV) for various levels of BLV and profit %.

7.13 We consider that our assumptions are appropriate given that they are largely in line with the other plan wide studies. Furthermore, over 15 times uplift over EUV is a significant premium that should act as an incentive for landowners to sell.

7.14 We set out our Benchmark Land Value assumptions in the table below.

Table 7.1 – Benchmark Land Value Table of Assumptions

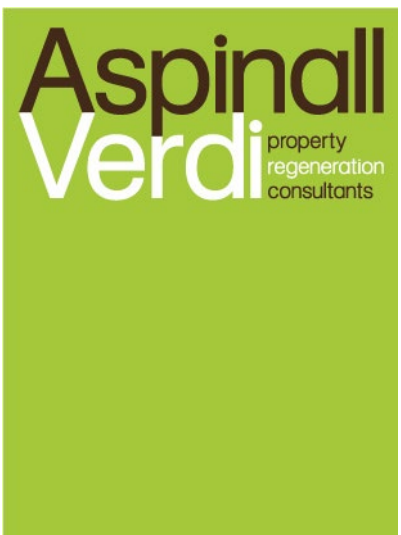
Typology	Location	Existing Use	EUV -					Uplift Multiplier	BLV -	
			(per acre) (gross)	(per ha) (gross)	Net:Gross (%)	(per acre) (net)	(per ha) (net)	x [X] or %(rounded)	(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)
Residential - Smaller Sites	High Value Zone	Greenfield	£20,000	£49,420	75%	£26,667	£65,893	24	£650,000	£1,606,000
Residential - Volume House Builder scale	High Value Zone	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	28	£550,000	£1,359,000
Residential - Smaller Sites	Medium Value Zone	Greenfield	£20,000	£49,420	75%	£26,667	£65,893	20	£520,000	£1,285,000
Residential - Volume House Builder scale	Medium Value Zone	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	24	£480,000	£1,186,000
Residential - Smaller Sites	Lower Value Zone	Greenfield	£20,000	£49,420	75%	£26,667	£65,893	17	£460,000	£1,137,000
Residential - Volume House Builder scale	Lower Value Zone	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	21	£420,000	£1,038,000
Residential	High Value Zone	Brownfield	£1,000,000	£2,471,000	100%	£1,000,000	£2,471,000	15%	£1,150,000	£2,842,000
Residential	Medium Value Zone	Brownfield	£900,000	£2,223,900	100%	£900,000	£2,223,900	12%	£1,008,000	£2,491,000
Residential	Lower Value Zone	Brownfield	£800,000	£1,976,800	100%	£800,000	£1,976,800	10%	£880,000	£2,174,000

Source: 231209 Combined South Oxfordshire and VOWH Land Value database v0.9

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Appendix 5 - Typologies Matrix

240919 SODC VOWH Typologies Matrix_v6.0 - Residential Typologies

				Site Typology							S106 / S278 Contributions (£ per unit)																	
Ref.	Appraisal Title	SODC/VOWH	# Resi Units	Location / Value Zone	Greenfield / Brownfield	Gross Site Area (ha)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density (dph)	S106 Nursery and Primary Education	S106 Secondary Education and Sixth Form	S106 Education SEN	S106 Public Transport	Travel Plan Monitoring (Cost Per Scheme)	Strategic Transport / HIF Recovery	S106 Street Names	S106 Waste and Recycling	S106 Sports	S106 Play Areas	S106 Community Facilities	S106 Social and Healthcare	S106 Allotments	S106 Public Art	S106 Household Waste and Recycling Centres	S106 Green Infrastructure & Open Space	Total Site Specific Mitigation - S106 and S278	CIL - Baseline (Based on highest of SODC VOWH CIL)
																											(£/unit)	(£ psm)
A	High Value Greenfield	SODC	4	High Value Zone	Greenfield	0.12	75%	0.09	0.22	45														£380	£105	£2,768	£3,253	£385.00
B	Medium Value Greenfield	SODC	4	Medium Value Zone	Greenfield	0.12	75%	0.09	0.22	45														£380	£105	£2,768	£3,253	£278.00
C	Medium Value Greenfield	VOWH	4	Medium Value Zone	Greenfield	0.12	75%	0.09	0.22	45														£380	£105	£2,768	£3,253	£381.00
D	Low Value Greenfield	VOWH	4	Low Value Zone	Greenfield	0.12	75%	0.09	0.22	45														£380	£105	£2,768	£3,253	£291.00
E	High Value Brownfield	SODC	4	High Value Zone	Brownfield	0.09	100%	0.09	0.22	45														£380	£105	£2,768	£3,253	£385.00
F	Medium Value Brownfield	SODC	4	Medium Value Zone	Brownfield	0.09	100%	0.09	0.22	45														£380	£105	£2,768	£3,253	£278.00
G	Medium Value Brownfield	VOWH	4	Medium Value Zone	Brownfield	0.09	100%	0.09	0.22	45														£380	£105	£2,768	£3,253	£381.00
H	Low Value Brownfield	VOWH	4	Low Value Zone	Brownfield	0.09	100%	0.09	0.22	45														£380	£105	£2,768	£3,253	£291.00
I	High Value Greenfield (National Landscape)	SODC	9	High Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£348.00
J	Medium Value Greenfield (National Landscape)	SODC	9	Medium Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£241.00
K	Low Value Greenfield (National Landscape)	VOWH	9	Low Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£224.00
L	High Value Brownfield (National Landscape)	SODC	9	High Value Zone	Brownfield	0.20	100%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£348.00
M	High Value Brownfield (National Landscape)	SODC	9	Medium Value Zone	Brownfield	0.20	100%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£241.00
N	High Value Brownfield (National Landscape)	VOWH	9	Low Value Zone	Brownfield	0.20	100%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£224.00
O	High Value Greenfield (RES)	SODC	9	High Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£385.00
P	Medium Value Greenfield (RES)	SODC	9	Medium Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£278.00
Q	Medium Value Greenfield (RES)	VOWH	9	Medium Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£0.00
R	Low Value Greenfield (RES)	VOWH	9	Low Value Zone	Greenfield	0.27	75%	0.20	0.49	45										£362				£380	£105	£2,768	£3,615	£0.00
Y	High Value Greenfield	SODC	25	High Value Zone	Greenfield	0.74	75%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£348.00
Z	Medium Value Greenfield	SODC	25	Medium Value Zone	Greenfield	0.74	75%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£241.00
AA	Medium Value Greenfield	VOWH	25	Medium Value Zone	Greenfield	0.74	75%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£314.00
AB	Low Value Greenfield	VOWH	25	Low Value Zone	Greenfield	0.74	75%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£224.00
AC	High Value Brownfield	SODC	25	High Value Zone	Brownfield	0.56	100%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£348.00
AD	Medium Value Brownfield	SODC	25	Medium Value Zone	Brownfield	0.56	100%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£241.00
AE	Medium Value Brownfield	VOWH	25	Medium Value Zone	Brownfield	0.56	100%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£314.00
AF	Low Value Brownfield	VOWH	25	Low Value Zone	Brownfield	0.56	100%	0.56	1.37	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£224.00
AK	High Value Greenfield	SODC	75	High Value Zone	Greenfield	2.22	75%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£348.00
AL	Medium Value Greenfield	SODC	75	Medium Value Zone	Greenfield	2.22	75%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£241.00
AM	Medium Value Greenfield	VOWH	75	Medium Value Zone	Greenfield	2.22	75%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£314.00
AN	Low Value Greenfield	VOWH	75	Low Value Zone	Greenfield	2.22	75%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£224.00
AO	High Value Brownfield	SODC	75	High Value Zone	Brownfield	1.67	100%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£348.00
AP	Medium Value Brownfield	SODC	75	Medium Value Zone	Brownfield	1.67	100%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£241.00
AQ	Medium Value Brownfield	VOWH	75	Medium Value Zone	Brownfield	1.67	100%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£314.00
AR	Low Value Brownfield	VOWH	75	Low Value Zone	Brownfield	1.67	100%	1.67	4.12	45	£12,154	£10,002	£538				£27	£212		£362				£380	£105	£2,768	£26,548	£224.00

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Appendix 5 - Typologies Matrix

240919 SODC VOWH Typologies Matrix_v6.0 - Residential Typologies

				Affordable Housing Requirements									Scheme Typology																(Construction costs impacted by Policy)							
Ref.	Appraisal Title	SODC/VOWH	# Resi Units	AH Target	AH basis	AH Tenure Mix:								Market Housing Mix:							Affordable Housing Mix:																
				(%)		First Homes (% of AH)	Social Rent (% of AH)	Affordable Rent (% of AH)	Intermediate (Affordable Home Ownership) (% of AH)	Discounted Market Rent (% of AH)	Total check	LCHO (% of total) (>10%)	Unit Types	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	Biodiversity Net Gain (BNG)	Mkt. Housing - Cat. M4(2)	Mkt. Housing - Cat. M4(2)	Mkt. Housing - Cat. M4(3)(a)	Mkt. Housing - Cat. M4(3)(a)	Net Zero Carbon Buildings & Reducing Embodied Carbon	Net Zero Carbon Buildings & Reducing Embodied Carbon	Water Resouces
																														(£/unit)	(£/unit) - all units (where not M4(3)) - Houses	(£/unit) - all units (where not M4(3)) - Flats	£/Unit (% units tbc) - Houses	£/Unit (% units tbc) - Flats	(£/unit - houses)	(% Uplift on costs - flats)	(£/unit)
A	High Value Greenfield	SODC	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
B	Medium Value Greenfield	SODC	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
C	Medium Value Greenfield	VOWH	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
D	Low Value Greenfield	VOWH	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
E	High Value Brownfield	SODC	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
F	Medium Value Brownfield	SODC	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
G	Medium Value Brownfield	VOWH	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
H	Low Value Brownfield	VOWH	4	0%	<10 units	0.0%	0.0%	0.0%	0%	n/a	0%	0%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
I	High Value Greenfield (National Landscape)	SODC	9	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
J	Medium Value Greenfield (National Landscape)	SODC	9	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
K	Low Value Greenfield (National Landscape)	VOWH	9	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
L	High Value Brownfield (National Landscape)	SODC	9	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
M	High Value Brownfield (National Landscape)	SODC	9	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
N	High Value Brownfield (National Landscape)	VOWH	9	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£394	£625	£1,090			£7,087	6.2%	£350
O	High Value Greenfield (RES)	SODC	9	75%	On-Site	6%	50%	5%	39%	n/a	100%	34%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
P	Medium Value Greenfield (RES)	SODC	9	75%	On-Site	6%	50%	5%	39%	n/a	100%	34%		-	25.0%	69.0%	6.0%	-	-	-	100.0%	-	25.0%	69.0%	6.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
Q	Medium Value Greenfield (RES)	VOWH	9	75%	On-Site	15%	62%	8%	15%	n/a	100%	23%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
R	Low Value Greenfield (RES)	VOWH	9	75%	On-Site	15%	62%	8%	15%	n/a	100%	23%		-	15.0%	70.0%	15.0%	-	-	-	100.0%	-	15.0%	70.0%	15.0%	-	-	-	100.0%	£2,020	£625	£1,090			£7,087	6.2%	£350
Y	High Value Greenfield	SODC	25	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
Z	Medium Value Greenfield	SODC	25	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AA	Medium Value Greenfield	VOWH	25	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AB	Low Value Greenfield	VOWH	25	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AC	High Value Brownfield	SODC	25	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AD	Medium Value Brownfield	SODC	25	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AE	Medium Value Brownfield	VOWH	25	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AF	Low Value Brownfield	VOWH	25	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AK	High Value Greenfield	SODC	75	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£14,205	£0	£350
AL	Medium Value Greenfield	SODC	75	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£14,205	£0	£350
AM	Medium Value Greenfield	VOWH	75	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AN	Low Value Greenfield	VOWH	75	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£850	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AO	High Value Brownfield	SODC	75	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£14,205	13.6%	£350
AP	Medium Value Brownfield	SODC	75	50%	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£14,205	13.6%	£350
AQ	Medium Value Brownfield	VOWH	75	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AR	Low Value Brownfield	VOWH	75	40%	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£712	£625	£1,090	£12,368	£9,469	£7,087	6.2%	£350

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Appendix 5 - Typologies Matrix

240919 SODC VOWH Typologies Matrix_v6.0 - Residential Typologies

				Site Typology							S106 / S278 Contributions (£ per unit)																	
Ref.	Appraisal Title	SODC/VOWH	# Resi Units	Location / Value Zone	Greenfield / Brownfield	Gross Site Area (ha)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Development Density (dph)	S106 Nursery and Primary Education	S106 Secondary Education and Sixth Form	S106 Education SEN	S106 Public Transport	Travel Plan Monitoring (Cost Per Scheme)	Strategic Transport / HIF Recovery	S106 Street Names	S106 Waste and Recycling	S106 Sports	S106 Play Areas	S106 Community Facilities	S106 Social and Healthcare	S106 Allotments	S106 Public Art	S106 Household Waste and Recycling Centres	S106 Green Infrastructure & Open Space	Total Site Specific Mitigation - S106 and S278	CIL - Baseline (Based on highest of SODC VOWH CIL)
																											(£/unit)	(£ psm)
AS	High Value Greenfield	SODC	150	High Value Zone	Greenfield	4.44	75%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£348.00
AT	Medium Value Greenfield	SODC	150	Medium Value Zone	Greenfield	4.44	75%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£241.00
AU	Medium Value Greenfield	VOWH	150	Medium Value Zone	Greenfield	4.44	75%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£314.00
AV	Low Value Greenfield	VOWH	150	Low Value Zone	Greenfield	4.44	75%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£224.00
AW	High Value Brownfield	SODC	150	High Value Zone	Brownfield	3.33	100%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£348.00
AX	Medium Value Brownfield	SODC	150	Medium Value Zone	Brownfield	3.33	100%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£241.00
AY	Medium Value Brownfield	VOWH	150	Medium Value Zone	Brownfield	3.33	100%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£314.00
AZ	Low Value Brownfield	VOWH	150	Low Value Zone	Brownfield	3.33	100%	3.33	8.24	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£224.00
BA	Age Restricted Housing High Value Greenfield	SODC	60	High Value Zone	Greenfield	0.94	75%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£348.00
BB	Age Restricted Housing Medium Value Greenfield	SODC	60	Medium Value Zone	Greenfield	0.94	75%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£278.00
BC	Age Restricted Housing Medium Value Greenfield	VOWH	60	Medium Value Zone	Greenfield	0.94	75%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£314.00
BD	Age Restricted Housing Low Value Greenfield	VOWH	60	Low Value Zone	Greenfield	0.94	75%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£224.00
CB	Age Restricted Housing Medium Value Greenfield - Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land South of Grenoble Road, Land at Northfield, and Land at Bayswater Brook)	SODC	60	Medium Value Zone	Greenfield	0.94	75%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£0.00
BE	Age Restricted Housing High Value Brownfield	SODC	60	High Value Zone	Brownfield	0.71	100%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£348.00
BF	Age Restricted Housing Medium Value Brownfield	SODC	60	Medium Value Zone	Brownfield	0.71	100%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£278.00
BG	Age Restricted Housing Medium Value Brownfield	VOWH	60	Medium Value Zone	Brownfield	0.71	100%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£314.00
BH	Age Restricted Housing Low Value Brownfield	VOWH	60	Low Value Zone	Brownfield	0.71	100%	0.71	1.74	85				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£224.00
BI	Assisted Living / Extra Care High Value Greenfield	SODC	60	High Value Zone	Greenfield	0.80	75%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£348.00
BJ	Assisted Living / Extra Care Medium Value Greenfield	SODC	60	Medium Value Zone	Greenfield	0.80	75%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£278.00
BK	Assisted Living / Extra Care Medium Value Greenfield	VOWH	60	Medium Value Zone	Greenfield	0.80	75%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£0.00
BL	Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land South of Grenoble Road, Land at Northfield, and Land at Bayswater Brook	SODC	60	Medium Value Zone	Greenfield	0.80	75%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£0.00
BM	Assisted Living / Extra Care High Value Brownfield	SODC	60	High Value Zone	Brownfield	0.60	100%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£348.00
BN	Assisted Living / Extra Care Medium Value Brownfield	SODC	60	Medium Value Zone	Brownfield	0.60	100%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£278.00
BO	Assisted Living / Extra Care Medium Value Brownfield	VOWH	60	Medium Value Zone	Brownfield	0.60	100%	0.60	1.48	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£0.00
BQ	High Value Greenfield	SODC	300	High Value Zone	Greenfield	8.89	75%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£348.00
BR	Medium Value Greenfield	SODC	300	Medium Value Zone	Greenfield	8.89	75%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£241.00
BS	Medium Value Greenfield	VOWH	300	Medium Value Zone	Greenfield	8.89	75%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£314.00
BT	Low Value Greenfield	VOWH	300	Low Value Zone	Greenfield	8.89	75%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£241.00
BU	High Value Brownfield	SODC	300	High Value Zone	Brownfield	6.67	100%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£348.00
BV	Medium Value Brownfield	SODC	300	Medium Value Zone	Brownfield	6.67	100%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£241.00
BW	Medium Value Brownfield -AS16 Vauxhall Barracks	VOWH	300	Medium Value Zone	Brownfield	6.67	100%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£314.00
BX	Low Value Brownfield	VOWH	300	Low Value Zone	Brownfield	6.67	100%	6.67	16.47	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£224.00
BY	Assisted Living / Extra Care Medium Value Greenfield - NW Valley Park, Didcot	SODC	90	Medium Value Zone	Greenfield	1.20	75%	0.90	2.22	100				£1,326			£27	£212		£362				£380	£105	£2,768	£5,180	£0.00
BZ	Medium Value Brownfield - AS6 Rich's Sidings and Broadway	SODC	100	Medium Value Zone	Brownfield	2.22	100%	2.22	5.49	45	£12,154	£10,002	£538	£1,326	£1,985		£27	£212		£362				£380	£105	£2,768	£27,874	£241.00
CA	Medium Value Brownfield - AS7 Didcot Gateway	SODC	200	Medium Value Zone	Brownfield	4.44	100%	4.44	10.98	45	£12,154	£10,002	£538	£1,326	£1,985	£4,121	£27	£212	£2,505	£362	£238	£772	£52	£380	£105	£2,768	£35,562	£241.00

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Appendix 5 - Typologies Matrix

240919 SODC VOWH Typologies Matrix_v6.0 - Residential Typologies

				Affordable Housing Requirements									Scheme Typology																(Construction costs impacted by Policy)							
Ref.	Appraisal Title	SODC/VOWH	# Resi Units	AH Target	AH basis	AH Tenure Mix:								Market Housing Mix:							Affordable Housing Mix:															
				(%)		First Homes (% of AH)	Social Rent (% of AH)	Affordable Rent (% of AH)	Intermediate (Affordable Home Ownership) (% of AH)	Discounted Market Rent (% of AH)	Total check	LCHO (% of total) (>10%)	Unit Types	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	Biodiversity Net Gain (BNG)	Mkt. Housing - Cat. M4(2)	Mkt. Housing - Cat. M4(2)	Mkt. Housing - Cat. M4(3)(a)	Mkt. Housing - Cat. M4(3)(a)	Net Zero Carbon Buildings & Reducing Embodied Carbon	Net Zero Carbon Buildings & Reducing Embodied Carbon	Water Resouces
																														(£/unit)	(£/unit) - all units (where not M4(3)) - Houses	(£/unit) - all units (where not M4(3)) - Flats	£/Unit (% units tbc) - Houses	£/Unit (% units tbc) - Flats	(£/unit - houses)	(% Uplift on costs - flats)	(£/unit)
AS	High Value Greenfield	SODC	150	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£14,205	14%	£350
AT	Medium Value Greenfield	SODC	150	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£14,205	14%	£350
AU	Medium Value Greenfield	VOWH	150	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AV	Low Value Greenfield	VOWH	150	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AW	High Value Brownfield	SODC	150	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
AX	Medium Value Brownfield	SODC	150	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
AY	Medium Value Brownfield	VOWH	150	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
AZ	Low Value Brownfield	VOWH	150	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
BA	Age Restricted Housing High Value Greenfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	£0	£350
BB	Age Restricted Housing Medium Value Greenfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	£0	£350
BC	Age Restricted Housing Medium Value Greenfield	VOWH	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£850	n/a	n/a	n/a	n/a	£7,087	6.2%	£350
BD	Age Restricted Housing Low Value Greenfield	VOWH	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£850	n/a	n/a	n/a	n/a	£7,087	6.2%	£350
CB	Age Restricted Housing Medium Value Greenfield - Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land South of Grenoble Road, Land at Northfield, and Land at Bayswater Brook)	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	£0	£350
BE	Age Restricted Housing High Value Brownfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£712	n/a	n/a	n/a	n/a	£14,205	£0	£350
BF	Age Restricted Housing Medium Value Brownfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£712	n/a	n/a	n/a	n/a	£14,205	£0	£350
BG	Age Restricted Housing Medium Value Brownfield	VOWH	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£712	n/a	n/a	n/a	n/a	£7,087	6.2%	£350
BH	Age Restricted Housing Low Value Brownfield	VOWH	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	-	25.0%	40.0%	5.0%		20.0%	10.0%	100.0%	£712	n/a	n/a	n/a	n/a	£7,087	6.2%	£350
BI	Assisted Living / Extra Care High Value Greenfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	13.6%	£350
BJ	Assisted Living / Extra Care Medium Value Greenfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	13.6%	£350
BK	Assisted Living / Extra Care Medium Value Greenfield	VOWH	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£850	n/a	n/a	n/a	n/a	£7,087	6.2%	£350
BL	Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land South of Grenoble Road, Land at Northfield, and Land at Bayswater Brook	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	13.6%	£350
BM	Assisted Living / Extra Care High Value Brownfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£712	n/a	n/a	n/a	n/a	£14,205	13.6%	£350
BN	Assisted Living / Extra Care Medium Value Brownfield	SODC	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£712	n/a	n/a	n/a	n/a	£14,205	13.6%	£350
BO	Assisted Living / Extra Care Medium Value Brownfield	VOWH	60	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£712	n/a	n/a	n/a	n/a	£7,087	6.2%	£350
BQ	High Value Greenfield	SODC	300	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
BR	Medium Value Greenfield	SODC	300	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
BS	Medium Value Greenfield	VOWH	300	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
BT	Low Value Greenfield	VOWH	300	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£1,567	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
BU	High Value Brownfield	SODC	300	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
BV	Medium Value Brownfield	SODC	300	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
BW	Medium Value Brownfield -AS16 Vauxhall Barracks	VOWH	300	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
BX	Low Value Brownfield	VOWH	300	**40%**	On-Site	15%	62%	8%	15%	n/a	100%	12%		-	5.0%	70.0%	15.0%	-	5.0%	5.0%	100.0%	-	14.0%	40.0%	13.0%	-	13.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£7,087	6.2%	£350
BY	Assisted Living / Extra Care Medium Value Greenfield - NW Valley Park, Didcot	SODC	90	**30%**	On-Site	0%	25%	50%	25.0%	n/a	100%	8%		-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	£850	n/a	n/a	n/a	n/a	£14,205	13.6%	£350
BZ	Medium Value Brownfield - AS6 Rich's Sidings and Broadway	SODC	100	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£712	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350
CA	Medium Value Brownfield - AS7 Didcot Gateway	SODC	200	**50%**	On-Site	6%	50%	5%	39%	n/a	100%	23%		-	10.0%	69.0%	6.0%	-	5.0%	10.0%	100.0%	-	17.0%	46.0%	9.0%	-	8.0%	20.0%	100.0%	£0	£825	£1,090	£12,368	£9,469	£14,205	13.6%	£350

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Residential Market Paper

South Oxfordshire District Council and Vale of White Horse Residential Market Paper

October 2023

Quality Assurance

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1 Introduction

1.1 This paper provides the background to the value assumptions made in appraising the residential development typologies set out in the main report. The purpose of the overarching study is to review the viability of South Oxfordshire and Vale of White Horse District Councils' Joint Local Plan. In this paper where we refer to the Districts, we are referring to both authority areas.

1.2 The structure of the residential market paper is as follows:

- Section 2 - National and Regional Overview – provides an assessment of the current residential market in a national and regional context.
- Section 3 - Existing Evidence Base – provides a review of existing market evidence which will inform our assumptions.
- Section 4 - New Build Achieved Values – provides an assessment of new build achieved values across the Districts over the last two years based on industry recognised published data from Land Registry and Energy Performance Certificate Register (EPC).
- Section 5 - Housing Value Zones – provides an assessment of second hand achieved values across the Districts over the last three months, again based on industry recognised published data. This is to provide a baseline for establishing housing values *zones* (not absolute values for new-build housing).
- Section 6 - New Build Asking Prices – provides an assessment of asking prices for new build properties across the District. The market assessment is based on industry recognised published data from Rightmove and developer's websites such as Taylor Wimpey and Bellway Homes.
- Section 7 - Residential Value Assumptions – based on assessment of achieved and asking value data, we set out our value assumptions (£ psm and absolute values) which could be expected across the Districts, taking into consideration the settlement hierarchy.
- Section 8 - Older Persons Housing – this section sets out our market evidence and value assumptions for older persons housing.
- Section 9 - Affordable Housing Transfer Values – this section sets out our specific assumptions in respect of transfer values for S106 affordable housing.

2 National and Regional Market Overview

2.1 The RICS publishes a regular UK residential property market survey providing an overall opinion of the direction that the residential market is taking, along with commentary from surveyors from individual regions throughout the UK. The latest publication of this is June 2023 providing the following summary:

- Indicators on new buyer enquiries and agreed sales slip deeper into negative territory.
- The ongoing dip in national house prices appears to gain momentum slightly during June.
- Sales expectations deteriorate at both the three and twelve-month time horizons.

2.2 The June 2023 RICS UK Residential Survey results indicate a renewed deterioration in sales market activity. This is on the back of the recent escalation in interest rate expectations. Indeed, as borrowing costs increased, many of the survey's indicators fell deeper into negative territory this month, albeit most metrics remain at least somewhat above the lows hit towards the end of last year.

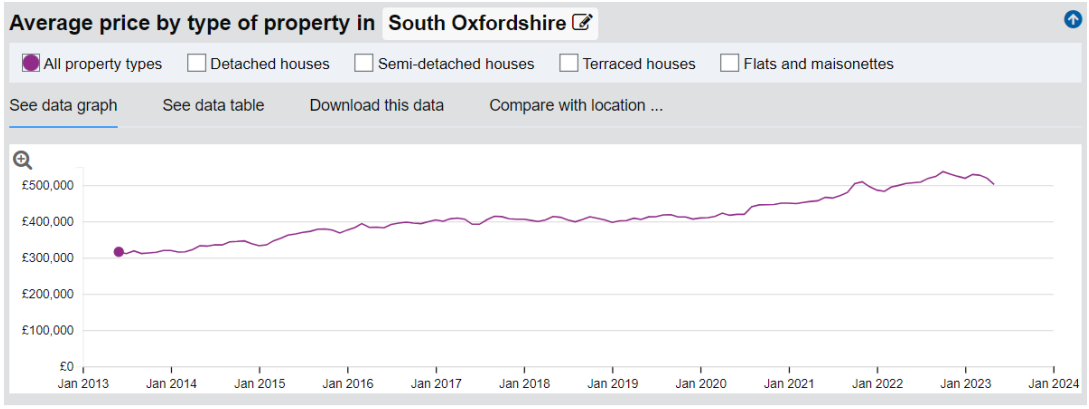
2.3 With respect to new buyer enquiries, the national net balance slipped to -45% in June, down from a reading of -20% last month. As such, this marks an eight-month low for the buyer demand series. When disaggregated, respondents across all parts of the UK reported a firmly negative trend in buyer enquiries compared to May 2023. For newly agreed sales, the headline net balance fell to -34% this month, notably weaker than the figure of -8% posted last time around. In fact, June's return represents the most downbeat figure since December 2022, when the net balance stood at -38%. Looking ahead, near-term sales expectations deteriorated to post a net balance of -36% in June (a four-month low), down sharply relative to the reading of -9% seen previously. On a twelve-month view, a net balance of -31% of survey participants foresees sales declining.

2.4 Looking at supply, having picked up slightly during May, new sales instructions reportedly held more or less steady this month (net balance -1% vs +14% previously). Meanwhile, average stock levels on estate agent's books were also little changed relative to last month (coming in at 37.4 properties). Although this level of inventory is still slightly higher than that reported at the end of last year, the average number of homes available for purchase currently remains very low on a longer-term historical comparison.

2.5 Turning to house prices, the national net balance fell to -46% in June, declining from a figure of -30% beforehand. Having turned slightly less negative in both April and May, the latest feedback on house prices signals downward impetus is gaining traction once more. When viewed at a more local level, all English regions are seeing house prices retreat, with East Anglia and the East Midlands exhibiting the sharpest monthly declines in net balance terms (-72% and -69% respectively). By way of contrast, house prices remain more resilient across Northern Ireland and Scotland, evidenced by respondents based in both countries continuing to cite an upward trend despite the weaker activity backdrop. Average prices in England and Wales are now well in excess of the 2007/08 peak (£190,032) at £269,626 equating to a 41.88% increase in values.

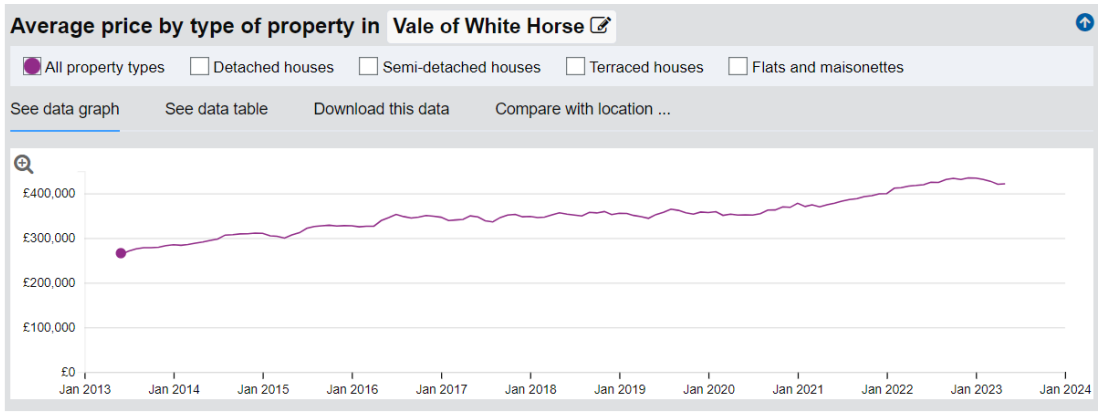
2.6 Below is a chart of the comparison between South Oxfordshire, Vale of White Horse and the UK average house prices over the last 10 years.

Figure 2.1 – SODC HPI Index



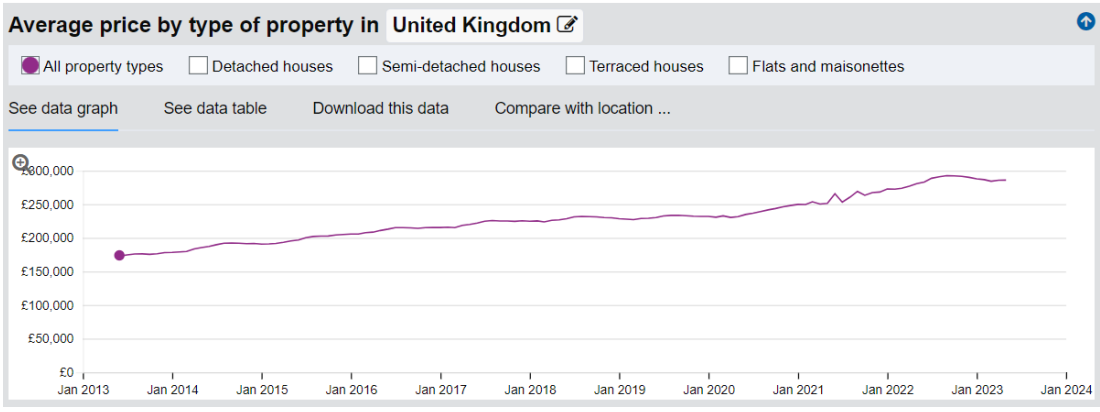
Source: UK House Price Index 2023

Figure 2.2 - VOWH HPI Index



Source: UK House Price Index 2023

Figure 2.3 - UK HPI Index



Source: UK House Price Index 2023

2.7 South Oxfordshire and Vale of White Horse housing values have historically been above the regional average.

3 Existing Evidence Base

3.1 We have undertaken a review of the existing evidence base having regard to the following documents listed below:

- Residential Market Paper – South Oxfordshire (February 2018)
- SODC Viability Report (February 2018)
- SODC Residential Market Paper – Update (Nov 2018)
- SODC Local Plan and CIL Viability Assessment (Dec 2018)
- SODC Local Plan and CIL Viability Update (July 2020)
- South Oxfordshire Local Plan, 2011-2035, SODC (Dec 2020)
- Vale of White Horse LPP1 Viability Study, HDH (Oct 2014)
- Vale of White Horse LPP2 Viability Study, HDH (Feb 2017)
- Vale of White Horse DC Residential Market Paper (Feb 2019)
- Vale of White Horse DC CIL Viability Assessment (Oct 2020)

Residential Market Paper – South Oxfordshire (February 2018)

3.2 In May 2017, AspinallVerdi was retained by SODC to provide whole plan viability advice in respect of the New Local Plan. In doing so, we prepared a Residential Market Review Paper in February 2018. This paper provided the background to the value assumptions made in appraising the residential development typologies set out in the main whole plan viability report.

3.3 A review of sales values within the South Oxfordshire District was undertaken recording any new-build sales within the previous 2 years and any second-hand sales within the previous 3 months.

3.4 This was based on a detailed analysis of the Land Registry achieved values, cross-referenced, on an address-by-address basis to the floor areas published on the EPC (Energy Performance Certificate) database in order to derive the achieved values (£ per square meter). This gave a good baseline for comparing the average values across the District as it devalues each house type to a value per square meter.

3.5 We recorded approximately 800 transactions of new-build property. These values are summarised in Table 3.1.

Table 3.1 - New Build Achieved Values in SODC - £ psm

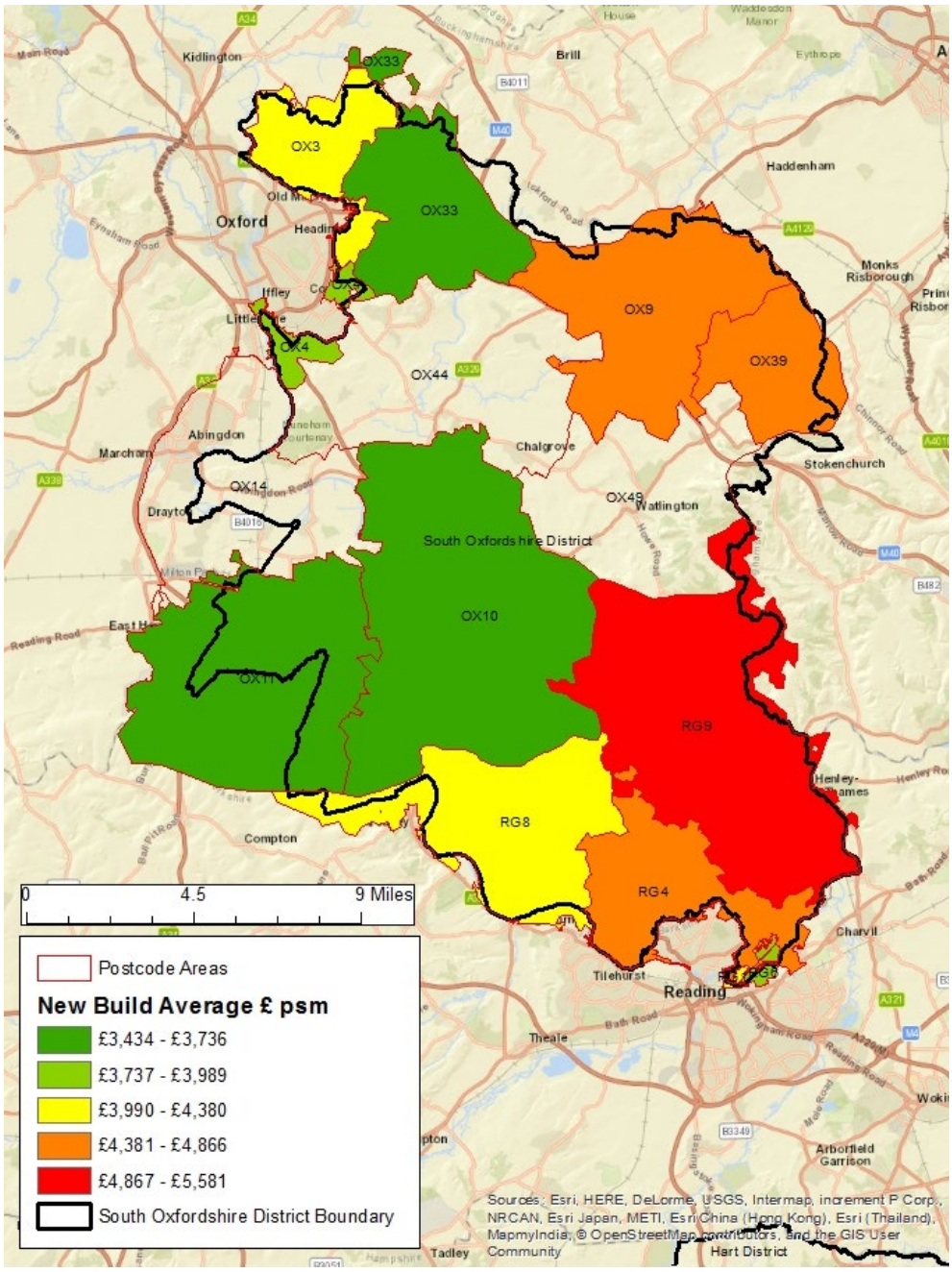
Postcode	Maximum £psm	Median £ psm	Average £ psm	Minimum £psm	Total
OX3	£4,961	£4,219	£4,262	£3,048	13
OX4	£5,129	£4,031	£3,989	£2,767	4
OX9	£7,279	£4,492	£4,650	£3,218	102
OX10	£4,875	£3,561	£3,700	£2,719	62
OX11	£5,867	£3,414	£3,434	£2,289	204
OX33	£4,043	£3,617	£3,736	£3,511	5
OX39	£6,419	£4,642	£4,866	£4,013	25
RG1	£8,151	£3,999	£4,166	£2,642	249
RG4	£5,556	£4,630	£4,714	£4,167	18
RG6	£5,212	£3,938	£3,941	£2,857	139
RG8	£5,890	£4,801	£4,380	£3,308	7
RG9	£6,085	£5,629	£5,581	£4,924	8

Source: Land Registry, EPC, June 2017

3.6 Our analysis showed that overall prices varied significantly within the South Oxfordshire District but average values varied significantly less. The highest value £ psm for a new build property was £8,151 psm (RG1) and the lowest was £2,289 psm (OX11). RG9 showed the highest average at £5,629 psm, this was almost £700 psm higher than the second highest. Excluding RG9 average values only varied by £1,432 psm.

3.7 A choropleth map was created using the average values for each postcode. This is shown below.

Figure 3.1 - New Build Achieved Values Choropleth Map – South Oxfordshire



Source: AspinallVerdi, June 2017

3.8 The map above showed a general trend of higher values towards the east.

3.9 Recent transactional data was not available for every postcode area, therefore to help us identify housing market zones, we also reviewed second hand property.

3.10 We recorded approximately 352 transactions for second-hand property.

Table 3.2 - Second Hand Achieved Values in SODC - £ psm

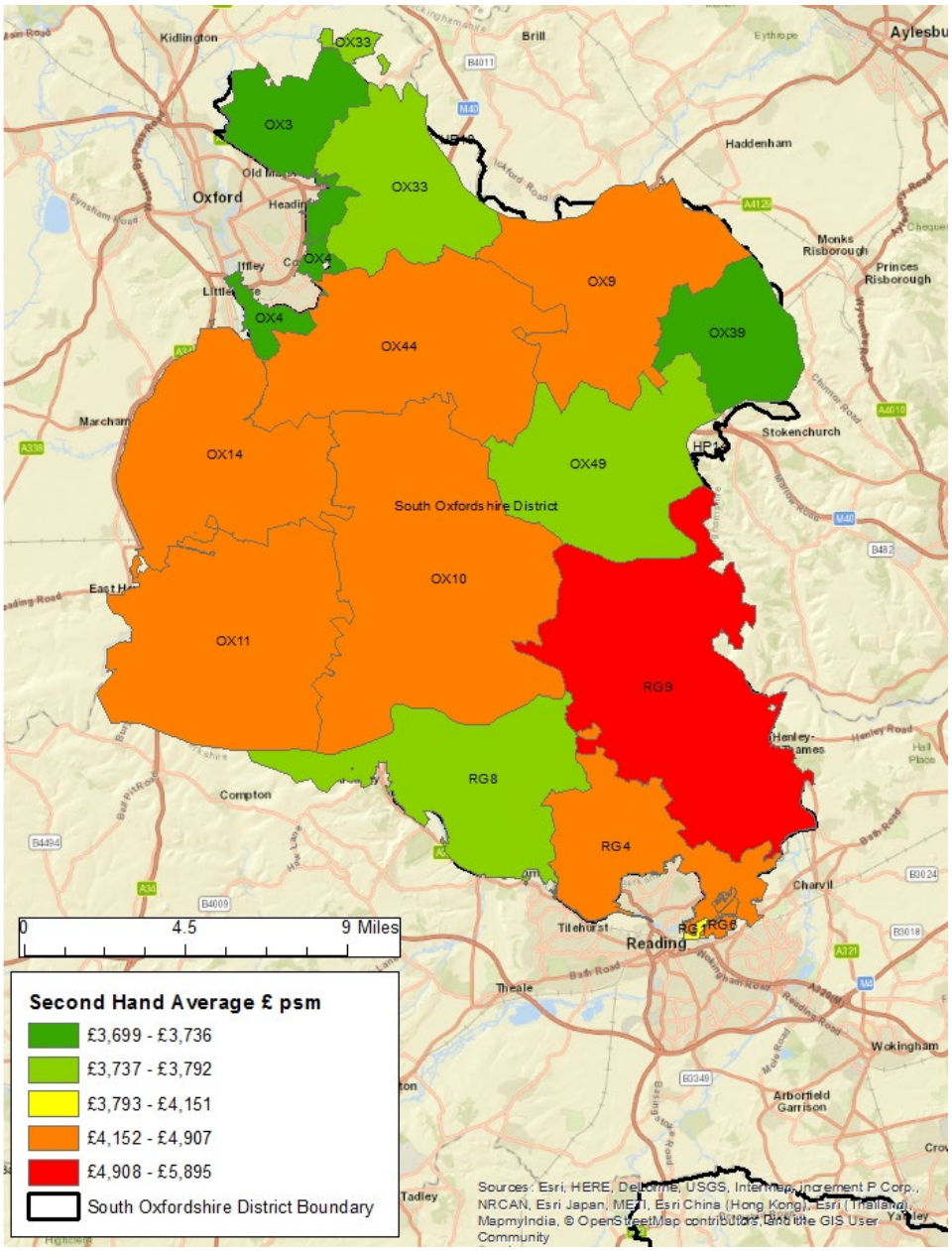
Postcode	Maximum £psm	Median £ psm	Average £ psm	Minimum £psm	Total
OX3	£9,286	£4,500	£4,685	£2,154	33
OX4	£8,333	£4,773	£4,907	£2,852	49
OX9	£7,361	£4,622	£4,744	£3,081	21
OX10	£4,875	£3,561	£3,700	£2,719	27
OX11	£5,450	£3,699	£3,791	£2,771	26
OX14	£4,384	£3,514	£3,699	£3,200	3
OX33	£4,043	£3,617	£3,736	£3,511	10
OX39	£6,786	£4,318	£4,666	£3,220	13
OX44	£5,000	£3,653	£3,760	£2,778	9
OX49	£3,951	£3,951	£4,555	£3,556	3
RG1	£6,310	£4,068	£4,151	£1,848	44
RG4	£7,615	£4,474	£4,487	£2,449	47
RG6	£5,833	£4,563	£4,651	£3,000	43
RG8	£4,450	£3,835	£3,792	£3,049	4
RG9	£7,499	£5,930	£5,895	£3,100	20

Source: Land Registry, EPC, June 2017 – 160613 SODC Second Hand Sold Values v1

3.11 RG9 remains the highest value postcode. The range between the second highest and lowest average value within the second-hand data was £1,208 which is less than the new-build data.

3.12 A choropleth map was created using the average values for each postcode. This is shown in Figure 3.5 below.

Figure 3.2 – Second Hand Achieved Values Choropleth Map – South Oxfordshire



Source: AspinallVerdi, June 2017

3.13 The second-hand data was more comprehensive as some postcode areas did not have any new build sales recorded. It is important to note in both maps that RG9 (Henley) is a high value area. There was no consistent or significant variation between the other postcodes within the District. We therefore divided the District into two housing zones; RG9 (Henley) and the rest of the District.

3.14 We reviewed a number of new build developments that were 'on-site' within South Oxfordshire District to understand what the up-to-date asking values associated with new build properties were. It should be noted that asking prices may be aspirational,

and may not reflect the incentives offered by the developer or the actual value a willing purchaser will pay.

3.15 We grouped the asking values by market area and summarised them in the table below.

Table 3.3 - Asking Values in South Oxfordshire (February 2018)

Dwelling Type	Didcot Market Area (£)	Wallingford Market Area (£)	Thame Market Area (£)	Henley Market Area (£)	Larger Villages (£)	Rest of District (£)
Postcode	OX11	OX10	OX9	RG9		
1 Bed Flat						
2 Bed Flat	£230,000			£410,000		
1 Bed House						
2 Bed House	£290,000		£350,000			
3 Bed House	£340,000		£480,000	£800,000		£580,000
4 Bed House	£410,000	£590,000	£620,000		£660,000	
5 Bed Houses	£480,000					

Source: AspinallVerdi 2017

3.16 Based on the above evidence we applied the following value assumptions in our financial modelling.

Table 3.4 - £ psm Value Assumptions SODC (February 2018)

Dwelling Type	Designated Strategic Sites	Henley Market Area (£)	Rest of District (£)
Postcode	OX10, OX11, OX44	RG9	
1 Bed Flat	£3,548	£5,910	£4,652
2 Bed Flat	£3,736	£5,900	£4,041
1 Bed House	£4,242	£6,706	£5,155
2 Bed House	£3,881	£6,151	£4,496
3 Bed House	£3,592	£6,160	£4,500
4 Bed House	£3,550	£6,170	£4,565
5 Bed Houses	£3,200	£5,810	£4,333

Source: 17114 Market Value Assumptions v5

Table 3.5 - Market Sales (£) Value Assumptions SODC (February 2018)

Dwelling Type	Designated Strategic Sites	Henley Market Area (£)	Rest of District (£)
Postcode	OX10, OX11, OX44	RG9	
1 Bed Flat	£177,400	£295,500	£232,600
2 Bed Flat	£261,500	£413,000	£282,900
1 Bed House	£263,000	£415,800	£319,600
2 Bed House	£306,600	£485,900	£355,200
3 Bed House	£359,200	£616,000	£450,000
4 Bed House	£408,300	£709,600	£525,000
5 Bed Houses	£528,000	£958,700	£715,000

Source:17114 Market Value Assumptions v5

SODC Viability Report (February 2018)

3.17 This AspinallVerdi report provided economic viability advice in respect of the cumulative impact on development of the new Local Plan policies and to inform the review of the CIL Charging Schedule.

3.18 Again, we tested the cumulative impact of these policies in the context of CIL – based upon the above February 2018 Residential Market Paper.

3.19 We made 22 recommendations in respect of:

- Residential uses –
  - The affordable housing policy of 40% on-site provision of affordable housing on sites with a net gain of 10 dwellings or more was viable across the District having regard to the cumulative impact of the Plan policies including the CIL Charge at the time (£88.40 and £156.00 psm depending on the zone).
  - There was the potential to increase the CIL charging rate in all zones.
  - There was potential to charge CIL up to £170 psm on the strategic sites. However, due to inherent uncertainty in respect of site-specific infrastructure costs we recommended CIL be levied well below this ceiling (say, £100 psm).
  - There was potential to increase CIL in Didcot from the current rate of £88.40 psm to over £200 psm without prejudicing viability.
  - Across the rest of the District these typologies were all viable including the existing CIL at £156.00 psm.

- Also, based on the market value analysis there was a clear higher value area around Henley (RG9) and hence all the Henley typologies were viable including the existing CIL (at the time) at £156.00 psm. There was potential for a 'higher value' CIL zone in RG9.

- Specialist Accommodation for Older People –
  - Age Restricted / Sheltered Housing was found to be viable with 40% affordable housing and (the current (at that time)) £0.00 psm CIL.
  - However, we recommended a policy of commuted sums and delivery of off-site affordable housing for Age Restricted / Sheltered Housing. The appraisal showed that the equivalent maximum commuted sum would be £429 psm. This generated the equivalent surplus as if the 40% affordable housing were delivered on-site. We recommend that this be the maximum commuted sum that SODC could contemplate for Sheltered/Age Restricted housing.

SODC Residential Market Paper – Update (Nov 2018)

3.20 AspinallVerdi were retained to provide viability advice during the course of the Local Plan preparation. This paper was an update of the original AspinallVerdi November 2017 paper to update values to reflect the current market (November 2018).

3.21 The new value assumptions applied, in 2018, were:

Table 3.6 - Market Sales (£) Value Assumptions SODC (Nov 2018)

Dwelling Type	Unit size (sqm)	Henley Market Area (£)	Rest of District (£)
Postcode		RG9	
1 Bed Flat	50	£298,800	£235,200
2 Bed Flat	70	£417,500	£286,000
1 Bed House	62	£420,400	£323,100
2 Bed House	79	£491,200	£359,100
3 Bed House	100	£622,800	£455,000
4 Bed House	115	£717,400	£530,800
5 Bed Houses	165	£969,200	£722,900

Source: 180823 Market Value Assumptions v6'

SODC Local Plan and CIL Viability Assessment (Dec 2018)

3.22 This was a new area-wide FVA report to update the February 2018 report in support of the Local Plan preparation.

3.23 It included the revised National Planning Policy Framework (NPPF)/Planning Practice Guidance (PPG) (July 2018); the Housing White Paper (February 2017); and the CIL Review (October 2016).

3.24 Again, we made specific recommendations in respect of:

- Strategic Sites affordable housing and CIL - There was potential to charge CIL up to £80 psm on the strategic sites. However, given that the strategic sites mitigate their own impact through site-specific S106, there was no rationale to charge CIL on these sites.
- Residential affordable housing and CIL - There is the potential to increase the CIL charging rate in all zones. There was potential to increase CIL in Didcot from the current rate of £96.75 psm to over £500 psm without prejudicing viability. Similarly, across the rest of the district the typologies were all viable including the existing CIL at £170.73 psm. There was potential to increase CIL to over £500 psm without prejudicing viability. Also, based on the market value analysis there was a clear higher value area around Henley-on-Thames (postcode area RG9) and hence all the Henley-on-Thames typologies are viable including the existing CIL at £170.73 psm. There was potential for a 'higher value' CIL zone in RG9.

SODC Local Plan and CIL Viability Update (July 2020)

3.25 This was a new area-wide FVA report by AspinallVerdi to update the December 2018 report.

3.26 It took account of the revised National Planning Policy Framework (NPPF)/Planning Practice Guidance (PPG) (July 2018); the Housing White Paper (February 2017); and the CIL Review (October 2016).

3.27 We made specific recommendations in respect of:

3.28 Strategic Sites

- [Strategic] sites were all viable including 40% affordable housing (50% for the edge of Oxford Strategic Sites (e.g., Grenoble Road, Northfield and Bayswater Brook), £0.00 psm CIL and S106 and infrastructure costs of at least £60,000 per unit (costs vary for each site).
- Given that the strategic sites were making significant contributions to infrastructure through site-specific S106 planning obligations, it was not appropriate to charge CIL on these sites. This was confirmed in paragraph 21 of the PPG.
- The full 100% carbon reduction requirement within DES11 [now DES10 in the Adopted plan] was viable for Culham, Chalgrove, Grenoble Road and Northfield. The initial 40% carbon reduction requirement was viable for Berinsfield and Bayswater.

3.29 Residential Uses

- Having regard to the cumulative impact of the emerging Local Plan policies, including the current CIL Charge (£103.24 and £182.18 psm depending on the zone), the emerging (and since adopted) affordable housing policy (Policy H9) was viable, this included:

  - 40% on-site provision of affordable housing on all sites across the District with a net gain of 10 or more dwellings or a combined gross floorspace of more than 1,000 sqm;
  - 40% on-site provision of affordable housing or equivalent commuted sum on all sites within a Designated Rural Area with a net gain of 5 or more dwellings;
  - 50% on-site provision of affordable housing on sites adjacent to Oxford City with a net gain of 10 or more dwellings or a combined gross floorspace of more than 1,000 sqm.
- There was the potential to increase the CIL charging rate in all zones.
- There was potential to increase CIL in Didcot from the current rate of £103.24 psm to over £500 psm without prejudicing viability. We stated that further work may be required to extend the range of the sensitivity tables to determine the upper limit (and therefore the buffer). However, we would only recommend increasing CIL incrementally in any event to allow time for the market to adjust (particularly given the market uncertainty caused by the Covid19 pandemic).
- Similarly, across the rest of the District the typologies were all viable including the existing CIL at £182.18 psm. There was potential to increase CIL to over £500 psm without prejudicing viability.
- Also, based on the market value analysis there was a clear higher value area around Henley-on-Thames (postcode area RG9) and hence all the Henley-on-Thames typologies were viable including the existing CIL at £182.18 psm. There was potential for a 'higher value' CIL zone in RG9.
- Rural Exceptions Sites (RES) were maintained as just that, exceptions. Any policy to enable affordable housing on RES schemes by the introduction of market housing had the potential to raise land values and landowners apply 'hope value' for future open market residential development. This outcome would not facilitate the delivery of affordable housing in rural areas. It was between the Council and the Registered Providers to retain RES sites with 100% affordable housing. There was a significant viability buffer for RES sites, however in the event that this typology becomes unviable, in the first instance any funding shortfall should be made up from Homes England or via internal subsidy from the Registered Providers. [CIL is not applicable on RES sites with 100% affordable housing].
- The full 100% carbon reduction requirement within DES11 was viable for the residential typologies.

3.30 Build-to-rent

- Affordable housing was not viable on build-to-rent schemes, and
- At 40% affordable housing, CIL was not viable on build-to-rent schemes. There was scope for a separate CIL charge to be levied for this typology.

3.31 Purpose-built student accommodation (PBSA)

- PBSA was viable based on 0% affordable housing, and including CIL at £182.18 psm.

- There was scope to increase the CIL levied on PBSA in lieu of affordable housing and/or a formal policy for commuted sums. We recommended that this is limited to the equivalent of the general needs residential CIL rate (for simplicity and to ensure an adequate buffer).

3.32 Specialist Accommodation for Older People

- Age Restricted / Sheltered Housing was viable with 40% affordable housing and (the current (at that time)) £182.18 psm CIL. The appraisals show that there was surplus to increase CIL up to £200 psm; however, we did not recommend that CIL be increased significantly to allow a viability buffer to remain.
- Assisted Living / Extra-Care housing typologies were marginally viable based on 40% affordable housing and (the current) £182.18 psm CIL. The appraisals also showed that the scheme became viable if CIL decreased to £160 psm.

South Oxfordshire Local Plan, 2011-2035, SODC (Dec 2020)

3.33 The SODC Local Plan was adopted in December 2020. We have reviewed the final adopted policies within this plan in the separate Policies Matrix. This is to ensure that we consider the cumulative impact of the Local Plan policies and the CIL.

3.34 The Local Plan does not include any specific evidence in respect of residential market values. The plan sets the policy framework for development management. Within the plan the settlement hierarchy is as follows:

Table 3.7 – SODC Settlement Hierarchy

Settlement Hierarchy

Towns
Didcot
Henley-on-Thames
Thame
Wallingford

Larger Villages
Benson
Berinsfield
Chalgrove
Chinnor
Cholsey
Crowmarsh Gifford
Goring
Nettlebed
Sonning Common
Watlington
Wheatley
Woodcote

Smaller Villages
Aston Rowant
Aston Upthorpe / Aston Tirrold
Beckley
Berrick Salome
Binfield Heath
Brightwell-cum-Sotwell
Britwell Salome
Burcot
Checkendon
Clifton Hampden
Cuddesdon
Culham
Dorchester
East Hagbourne
Ewelme
Forest Hill
Garsington
Great Milton
Harpsden
Highmoor Cross
Holton
Horspath
Kidmore End
Kingston Blount
Lewknor
Little Milton
Littleworth (near Wheatley)
Long Wittenham
Marsh Baldon
Moulsford
North Moreton
Nuneham Courtenay
Peppard Common
Playhatch
Rotherfield Peppard
Sandford-on-Thames
Lower Shiplake
Shiplake Cross
South Moreton
South Stoke
Stadhampton
Stanton St John
Stoke Row
Sydenham
Tetsworth
Tiddington
Towersey
Warborough & Shillingford NE of A4074
Whitchurch-on-Thames

Other Villages
Bix
Brightwell Baldwin
Chazey Heath
Chiselhampton
Christmas Common
Crays Pond
Crocker End and Catslip
Crowell
Cuxham
Drayton St Leonard
Dunsden Green
Emmington
Gallowstree Common
Great Haseley
Greys Green
Henton
Highmoor
Ispden
Kingwood Common
Lower Assendon
Middle Assendon
Milton Common
Mongewell
Moreton
North Stoke
North Weston
Nuffield
Postcombe
Preston Crowmarsh
Pyrton
Roke
Rotherfield Greys
Russell's Water
Shillingford (SW of A4074)
Sonning Eye
Stonor
Tokers Green
Toot Baldon
Waterperry
West Hagbourne
Whitchurch Hill / Hill Bottom
Witheridge Hill

Source: South Oxfordshire Local Plan, 2011-2035 Appendix 7

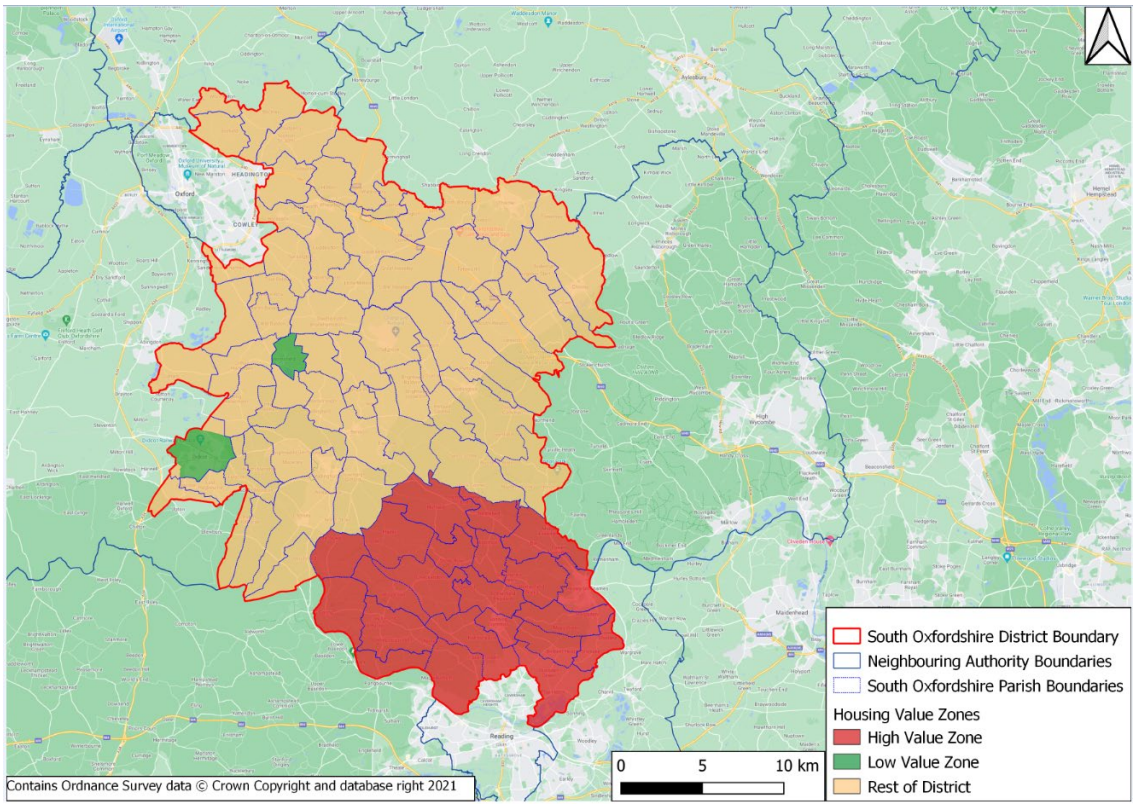
3.35 As you can see from the above, there has been a great detail of research and evidence gathering in respect of the property markets and development viability in South Oxfordshire.

South Oxford CIL Viability Update (Sept 2021)

3.36 In 2021, AspinallVerdi produced an update report in regard to the CIL viability assessment.

3.37 This assessment concluded that the area should be divided into 3 market areas, shown below:

Figure 3.3 - SODC CIL Value Map 2021



Source: AspinallVerdi, 2021

3.38 In determining these value zones, we considered sale values and the proposed pattern of development. Note that strategic site allocations are carved-out and £0 rated as is currently the case.

3.39 We recommended the following CIL rates for residential:

Table 3.8 - Recommended Residential CIL Rates

	Smaller schemes (sub-10 dwellings)			Larger schemes (10+ dwellings)		
Value Zones	**Max CIL (£ psm)**	**Recommended CIL (£ psm)**	**Buffer %**	**Max CIL (£ psm)**	**Recommended CIL (£ psm)**	**Buffer %**
Henley-on-Thames, Sonning Common, Goring, Woodcote & Rotherfield, Kidmore End and Whitchurch	£636	£360	43% - 78%	£1,070	£325	70% - 84%
Rest of District	£280	£260	7% - 76%	£302	£225	26% - 80%
Didcot & Berinsfield	£602	£215	64% - 76%	£353	£200	39% - 77% (Note, -90% on Typology A 20 units (due to Med BCIS))

Source: AspinallVerdi, 2021

Recommended BTR and PBSA CIL Rates

3.40 We recommended the following CIL rates for specialist residential investment typologies Build to Rent (BTR) and purpose-built student accommodation (PBSA).

Table 3.9 - Recommended BTR & PBSA CIL Rates

Specialist Residential Type	Max CIL (£ psm)	Recommended CIL (£ psm)	Buffer %
Build to Rent	£274	£150	45% - 64%
Student	£216	£150	30% - 70%

Source: Source: AspinallVerdi, 2021

Recommended Older Persons Housing CIL Rates

3.41 We recommended the following CIL rates for specialist accommodation for Older Persons.

Table 3.10 - Recommended Older Persons Housing CIL Rates

	Age Restricted / Sheltered			Assisted Living / Extra Care		
Value Zones	Max CIL (£ psm)	Recommended CIL (£ psm)	Buffer %	Max CIL (£ psm)	Recommended CIL (£ psm)	Buffer %
Henley-on-Thames, Sonning Common, Goring, Woodcote & Rotherfield, Kidmore End and Whitchurch	£2,490	£325	87% - 89%	£1,865	£325	83% - 85%
Rest of District	£898	£225	75% - 81%	£570	£225	60% - 73%
Didcot & Berinsfield	£729	£200	73% - 80%	£283	£200	29% - 63%

Source: AspinallVerdi, 2021

3.42 The above recommended CIL rates had Older Persons Housing rates set at the same level as general needs housing for ease of application.

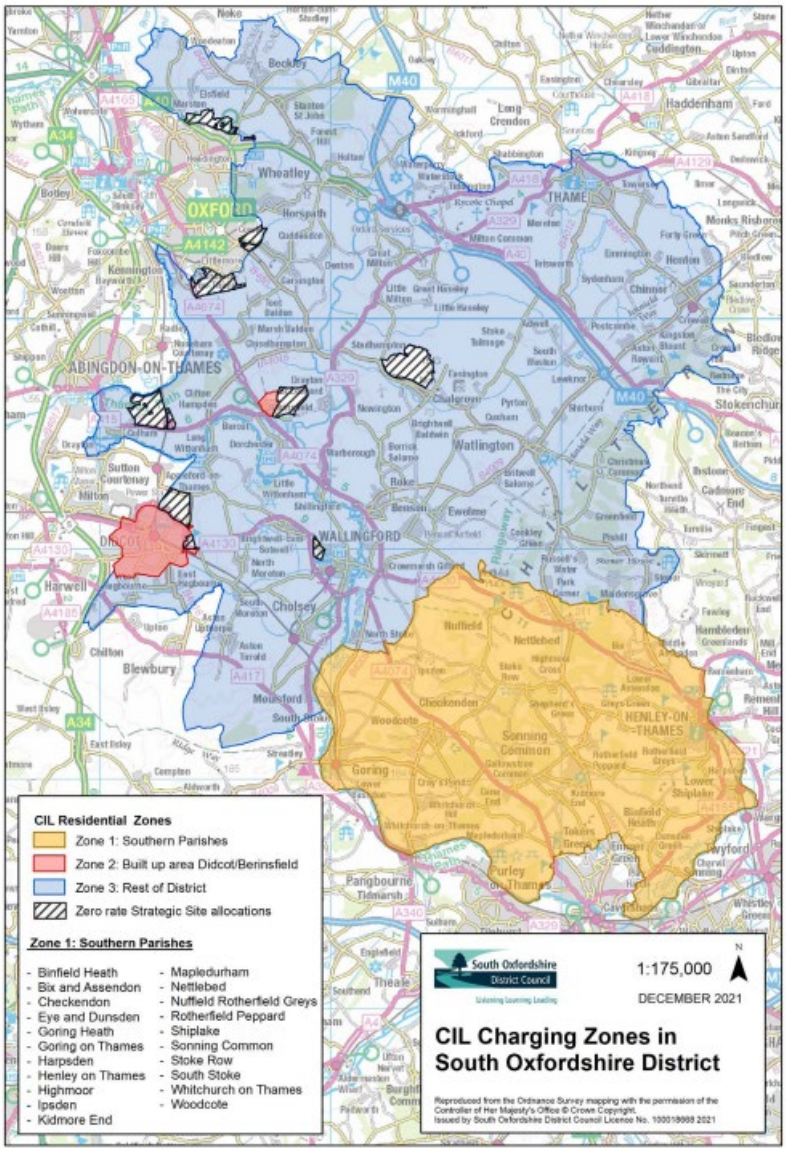
3.43 Extra Care rates were set the same as Age Restricted and general needs.

South Oxfordshire CIL Charging Schedule January 2023

3.44 Following our report and recommendations, the South Oxfordshire Community Infrastructure Levy Charging Schedule came into effect on 3rd January 2023.

3.45 The value zone map included in the schedule is shown in Figure 3.4.

Figure 3.4 - SODC CIL Value Zone Map



Source: 2301 SODC_South-CIL-Charging-Schedule-Jan-2023

3.46 The CIL Charges included in this charging schedule are included in Figure 3.5.

Figure 3.5 - SODC CIL Charges

Development Type	CIL RATE (£ per square metre)		
Residential Development (including HMOs, elderly persons' accommodation[2])	**Zone 1:** Southern Parishes[3]	**Zone 2:** Built up areas of Didcot and Berinsfield[4]	**Zone 3:** Rest of District
Major Schemes (10 dwellings and more net)*	£325	£200	£225
Minor Schemes (9 dwellings and fewer net)**	£360	£215	£260

* Schemes of between 6 and 9 dwellings in the Area of Outstanding Natural Beauty are charged as major development, where affordable housing contributions are provided

** Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate

Development Type	CIL RATE (£ per sqare metre)
Student accommodation	£150
Flats/apartments of 3 storeys and above in Zone 2, excluding elderly persons' accommodation[4]	£103
All elderly persons' accommodation in Zone 2	£0
Build to Rent[5]	£150
Residential development on Strategic Sites[6]	£0
Supermarkets[7]	£200
Retail Warehousing[8]	£85

Source: 2301 SODC_South-CIL-Charging-Schedule-Jan-2023

Vale of White Horse, LPP1 Viability Study (Oct 2014)

3.47 In 2014, HDH produced a Viability Study of the LPP1.

3.48 This report concluded on pricing areas as per the following:

Table 3.11 - VOWH LPP1 Viability Review 2014

Table 4.6 VoWHDC Price Areas		
	Units	**% of SHLAA**
Area 1 - Higher Rural	**18,188**	**66%**
East Hanney Marcham Wootton Milton Harwell Drayton	Sutton Courtenay Kingston Bagpuize with Southmoor Stanford in the Vale Steventon Uffington	
Area 2 - Lower Rural	**2,258**	**8%**
Shrivenham	East Challow	
Area 3 - Higher main settlement	**4,547**	**16%**
Botley	Abingdon	
Area 4 - Lower Main Settlement	**2,744**	**10%**
Faringdon Grove	Wantage	

Source: HDH, 2014

3.49 The market value assumptions concluded were shown as follows:

Table 3.12 - VOWH LPP1 Values 2014

Table 4.7 Residential Property, Market Values (£/m²)	
Area 1 - Higher Rural	3,400
Area 2 - Lower Rural	3,000
Area 3 - Higher main settlement	3,200
Area 4 - Lower main settlement	2,800

Source: HDH, 2014

Vale of White Horse, LPP2 Viability Study (Feb 2017)

3.50 In 2017, HDH produced a Viability Study of the LPP2.

3.51 This report utilised the values from 2016 CIL – Pre hearing viability update shown in the below table:

Table 3.13 - VOWH LPP2 Values 2017

Table 4.1 Residential Property, Market Values (£/m²)			
	2014	2015 Update	2016 Update
Area 1 - Higher Rural	3,400	3,900	3,900
Area 2 - Lower Rural	3,000	3,400	3,400
Area 3 - Higher Main Settlement	3,200	4,000	4,000
Area 4 - Lower Main Settlement	2,800	3,250	3,350

Source: HDH, 2017

Vale of White Horse Residential Market Paper (Feb 2019)

3.52 In 2019 AspinallVerdi produced a Residential Market Paper as part of the CIL Viability Review.

3.53 Based on our market assessment we assumed the following values (£ psm) across the District. For our assumptions we divided the district into two distinct areas:

- The eastern parishes (Cumnor, Wytham, North Hinksey, South Hinksey, Kennington, Wootton, Sunningwell, Radley, Abingdon, Drayton, Sutton Courtenay, Appleford on Thames, Milton, Harwell, Chilton, Upton, and Blewbury)
- Rest of District (all other parishes)

3.54 We set out our value assumptions in Table 3.6 and Table 3.7 below.

Table 3.6 – VOWH Value Assumptions (£ psm)

Dwelling Type	Eastern Parishes (£)	Rest of District (£)
1 Bed Flat	£235,200	£200,000
2 Bed Flat	£286,000	£255,000
1 Bed House	£300,000	£240,000
2 Bed House	£350,000	£300,000
3 Bed House	£420,000	£365,000
4 Bed House	£500,000	£400,000
5 Bed Houses	£600,000	£525,000

Source: 190301 Market Value Assumptions v2

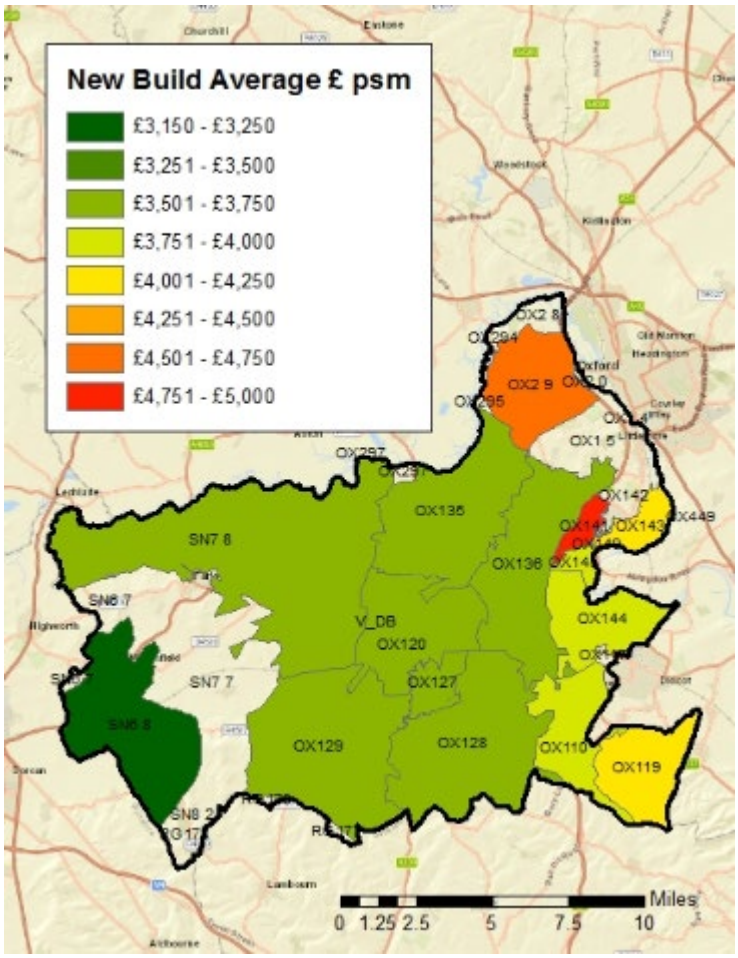
Table 3.7 – VOWH Value Assumptions (£ per unit)

Dwelling Type	Eastern Parishes (£ psm)	Rest of District (£ psm)
1 Bed Flat	£4,704	£4,000
2 Bed Flat	£4,086	£3,643
1 Bed House	£4,839	£3,871
2 Bed House	£4,430	£3,797
3 Bed House	£4,200	£3,650
4 Bed House	£4,348	£3,478
5 Bed Houses	£3,636	£3,182

Source: 190301 Market Value Assumptions v2

3.55 We carried out similar area-wide viability assessments in the adjacent authorities of South Oxfordshire (2018) and West Oxfordshire (2016). The above values for the Vale are comparable and consistent with these studies taking into consideration the time which has elapsed.

Figure 3.8 - New build £ psm 2019



Source: AspinallVerdi

Vale of White Horse DC CIL Viability (Oct 2020)

3.56 AspinallVerdi was retained by VOWH to undertake a CIL review assessment and provide advice for the updating of the CIL Charging Schedule.

3.57 We completed various reports, including an initial Viability Assessment in April 2019, followed by an Addendum in August 2020 and a combined Executive Summary report in October 2020.

3.58 VOWH is the sister authority to SODC and has similar values. The values used in the VOWH CIL assessment were:

Table 3.14 - VOWH Residential Values (£) (Oct 2020)

Dwelling Type	Eastern Parishes (£)	Rest of District (£)
1 Bed Flat	£239,900	£204,000
2 Bed Flat	£291,700	£260,100
1 Bed House	£306,000	£244,800
2 Bed House	£357,000	£306,000
3 Bed House	£428,400	£372,300
4 Bed House	£510,000	£408,000
5 Bed House	£612,000	£535,500

Source: AspinallVerdi 2020

Table 3.15 - VOWH Residential Values (£ psm) (Oct 2020)

Dwelling Type	Eastern Parishes (£ psm)	Rest of District (£ psm)
1 Bed Flat	£4,798	£4,080
2 Bed Flat	£4,167	£3,716
1 Bed House	£4,935	£3,948
2 Bed House	£4,519	£3,873
3 Bed House	£4,284	£3,723
4 Bed House	£4,435	£3,548
5 Bed House	£3,709	£3,245

Source: AspinallVerdi 2020

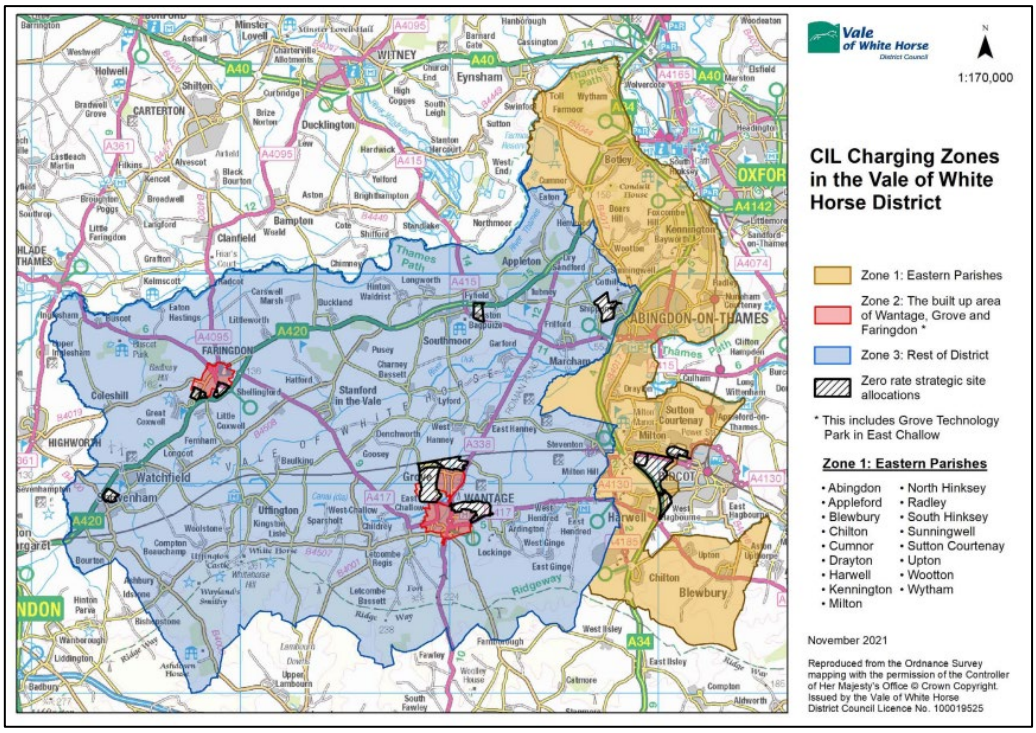
3.59 The VOWH CIL review was the subject of an examination in public May 2020 and the Inspector reported that that the Council had provided sufficient evidence that showed the proposed CIL rates would not threaten delivery of the Local Plan in July 2021.

Vale of White Horse CIL Charging Schedule November 2021

3.60 Following our report and recommendations, the Vale of White Horse Community Infrastructure Levy Charging Schedule came into effect on 1 November 2021.

3.61 The value zone map included in the schedule is shown in Figure 3.9.

Figure 3.9 - VOWH Current CIL Map



Source: 2111 VOWH-CIL-Charging-Schedule-Nov-2021

3.62 The CIL Charges included in this charging schedule are included in Figure 3.10.

Figure 3.10 - VOWH CIL Charges

Development Type	CIL RATE (£ per square metre)		
Residential Development (including student accommodation[3], HMOs, age restricted and sheltered housing)	**Zone 1:** Eastern Parishes[4]	**Zone 2:** Built up areas: Wantage, Grove and Faringdon[5]	**Zone 3:** Rest of District
Major Schemes (10 dwellings and more net)*	£280	£100	£200
Minor Schemes (9 dwellings and fewer net)**	£340	£160	£260
* Schemes of between 6 and 9 dwellings in the Area of Outstanding Natural Beauty are charged as major development, where affordable housing contributions are provided.			
* * Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate			

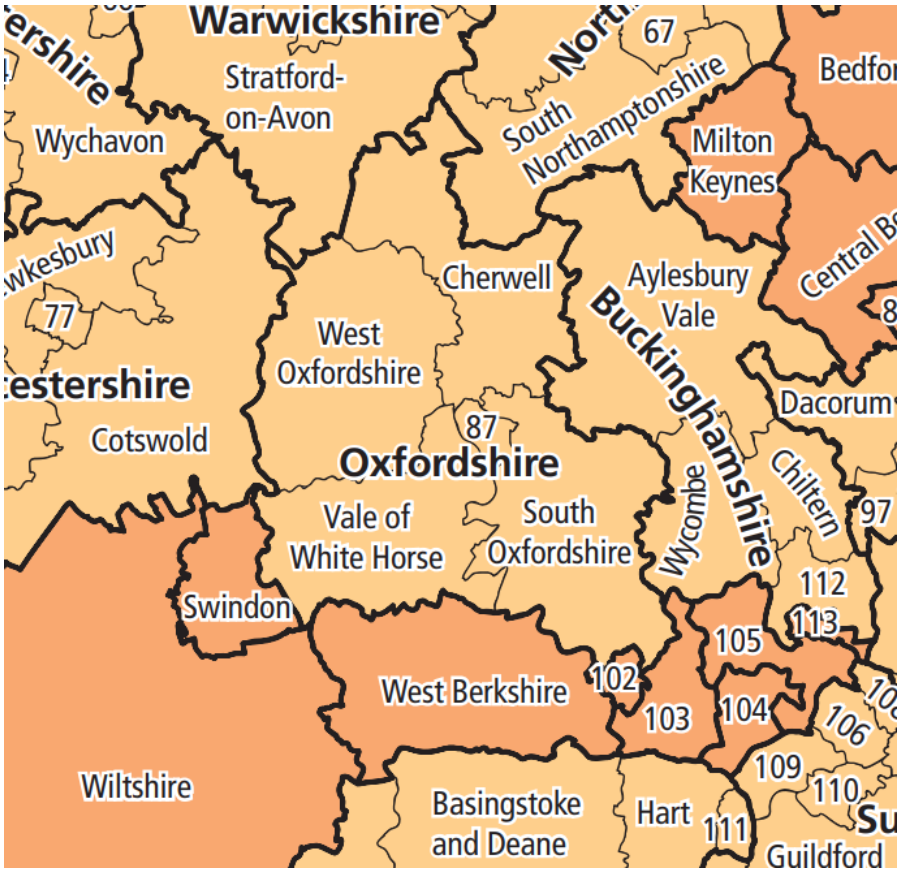
Development Type	CIL RATE (£ per sqare metre)
Strategic Sites[6]	£0
Institutional accommodation: Extra-care, nursing and care homes	£0
Supermarkets and Retail Warehousing	£117
Residential rural exception site	£0
All other development	£0

Source: 2111 VOWH-CIL-Charging-Schedule-Nov-2021

Adjacent Authority Policies

3.63 Figure 3.7 shows the local authority district boundaries surrounding South Oxfordshire and Vale of White Horse District Councils.

Figure 3.11 – Map of Districts Adjacent to SODC and VOWH



Source: Google images

3.64 In Table 3.16, we summarise the current residential affordable housing targets in surrounding areas for market context. For South Oxfordshire and Vale of White Horse District Councils' emerging Joint Local Plan, policy HOU3 sets out a requirement for 50% affordable housing. This is an increased requirement for both Districts. Currently, the requirement in South Oxfordshire is 40% affordable housing and the requirement in the Vale of White Horse is 35% affordable housing.

Table 3.16 - Adjacent Authorities Affordable Housing

Local Authority	Affordable Housing Targets (%)
Cherwell District Council	30% - 35%
West Oxfordshire District Council	30% - 50%
Oxford City Council	50%
Reading Borough Council	30%
West Berkshire Council	30% - 40%
Wokingham Borough Council	50%
Aylesbury Vale	20% - 30%
Wycombe District Council	30% - 40%
Swindon	30%

Source: AspinallVerdi August 2021

3.65 As you can see from the above, South Oxfordshire and Vale of White Horse have a broadly similar target rate of affordable housing (40% and 35%).

4 New Build Achieved Values

4.1 We have carried out a market review of sales values within both the South Oxfordshire District and Vale of White Horse District over the previous 2 years (July 2021 – July 2023). This has been based on a detailed analysis of the Land Registry new build achieved values, cross-referenced, on an address-by-address basis (approx. 900 properties in SODC and VOWH), to the floor areas published on the EPC (Energy Performance Certificate) database in order to derive the achieved values (£ per square meter). This gives a good baseline for comparing the average values across the districts as it devalues each house type to a value per square metre. Note that we removed the Shared Ownership registrations and the extremely high values, 'one-off' properties from the dataset – to focus on the 'typical' new units and avoid skewing the results.

4.2 It should also be noted that the Land Registry data for new build achieved values contains a 'PPD Category Type' which is defined on the gov.uk website as:

"Indicates the type of Price Paid transaction"

A = Standard Price Paid entry, includes single residential property sold for full market value.

B = Additional Price Paid entry including transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a Mortgage) and transfers to non-private individuals

Note that category B does not separately identify the transaction types stated. HM Land Registry has been collecting information on Category A transactions from January 1995. Category B transactions were identified from October 2013."

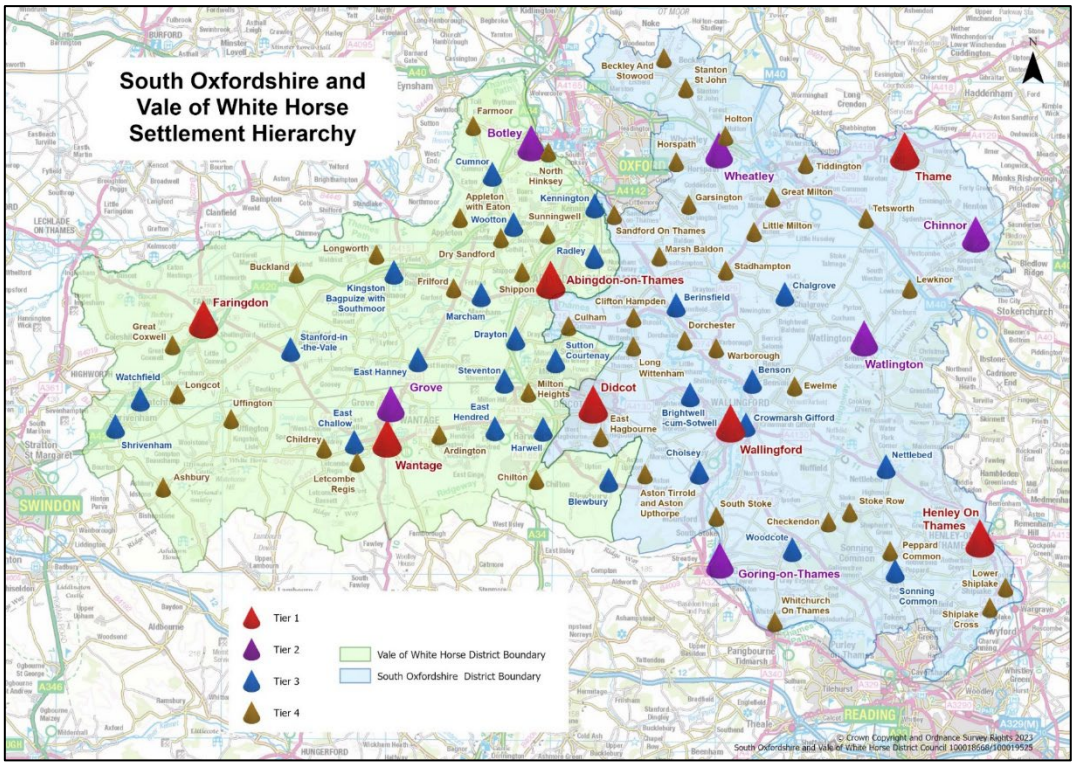
4.3 For the purposes of this research, we have excluded new build achieved data that falls under category B as the transactions consistently presented discounted transfer values to those provided under category A, therefore not providing a reflection of the true full market value.

4.4 Note, that Land Registry values include the value of garages where garages are sold as part of the house. However, the database does not specify whether a house type includes a garage. The value of garages is therefore implicit in the achieved values below.

4.5 We have reviewed new build Land Registry data for South Oxfordshire and Vale of White Horse Districts using QGIS mapping software. By doing this we have been able to produce a choropleth map identifying the average price and price per square meter for new build properties across the Districts.

4.6 We have focused our research based on the settlement hierarchy within South Oxfordshire and Vale of White Horse. Reviewing the settlement hierarchy has been informed by the South Oxfordshire Local Plan, 2011-2035 (Dec 2020) and Vale of White Horse Local Plan 2031 (Part 1). We have also considered emerging Joint Local Plan policy SP2 which sets out the settlement hierarchy as per the image in Figure 4.1.

Figure 4.1 - SODC VOWH Settlement Hierarchy



Source: SODC / VOWH, Joint Local Plan emerging policy SP2.

Average Achieved Values – By Property Type / Ward

4.7 We have reviewed the data (all house types including flats) for each town/market area on a price per square meter (£ psm) basis, this allows us to identify high and low value areas across the Districts.

4.8 We have also analysed the data by ward instead of postcode. Whereas postcodes were never designed to be used for local-authority wide analysis, wards lend themselves well to this as they are:

- fully within the district boundary, with no overspill into neighbouring authorities;
- designed specifically for local authority administration, rather than just geo-location;
- specifically designed for and used for district-wide administrative purposes, allowing them to be readily translatable and understandable to local authority officers.

4.9 This is not to devalue what has come before, but rather to lend a different lens of analysis which will add depth and richness to the comprehension of value zones in South Oxfordshire and Vale of White Horse.

4.10 The below tables summarise the average values from the Land Registry, we have used the national minimum space standards to estimate how many bedrooms each property has based on its overall size.

Table 4.1 - SODC New Build Achieved Values £ price paid by bedroom no.

Dwelling type	Size (sqm)	Didcot	Henley	Thame	Wallingford	The rest of SODC
1 bed flat	39- 58	n/a	n/a	n/a	n/a	£246,000
2 bed flat	59-79	£252,450	£540,000	n/a	n/a	n/a
2 bed house	59-79	£312,096	n/a	n/a	£404,950	383,352
3 bed house	80- 108	£389,609	£643,218	n/a	£463,491	447,558
4 bed house	109- 130	£441,928	£805,970	n/a	£478,906	557,159
5+ bed house	131+	£596,551	£1,119,158	£721,000	£747,935	833,214

Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

4.11 The above table details the new build average values achieved in SODC. We can clearly see that Henley is achieving the highest values, generally ranging from £540,000 to £1,200,000. Didcot and Wallingford are generally exhibiting the 'lowest' values, both generally ranging from £250,000 to £600,000.

Table 4.2 - SODC New Build £ psm by bedroom no.

Dwelling type	Size (sqm)	Didcot	Henley	Thame	Wallingford	The rest of SODC
1 bed flat	39- 58	n/a	n/a	n/a	n/a	£5,064
2 bed flat	59-79	£3,324	£7,112	n/a	n/a	n/a
2 bed house	59-79	£4,535	n/a	n/a	£5,771	£5,315
3 bed house	80- 108	£4,230	£6,947	n/a	£5,087	£4,755
4 bed house	109- 130	£3,641	£6,688	n/a	£4,242	£4,525
5+ bed house	131 +	£3,692	£6,539	£3,813	£4,796	£4,702

Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

4.12 Within SODC, Didcot and Wallingford are generally exhibiting the 'lowest' values, around £3,000 - £4,100 psm.

4.13 Values of £4,000 to £4,999 psm are dominant in the central and north portion of the District. Benson & Crowmarsh, Chalgrove, Haseley Brook and Chinnor are all in this category.

4.14 The higher values tend toward the north and south, with Henley-on-Thames being £6,000 - £7,500 psm. No new-build sold information was available for the remaining wards for the last 2 years.

Table 4.3 - VOWH New Build Achieved Values £ price paid by bedroom no.

Dwelling type	Size (sqm)	Abingdon	Wantage	Faringdon	The rest of VOWH
1 bed flat	39- 58	£284,000	£192,665	n/a	n/a
2 bed flat	59-79	£414,833	£150,000	n/a	£257,500
2 bed house	59-79	£322,900	£299,954	£302,300	n/a
3 bed house	80- 108	£513,497	£378,089	£373,550	£365,255
4 bed house	109- 130	£567,021	£449,898	£413,714	£437,357
5+ bed house	131 +	£705,623	£574,831	£526,566	£542,763

Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

4.15 Within VOWH, Wantage and Faringdon are generally exhibiting the 'lowest values, roughly £200,000 - to £550,000.

4.16 Abingdon generally exhibits higher values of around £280,000 to £700,000.

Table 4.4 - VOWH New Build £ psm by bedroom no.

Dwelling type	Size (sqm)	Abingdon	Wantage	Faringdon	The rest of VOWH
1 bed flat	39- 58	£5,921	£3,860	n/a	n/a
2 bed flat	59-79	£5,721	£2,542	n/a	£3,818
2 bed house	59-79	£4,662	£3,860	£4,126	n/a
3 bed house	80- 108	£5,474	£4,037	£3,813	£3,639
4 bed house	109- 130	£4,615	£3,720	£3,548	£3,581
5+ bed house	131 +	£4,517	£3,531	£3,394	£3,167

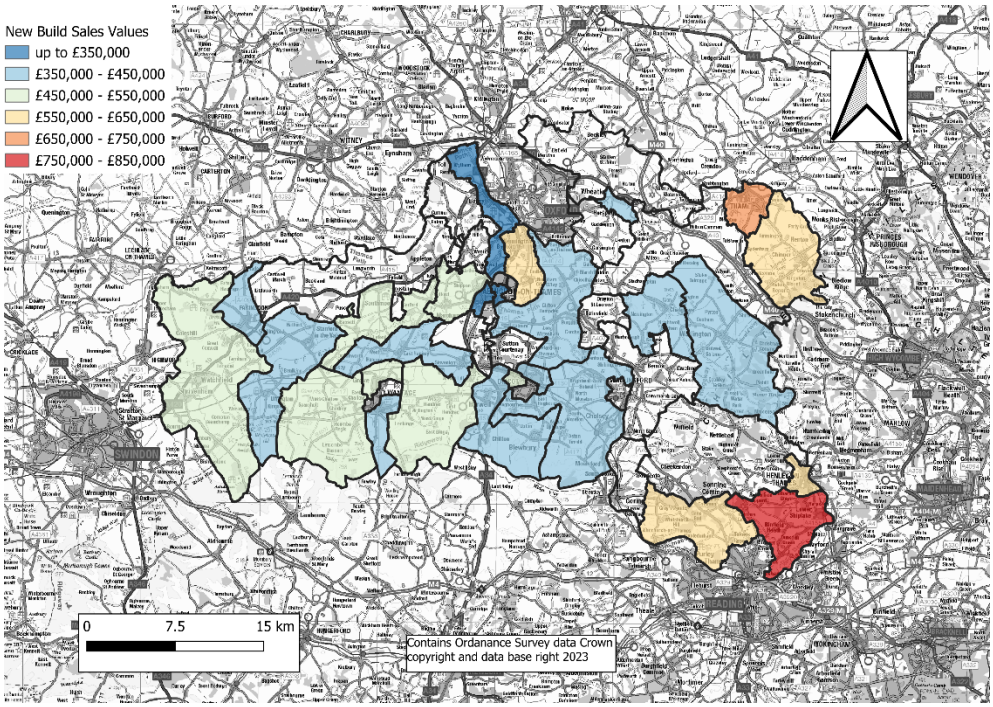
Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

4.17 Within VOWH, Wantage and Faringdon are generally exhibiting the 'lowest values, around £3,200 - £4,000 psm.

4.18 Abingdon generally exhibits higher values of around £4,500 - £6,000 psm.

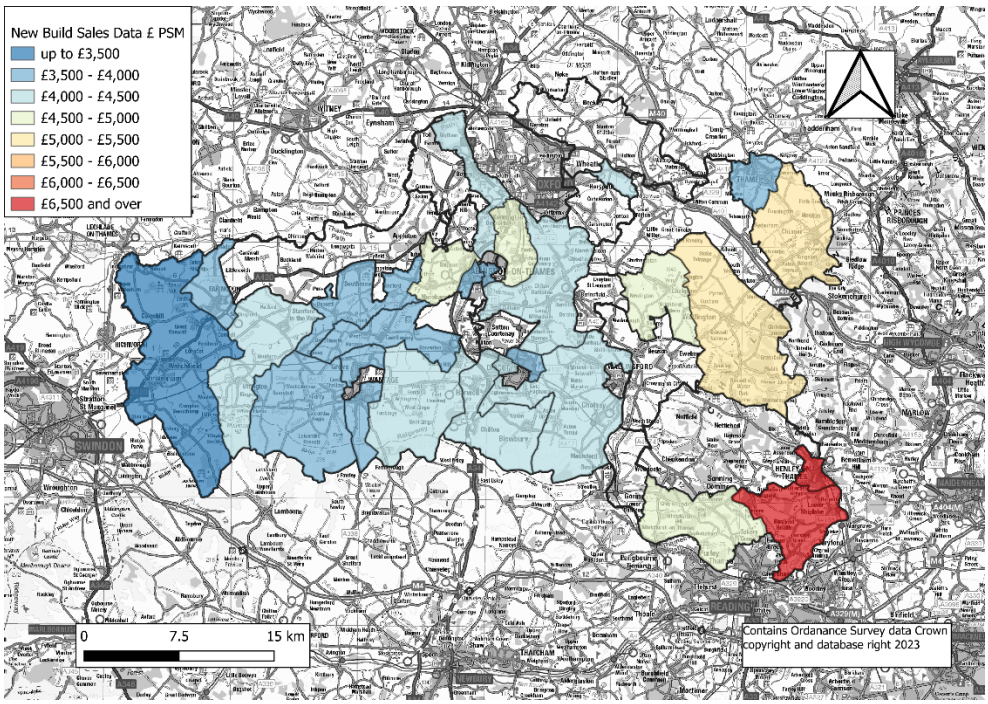
4.19 The choropleth maps below show the analysis of the new build sales data within the last 2 years.

Figure 4.2 - New Build Average achieved values by ward



Source: AspinallVerdi 2023

Figure 4.3 - New Build Average £ psm



Source: AspinallVerdi 2023

5 Housing Value Zones

5.1 In this section we build upon our new-build market research to arrive at comparable value zones across the Districts. As can be seen above in terms of the existing evidence base (section 3 above), there have been a number of zoning maps produced for different purposes at various points in time.

5.2 The purpose of this section is to create a visual representation of the *differences* in value across the Districts. We have therefore sought to rationalise and simplify the Housing Value Zones for ease of application both in terms of affordable housing policy and the potential future alignment of CIL charging schedules. All planning obligations (including CIL and Affordable Housing etc.) should 'align' in terms of Housing Value Zones and viability.

5.3 Note that this section on Housing Value Zones is about the *relativity of values* across zones in South Oxfordshire and Vale of White Horse – not the absolute value assumptions which are contained in section 7 below.

Second Hand Values

5.4 To sense check the pattern of new build values across South Oxfordshire we have also reviewed the second-hand market between January and June 2023. There is a greater stock of second-hand properties and turnover is higher than for new builds. We are therefore able to review a shorter timescale looking backwards. As with the new builds, this has been based on an address-by-address basis (approx. 1000 transactions) to the floor areas published on the EPC (Energy Performance Certificate) database in order to derive the achieved values (£ per square meter).

South Oxfordshire

Table 5.1 - Second Hand average value achieved SODC by bedroom no.

Dwelling type	Size (sqm)	Didcot	Henley	Thame	Wallingford	The rest of SODC
1 bed flat	39 - 58	£228,719	£430,333	£272,100	£233,556	£266,900
2 bed flat	59 - 79	£165,062	£315,650	£170,750	£290,000	335,000
2 bed house	59 - 79	£361,500	£513,833	£418,778	£374,400	404,618
3 bed house	80 - 108	£391,375	£562,167	£449,125	£415,599	450,091
4 bed house	109 - 130	£467,778	£837,000	£578,944	£524,667	528,000
5+ bed house	131 +	£637,245	£1,213,195	£810,417	£1,126,912	1,103,853

Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

5.5 As can be seen from the table above, the lowest value areas for second hand achieved in SODC are generally in Didcot with second hand market values ranging from around £230,000 to £600,000.

5.6 As is generally the pattern, Henley on Thames is achieving the highest value for second hand sales, with transaction generally ranging from £430,000 to £1,200,000.

Table 5.2 - Second Hand average £psm achieved SODC by bedroom no

Dwelling type	Size (sqm)	Didcot	Henley	Thame	Wallingford	The rest of SODC
1 bed flat	39 - 58	£4,595	n/a	£5,399	£5,211	£5,966
2 bed flat	59 - 79	£2,512	£4,610	£2,571	£3,718	£4,926
2 bed house	59 - 79	£5,085	£7,637	£6,082	£5,343	£5,662
3 bed house	80 - 108	£4,267	£6,016	£4,856	£4,552	£4,861
4 bed house	109 - 130	£3,926	£7,023	£4,928	£4,406	£4,383
5+ bed house	131 +	£4,071	£6,443	£4,498	£5,803	£6,137

Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

5.7 As can be seen from the table above, the lowest value areas for second hand achieved values in SODC are generally in Didcot with values of around £3,000 - £5,000 psm.

5.8 Wallingford is generally in the mid-range and the higher values tend toward the north and south, with Henley-on-Thames being £5,000 - £9,000 psm.

Vale of White Horse

Table 5.3 - Second Hand average value achieved VOWH by bedroom no.

Dwelling type	Size (sqm)	Abingdon	Wantage	Faringdon	The rest of VOWH
1 bed flat	39 - 58	£250,632	185,500	£172,250	£273,050
2 bed flat	59 - 79	£215,000	207,750	£178,333	£235,167
2 bed house	59 - 79	£317,686	287,214	£312,917	£381,167
3 bed house	80 - 108	£404,544	370,694	£319,952	£426,069
4 bed house	109 - 130	£473,932	499,889	£333,500	£581,700
5+ bed house	131 +	£844,974	683,750	£534,120	£989,070

Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

5.9 Within VOWH, Wantage and Faringdon are generally exhibiting the 'lowest values, ranging from £170,000 to £600,000.

5.10 Abingdon generally exhibits higher values, generally ranging from £250,000 to £900,000.

Table 5.4 - Second Hand average £psm achieved VOWH by bedroom no.

Dwelling type	Size (sqm)	Abingdon	Wantage	Faringdon	The rest of VOWH
1 bed flat	39 - 58	£5,152	£3,963	£3,862	£5,161
2 bed flat	59 - 79	£3,340	2,970	£2,605	£3,586
2 bed house	59 - 79	£4,488	4,243	£4,604	£5,516
3 bed house	80 - 108	£4,418	£4,079	£3,376	£4,752
4 bed house	109 - 130	£3,979	£4,252	£2,918	£4,885
5+ bed house	131 +	£3,837	£3,887	£3,178	£4,653

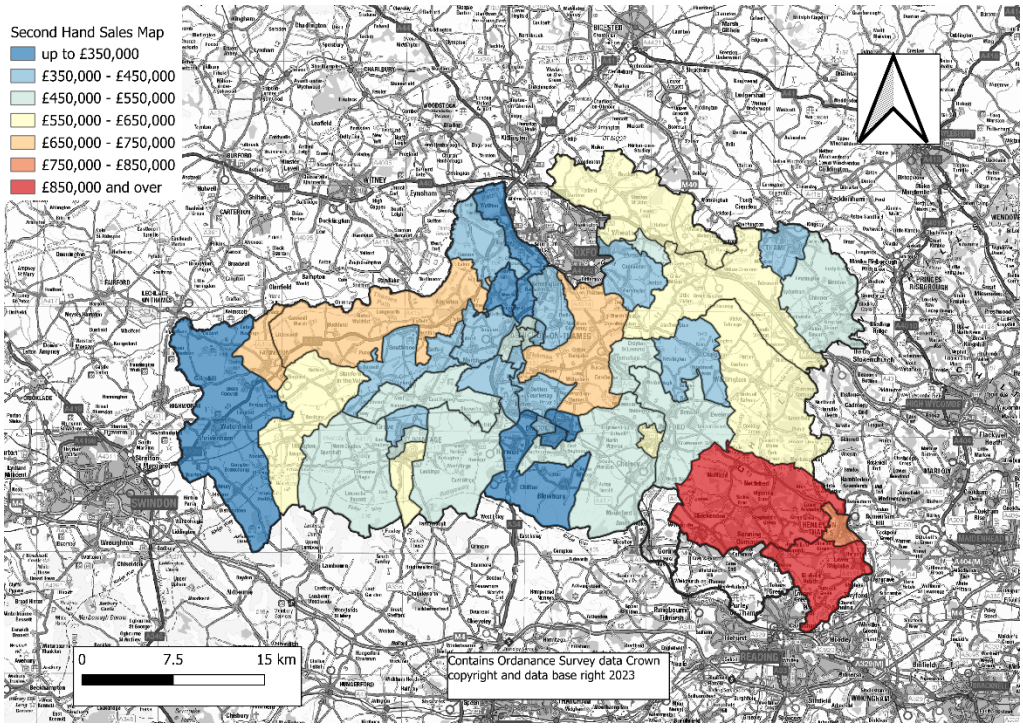
Source: Land Registry and EPC (230728 SODC VOWH Residential Market Research v0.1)

5.11 Within VOWH, Wantage and Faringdon are generally exhibiting the 'lowest values, around £3,000-£4,500 psm.

5.12 Abingdon generally exhibits higher values of around £4,000 - £5,000.

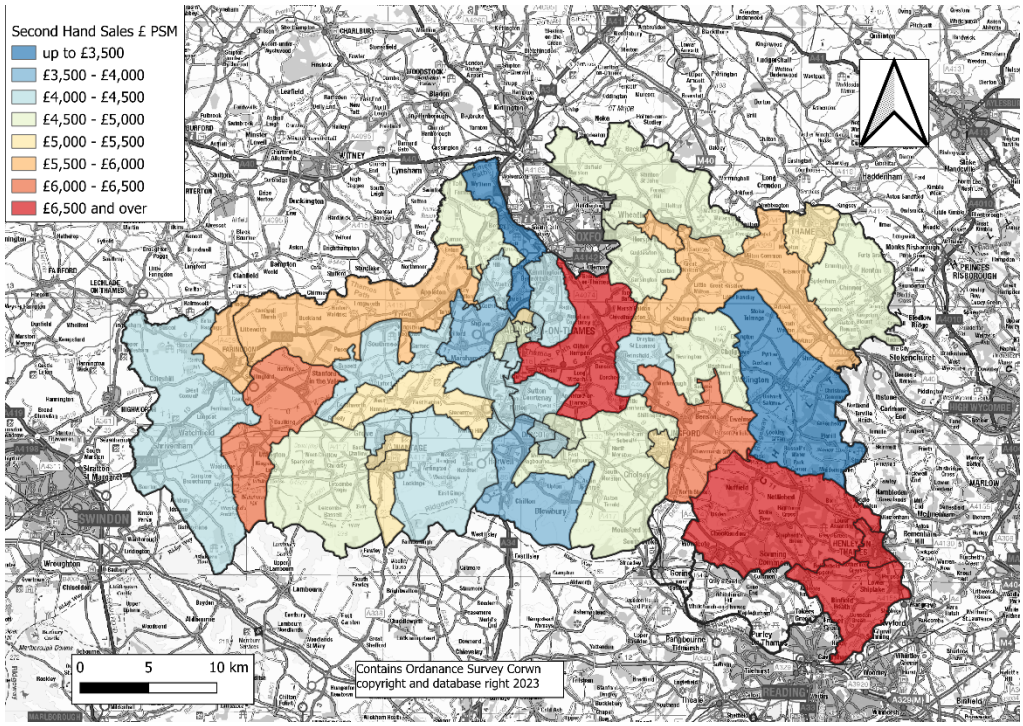
5.13 The choropleth maps below show the analysis of the second-hand sales data within the last 2 years.

Figure 5.1 - Second Hand Average achieved values by ward



Source: AspinallVerdi 2023

Figure 5.2 - Second Hand Average £ psm



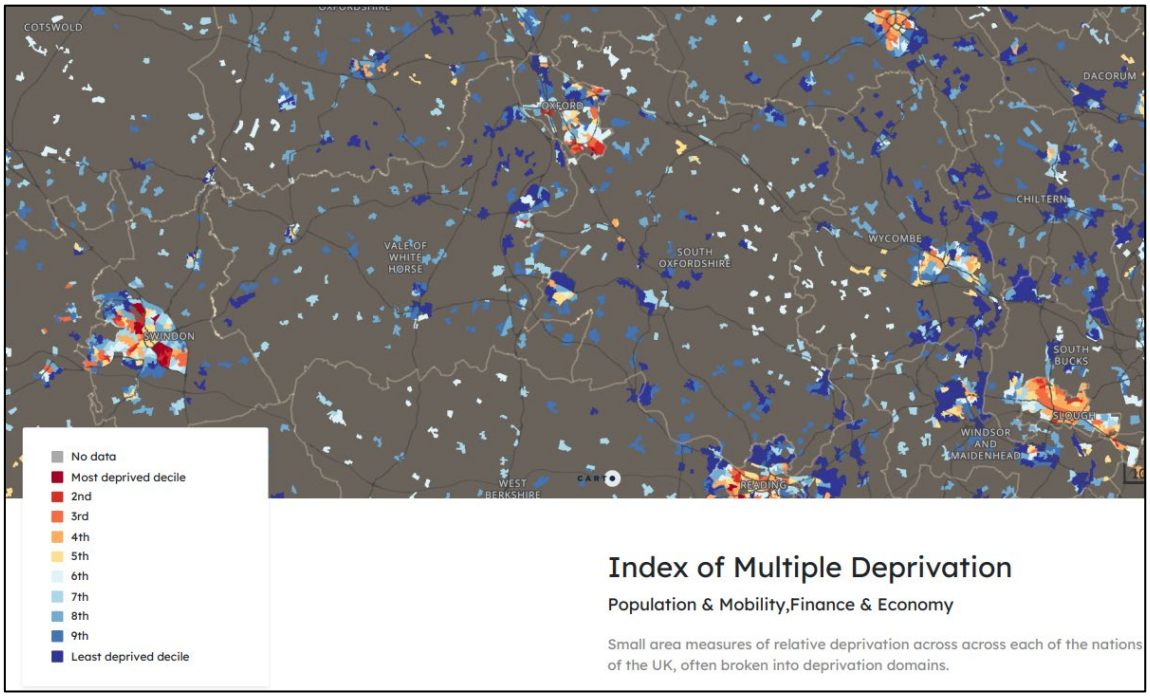
Source: AspinallVerdi 2023

Index of Multiple Deprivation

5.14 When preparing our Housing Value Zones, we have also had regard to the Index of Multiple Deprivation (IMD). The IMD provides a metric for which multiple datapoints, such as average income, health, education, crime, unemployment etc., are all amalgamated into a single rating which shows the level of deprivation that an area is experiencing, this is illustrated on a map (See Figure 5.3).

5.15 Although this is not a direct comparison to housing values, it is a very good proxy. In our experience higher values tend to be found in areas of least deprivation and values are lower in areas where there is greatest deprivation. This IMD map is therefore a good proxy for the Housing Zones Map.

Figure 5.3 - Index of Multiple Deprivation



Source: Indices of Multiple Deprivation 2023

5.16 On the above map the red indices are those with most deprivation and the blue areas the least deprivation. The grey areas are no-data areas i.e., mainly rural.

5.17 The map clearly shows that there is limited deprivation in South Oxfordshire or the Vale of White Horse. There are no areas of particularly high deprivation (which would suggest a lower value market area).

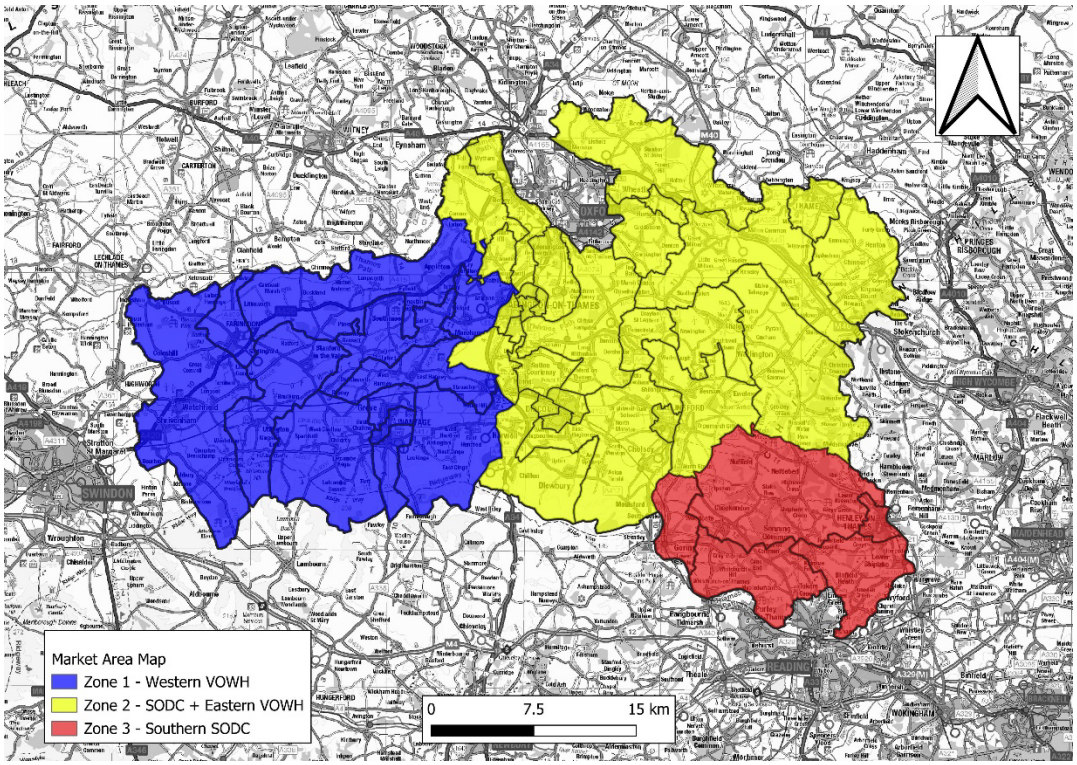
5.18 The evidence is mixed in respect of the lower value zone(s). The majority of the development is or will be taking place on strategic urban extensions including, the recently completed Great Western Park and other garden community sites as well as the Berinsfield strategic site. These sites/developments will be of a scale that they will generate their own values based upon the quality of the urban design and house

specification and whilst lower, would not therefore be substantially lower than the general tone in the rest of the district market.

Housing Value Zone Map

5.19 The below map provides a broader view of the value data in order to provide a general categorisation into 3 different areas. This is based on the second hand £ psm data given that this was able to provide a larger sample size with more transactions and therefore can more accurately indicate value areas.

Table 5.5 – SODC & VOWH Value Zone Map



Source; AspinallVerdi 2023

5.20 The colour coding breakdown is as follows:

Table 5.6 – Housing Value Zone Map breakdown

Zone 1 – Western VOWH	Up to £4,500 psm
Zone 2 – SODC + Eastern VOWH	£4,500 - £6,500 psm
Zone 3 – Southern SODC	£6,500 psm and over

6 New Build Asking Prices

6.1 In July 2023, we reviewed a number of new build developments which were 'on-site' within South Oxfordshire District and the Vale of White Horse at that time to understand the up to date asking values associated with new build properties which can be used in our viability testing.

6.2 It should be noted that asking prices may be aspirational and may not reflect the incentives offered by the developer or the actual value a willing purchaser will pay.

6.3 The RICS information paper on comparable evidence in property valuation states that asking prices 'cannot by themselves provide reliable evidence of value and should be treated with some caution. They will usually vary from the price achieved on exchange in the open market, but when interpreted with care by an experienced valuer they can provide some guidance as to current market sentiment and trends in value.' Thus, whilst the achieved value data (from the Land Registry in section 4 above) provides robust data, this is retrospective. The asking price analysis in this section provides a review of current prices for new builds. It is important to note that in arriving at our value assumptions for the appraisals we will have had regard to the new build asking prices, but put more weight on the transactional data (section 4). We have also considered the assumptions for the appraisal 'in the round', e.g., having regard to the marketing cost assumptions for sales incentives and discounts (from the headline asking prices).

6.4 Finally, it is important to note that the supply ('flow') of new build properties has to be sold within a marketplace that includes an established 'stock' of competing properties. The asking price is therefore tempered by the wider price mechanism.

6.5 We have undertaken market research across the district which focuses on a variety of different locations.

6.6 Please note that the majority of the new build sales evidence do not include the floor space of the houses, so we are unable to provide analysis/comments on this.

Wallingford (SODC)

6.7 In July 2023, there were 2 new developments in Wallingford:

Highcroft – Berkeley

6.8 A development by Berkeley, Highcroft is a new development ranging from 1-bedroom apartments to 5-bedroom traditional styled homes. The development includes a new primary school and 30% open green space.

Figure 6.1 - Carmel Meadows Location Map



Source: Google Maps 2023

Table 6.1 - Highcroft Asking Prices

Development	Address	Property Type	Asking Price
Wallingford			
Highcroft - Berkeley	Off Calvin Thomas Way, Wallingford, Oxfordshire OX10 0FQ	2 Bed detached	£455,000
Highcroft - Berkeley	Off Calvin Thomas Way, Wallingford, Oxfordshire OX10 0FQ	3 Bed Semi	£505,000
Highcroft - Berkeley	Off Calvin Thomas Way, Wallingford, Oxfordshire OX10 0FQ	4 Bed detached	£748,000
Highcroft - Berkeley	Off Calvin Thomas Way, Wallingford, Oxfordshire OX10 0FQ	4 Bed detached	£825,000

Source: AspinallVerdi 2023

6.9 All of these 4-bedroom detached houses feature single garages.

Poppy Fields, Bellway Homes

6.10 Poppy Fields at Yew Tree Gardens is a development by Bellway Homes based in Wallingford, Oxfordshire. Houses range from 2-, 3- and 4-bedroom homes.

Figure 6.2 - Poppy Fields location map



Source: Google Maps 2023

Table 6.2 - Poppy Fields Asking Prices

Development	Address	Property Type	Asking Price
Wallingford			
Poppy Fields, Yew Tree Gardens, Cholsey - Bellway	Poppy Fields, Yew Tree Gardens, Cholsey	3 Bed detached	£485,000
Poppy Fields, Yew Tree Gardens, Cholsey - Bellway	Poppy Fields, Yew Tree Gardens, Cholsey	4 Bed detached	£655,000

Source: AspinallVerdi 2023

6.11 No garages are included in any of these properties.

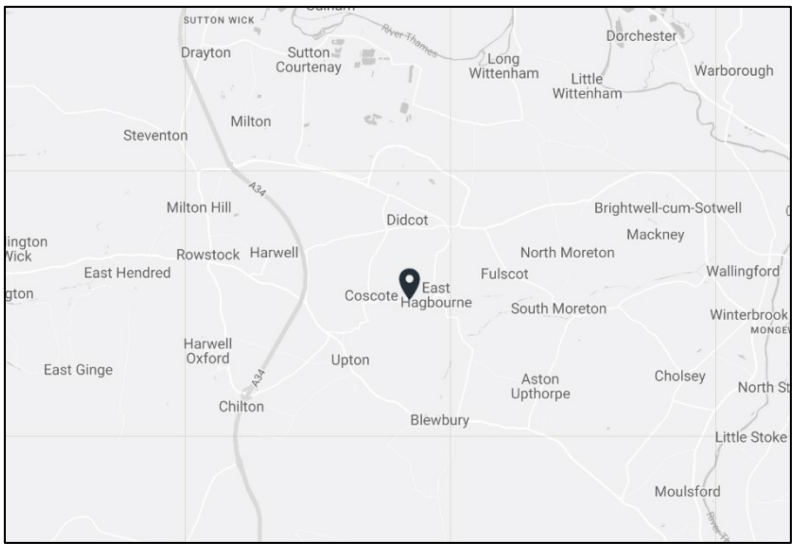
Didcot (SODC)

6.12 There were 3 new developments with homes on the market in Didcot.

Deanfield Green, Deanfield Homes

6.13 A development of circa 74 unit by Deanfield Homes, located in Didcot, OX11 9LR offers a collection of 2,3,4 and 5-bedroom homes.

Figure 6.3 - Deanfield Green Location Map



Source: Google Maps 2023

Table 6.3 - Deanfield Green Asking Prices

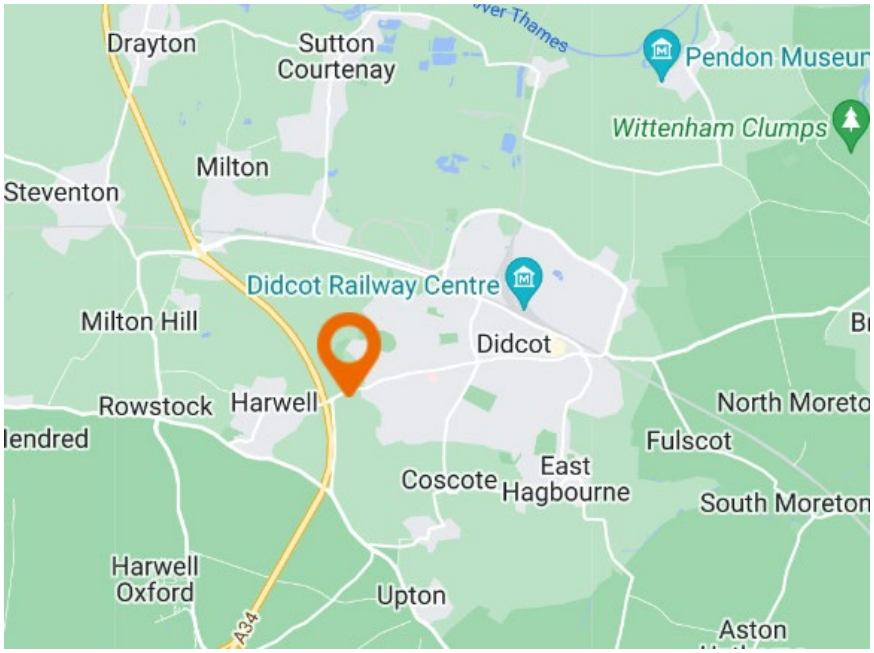
Development	Address	Property Type	Asking Price
Didcot			
The Chesterfield, Deanfield Green, Deanfield Homes	Plot 30, Deanfield Green	2 Bed Semi	£395,000
The Chesterfield, Deanfield Green, Deanfield Homes	Plot 21, Deanfield Green	4 Bed detached	£895,000

Source: AspinallVerdi 2023

Didcot Grove, Linden Homes

6.14 Didcot Grove is a development of circa 76 Homes. It's located in Didcot, Oxfordshire and has a range of 1, 2, 3, 4 & 5-bedroom homes.

Figure 6.4 - Didcot Grove Location Map



Source: Google Maps 2023

Table 6.4 - Didcot Grove Asking Prices

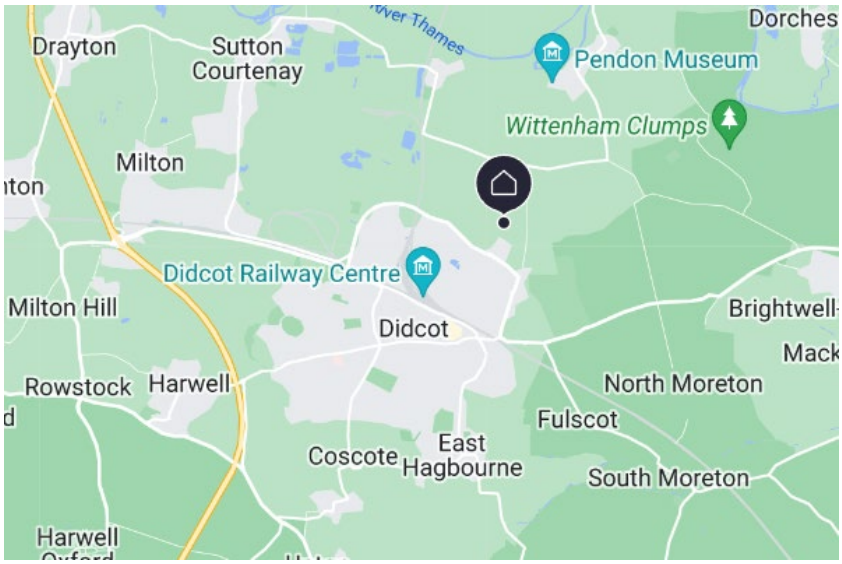
Development	Address	Property Type	Asking Price
Didcot			
Didcot Grove, Didcot, OX11 6DW	Didcot Grove, Didcot, OX11 6DW	1 Bed maisonette	£270,000
Didcot Grove, Didcot, OX11 6DW	Didcot Grove, Didcot, OX11 6DW	3 Bed Semi	£450,000
Didcot Grove, Didcot, OX11 6DW	Didcot Grove, Didcot, OX11 6DW	5 Bed Detached	£650,000

Source: AspinallVerdi 2023

Nobel Park, Legal and General Homes

6.15 Nobel Park is a development by Legal and General Homes and is located just to the North of Didcot.

Figure 6.5 - Nobel Park, Map



Source: Google Maps 2023

Table 6.5 - Nobel Park Asking Prices

Development	Address	Property Type	Asking Price
Didcot			
Nobel Park, The Langley	Willington Down, Lady Grove, Didcot, OX11 9BS	2 Bed Semi	£347,500
Nobel Park, The Langley	Willington Down, Lady Grove, Didcot, OX11 9BS	3 Bed Detached	£465,000

Source: AspinallVerdi 2023

Thame (SODC)

6.16 One new-build development was on the market in this area.

Phoenix Park, Bellway

6.17 A development by Bellway, Phoenix Park is located off Howland Road and offers a collection 2, 3, 4 and 5-bedroom homes.

Figure 6.6 - Phoenix Park Location Map



Source: Google Maps 2023

Table 6.7 – Phoenix Park Asking Prices

Development	Address	Property Type	Asking Price
Thame			
Phoenix Park, Bellway	Thame, Oxfordshire, OX9 3F	2 Bed Apartment	£292,500
Phoenix Park, Bellway	Thame, Oxfordshire, OX9 3F	2 Bed Semi	£372,500
Phoenix Park, Bellway	Thame, Oxfordshire, OX9 3F	3 Bed Townhouse	£545,000
Phoenix Park, Bellway	Thame, Oxfordshire, OX9 3F	4 Bed detached	£620,000

Source: AspinallVerdi 2023

6.18 There were 4 property types advertised for sale at this development. These are summarised in the table above.

Benson (SODC)

6.19 Two new-build developments were on the market in this area.

Chiltern Grange – David Wilson Homes

6.20 This 240-dwelling development is of 2 – 5-bedroom houses. It is located North of Wallingford town centre, in Benson/Rokemarsh:

Figure 6.7 - Chiltern Grange Location



Source: Google Maps 2023

Table 6.6 - Chiltern Grange Asking Prices

Development	Address	Property Type	Asking Price
Benson			
The Wilford, Chiltern Grange, David Wilson Homes	The Meer, Benson, Wallingford, OX10 6NY	2 Bed Semi	£350,000
The Wilford, Chiltern Grange, David Wilson Homes	The Meer, Benson, Wallingford	3 Bed Semi	£425,000
The Wilford, Chiltern Grange, David Wilson Homes	The Meer, Benson, Wallingford	4 Bed detached	£530,000
The Wilford, Chiltern Grange, David Wilson Homes	The Meer, Benson, Wallingford	5 Bed detached	£650,000

Source: AspinallVerdi 2023

The Wilford, David Wilson Homes

6.21 The Wilford is a development of 3, 4 & 5-bedroom homes. Prices across the whole site range from £350,000 to £840,000. The site is located to the North of Benson, off The Sands.

Figure 6.8 - The Wilford Location Map



Source: Google maps 2023

Table 6.7 - The Wilford Asking Prices

Development	Address	Property Type	Asking Price
Benson			
Cala Homes	Littleworth Road, Benson, Wallingford, OX10	3 Bed Semi	£399,000
Cala Homes	Littleworth Road, Benson, Wallingford, OX10	4 Bed detached	£610,000

Source: AspinallVerdi 2023

Chalgrove (SODC)

6.22 One development was identified in Chalgrove.

Meadow Brook, Places for People

6.23 Meadow Brook is a development in Chalgrove.

Figure 6.9 - Meadow Brook Location Map



Table 6.8 - Meadow Brook Asking Prices

Development	Address	Property Type	Asking Price
Chalgrove			
Meadow Brook, Places for people	Marley Lane, Chalgrove, OX44 7TF	3 Bed Semi	£399,950
Meadow Brook, Places for people	Marley Lane, Chalgrove, OX44 7TF	3 Bed detached	£460,000
Meadow Brook, Places for people	Marley Lane, Chalgrove, OX44 7TF	4 Bed detached	£540,000

Source: AspinallVerdi 2023

Henley-on-Thames (SODC)

6.24 One development was identified in Henley-on-Thames.

Highlands Park – Crest Nicholson

6.25 This is an over 190 dwelling developments of 2-bedroom flats, and 3 – 5-bedroom detached houses.

Figure 6.10 - Highlands Park Location Map



Source: Google Maps 2023

Table 6.9 - Highlands Park Asking Prices

Development	Address	Property Type	Asking Price
Highlands Lane, Rotherfield Greys, RG9	Highlands Lane, Rotherfield Greys, RG9	2 Bed Apartment	£437,600
Highlands Lane, Rotherfield Greys, RG9	Highlands Lane, Rotherfield Greys, RG9	2 Bed Semi	£535,000
Highlands Lane, Rotherfield Greys, RG9	Highlands Lane, Rotherfield Greys, RG9	2 Bed detached	£640,000

Source: AspinallVerdi 2023

6.26 The 2-bedroom apartment found in Henley had an asking price of £437,600. The 2 bed semi-detached had an asking price of £535,000 and the 2-bed detached had an asking price of £640,000.

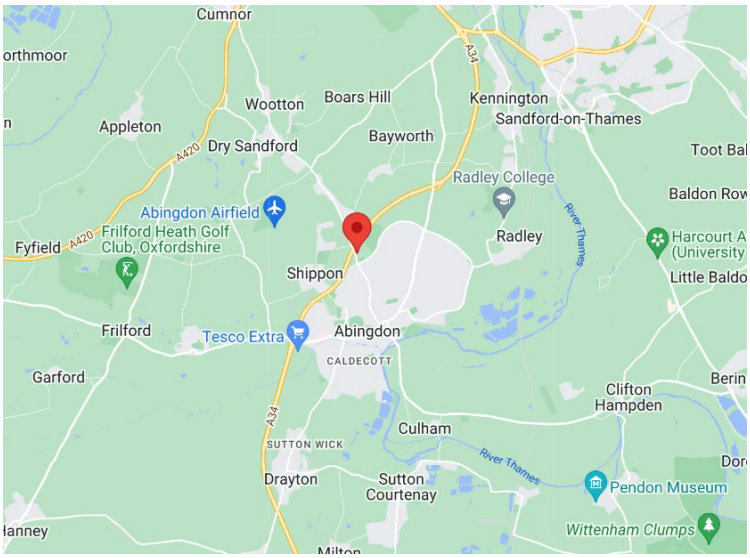
Abingdon-on-Thames (VOWH)

6.27 One development was identified in Abingdon-on-Thames with properties on the market.

Kings Gate, David Wilson Homes

6.28 Kings Gate is a development by David Wilson Homes in Abingdon with circa 193 homes. Prices range from £425,000 to £875,000 for various house types. Kings Gate is located just to the north of Abingdon, off Wootton Road.

Figure 6.11 - Kings Gate, David Wilson



Source: Google Maps 2023

Table 6.10 - Kings Gate Asking Prices

Development	Address	Property Type	Asking Price
The Archford | Kings Gate | David Wilson Homes.	Morgan Gate, Abingdon, Oxfordshire, OX14 1ZE	3 Bed semi	£437,500
The Archford | Kings Gate | David Wilson Homes.	Morgan Gate, Abingdon, Oxfordshire, OX14 1ZE	4 Bed semi	£520,000
The Archford | Kings Gate | David Wilson Homes.	Morgan Gate, Abingdon, Oxfordshire, OX14 1ZE	5 Bed detached	£677,000

Source: AspinallVerdi 2023

Wantage (VOWH)

6.29 Two developments were found in Wantage with new-build properties on the market.

Crabhill at Kingsgrove, St Mowden Homes

6.30 Crabhill at Kingsgrove is a development in Wantage, just off Reading Road. Prices typically range from £330,000 to £480,000.

Figure 6.12 - Crabhill at Kingsgrove Location



Source: Google Maps

Table 6.11 - Crabhill at Kingsgrove Asking Prices

Development	Address	Property Type	Asking Price
Crabhill at Kings Grove, St Mowden Homes	Reading Road, Wantage, OX12 8HT	2 Bed Semi	£329,995
Crabhill at Kings Grove, St Mowden Homes	Reading Road, Wantage, OX12 8HT	4 Bed detached	£489,995

Source: AspinallVerdi

Yellow Fields, Bellway

6.31 Yellow Fields is a development by Bellway, in Wantage OX12 7GZ, off Reading Road. Prices range from £195,000 to £675,000 within the development.

Figure 6.13 - Yellow Fields Site Location



Source: Google Maps

Table 6.12 - Yellow Fields asking prices

Development	Address	Property Type	Asking Price
Yellow Fields, Bellway	Kingsgrove, Wantage, OX12 7GZ	1 Bed Flat	£195,000
Yellow Fields, Bellway	Kingsgrove, Wantage, OX12 7GZ	2 Bed Flat	£247,500
Yellow Fields, Bellway	Kingsgrove, Wantage, OX12 7GZ	3 Bed Semi	£395,000
Yellow Fields, Bellway	Kingsgrove, Wantage, OX12 7GZ	4 Bed detached	£555,000
Yellow Fields, Bellway	Kingsgrove, Wantage, OX12 7GZ	5 Bed detached	£650,000

Source: AspinallVerdi

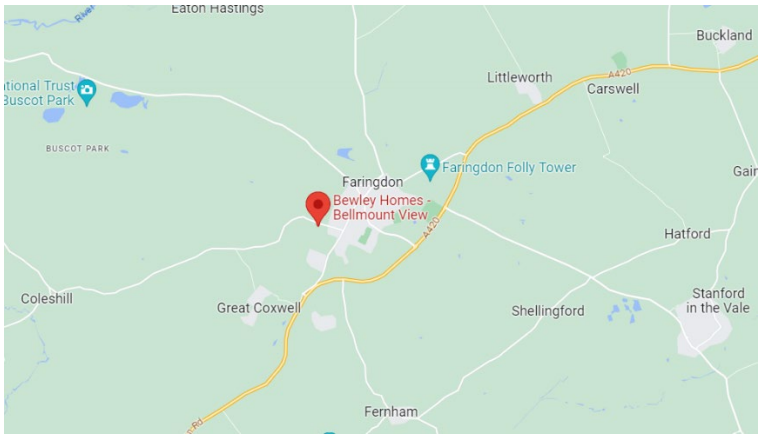
Faringdon (VOWH)

6.32 Two developments were found in Faringdon with new-build properties on the market.

Bellmount View, Bewley Homes

6.33 Bellmount View is a development in Faringdon, just off Highworth Road. Prices across the development range from £390,000 to £610,000.

Figure 6.14 - Bellmount View site location



Source: Google Maps

Table 6.13 - Bellmount View asking prices

Development	Address	Property Type	Asking Price
Bellmount View, Bewley Homes	Highworth Road Faringdon SN7 7EG	3 Bed Semi	£390,000
Bellmount View, Bewley Homes	Highworth Road Faringdon SN7 7EG	3 Bed Semi	£440,000
Bellmount View, Bewley Homes	Highworth Road Faringdon SN7 7EG	4 Bed detached	£495,000
Bellmount View, Bewley Homes	Highworth Road Faringdon SN7 7EG	4 Bed detached	£610,000

Source: AspinallVerdi 2023

Oriel Gardens, Bloor Homes

6.34 Oriel Gardens is a development to the south of Faringdon, just off Park Road. It contains a range of 2, 3 and 4-bedroom homes from £287,000 to £500,000.

Figure 6.15 - Oriel Gardens site location



Source: Google Maps

Table 6.14 - Oriel Gardens asking prices

Development	Address	Property Type	Asking Price
Oriel Gardens, Bloor Homes	Park Road, Faringdon, SN7	2 Bed apartment	£287,000
Oriel Gardens, Bloor Homes	Park Road, Faringdon, SN7	3 Bed semi	£340,000
Oriel Gardens, Bloor Homes	Park Road, Faringdon, SN7	4 Bed detached	£440,000
Oriel Gardens, Bloor Homes	Park Road, Faringdon, SN8	5 Bed detached	£500,000

Source: AspinallVerdi 2023

New Build Asking Price Summary

6.35 We have summarised the new-build prices below.

6.36 New build asking prices can provide a good indication to the market conditions. However, this should not be held with the same weight as transactional data. The asking prices should only be used as a 'spot check' to the transactional data.

Table 6.15 - New Build Asking Prices Summary

Property Type	Didcot	Henley-On-Thames	Wallingford	Thame	Benson	Chalgrove	Abingdon	Wantage	Faringdon
2-Bed Apartment	-	£437,600	-	£292,500	-	-	-	£195,000 – £247,000	£287,000
2-Bed House	-	£535,000	£257,000 - £455,000	£372,500	£425,000	-	-	£329,995	-
3-Bed Detached	£465,000 - £575,000	£640,000	£485,000	-	-	£460,000	-	-	-
3-Bed Semi-Detached	£450,000	£600,000	£428,000 - £505,000	-	£399,000 - £425,000	£399,950	£437,500	£489,995	£340,000
3-Bed Terraced	-	-	-	£545,000	-	-	-	-	-
4-Bed Detached	£895,000	£770,00 – £860,000	£530,000 - £825,000	£620,000	£530,000 - £610,000	£540,000	-	£489,995 - £555,000	£440,000
4-Bed Semi-Detached	-	-	-		-	-	£520,000	-	-
5-Bed Detached	£650,000	-	£840,000		£650,000	-	£677,000	£650,000	£500,000

Source: AspinallVerdi 2023

6.37 In Wallingford, a range of house types were available on the market but the most common housing type of those properties was 3-bed semi-detached. The asking price in Wallingford for 3-bed semi-detached properties ranged from £428,000 – £505,000.

6.38 In Didcot, as of July 2023, the most common property type was a 3-bedroom detached house, prices of which ranged from £465,000 - £575,000.

6.39 In Thame, the only housing type available were 5-bedroom detached houses. Of these 5, 4 had a double garage and the other a single garage. The asking prices ranged between £660,000 and £775,000.

6.40 In Benson, a range of house types were available on the market but the most common housing type of those properties was 3-bed semi-detached. The asking price in Wallingford for 3-bed semi-detached properties ranged from £399,000 - £425,000.

6.41 In Chalgrove, there was only one new build development which contained 3- and 4-bedroom homes starting from £399,950 for a 3-bed semi-detached, up to £540,000 for a 4-bed detached.

6.42 Henley-on-Thames had a wide range of property available, from 2-bedroom apartments, to 3 bedroom semi-detached and detached houses, to 4 bedroom semi-detached and detached houses. The most common house type available was 4 bed detached houses, these prices ranged from £770,00 – £860,000.

6.43 In Abingdon-on-Thames, limited new build developments were on the market, however a 3 bed-semi-detached was listed at £437,500.

6.44 In Wantage, a range of house types were available on the market but the most common housing type of those properties was 4-bed detached. The asking price in Wallingford for 4-bed detached properties ranged from £489,995 - £555,000. Wantage also had a number of 2 bed apartments on the market - prices ranged from £195,000 – £247,000.

6.45 In Faringdon, limited new build developments were on the market, however a 3-bed semi-detached was listed at £340,000 and a 4-bed detached was listed at £440,000.

7 Residential Value Assumptions

7.1 Based on our market assessment above, we have assumed the following values (£ and £ psm) across the area (see Table 7.1 for the Wards in each zone).

Table 7.1 – SODC and VOWH Market Value (£ psm) Assumptions

Property type	Floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	49	£7,800	£6,000	£3,800
2 Bed Flat	72	£6,700	£5,000	£2,600
2 Bed House	72	£7,600	£5,600	£4,100
3 Bed House	94	£6,000	£4,900	£3,800
4 bed House	122	£6,700	£4,700	£3,500
5 Bed House	163	£6,500	£4,700	£3,400

Source: AspinallVerdi 2023 230728 SODC VOWH Residential Market Research

7.2 Based on the above evidence, our opinion of absolute values is as follows, this opinion takes into account the general housing zones identified, new build transactions over the last 18 months and second-hand transactions where new build data doesn't exist or has an inappropriate sample size. These values have been rounded to the nearest £1,000.

Table 7.2 – SODC and VOWH Market Value (£) Assumptions

Property type	Floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	49	£382,000	£294,000	£186,000
2 Bed Flat	72	£482,000	£360,000	£187,000
2 Bed House	72	£547,000	£403,000	£295,000
3 Bed House	94	£564,000	£461,000	£357,000
4 bed House	122	£817,000	£573,000	£427,000
5 Bed House	163	£1,060,000	£766,000	£554,000

Source: AspinallVerdi 2023 230728 SODC VOWH Residential Market Research

7.3 We have made the following assumptions in respect of garages:

- 3 bed houses - 50% have garages;
- 4 bed houses - 100% have garages;
- 5 bed houses - 150% have garages (i.e., 1.5 garages per units – 100% have single garages and 50% have double garages).

8 Older Persons Housing

8.1 This section of the report focuses on specialist accommodation for Older People. We have undertaken a review of the existing evidence base and considered market evidence.

Specialist Accommodation for Older People Defined

8.2 There is a separate section of the PPG to help guide Councils in preparing policies on housing for older and disabled people (published 26 June 2019). The PPG recognises the necessity to plan for the housing needs of disabled people:

'The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.'

8.3 The PPG recognises the diversity of specialist housing including:

- Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.
- Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

8.4 The PPG states that:

'There is a significant amount of variability in the types of specialist housing for older people. The list above provides an indication of the different types of housing available but is not definitive. Any single development may contain a range of different types of specialist housing.'

8.5 In this respect we have appraised generic retirement living / sheltered housing schemes typically delivered by developers such as McCarthy & Stone or Churchill retirement living and extra care typologies.

8.6 We set out below the existing evidence base in respect of Older Persons housing.

Existing Evidence Base

8.7 We previously reviewed the Older Persons Housing market for SODC in 2020 as part of the Local Plan viability study. This evidence from 2020 is summarised below.

SODC Market Report (2020)

8.8 In 2020 we reviewed Age Restricted/Extra Care Housing developments which have apartments currently on the market in SODC. We identified four different schemes with properties advertised for sale. These were:

- Williams Place, 170 Greenwood Way - a development located within the Great Western Park strategic urban extension. The development consists of 32 x one bedroom and 28 x two-bedroom apartments for those over 70. At the time of our 2020 report, the following were available for sale: 3 x 1-bed apartments advertised at £285,000 - £300,000; 3 x 2-bed apartments advertised at £337,000 - £352,000.
- The Sidings, Station Road, Wheatley - a small 10-unit development for the over 55s by Beechcroft. At the time of our 2020 report, the following were available for sale: 4 x 2-bed apartments advertised at £460,000 - £499,950.
- Farthing House, St Martins Street, Wallingford –another small over 55s development by Beechcroft. At the time of our 2020 report, the following were available for sale: 1 x 1-bed apartment advertised at £395,000; 1 x 2-bed apartment advertised at £480,000.
- Albert Court, 345 Reading Road, Henley-on-Thames - a McCarthy and Stone development consisting of 23 x one-bedroom and 31 x two-bedroom apartments for those over 70. At the time of our 2020 report, the following were available for sale: 12 x 1-bed apartments advertised at £400,000 - £500,000; 16 x 2-bed apartments advertised at £545,000 - £586,000.

8.9 We took the average asking prices from the developments above and assumed the following values for sheltered housing / retirement living properties:

Table 8.1 – SODC Retirement Living / Sheltered Housing Value Assumptions (2020)

No. of Beds	Unit Price	Floor Area	Price psm
1-Bed	£290,000	50	£5,800
2-Bed	£387,000	75	£5,160

Source: AspinallVerdi 2018

8.10 Based on the above values, we applied a 25% premium to establish a value for the extra-care housing:

Table 8.2 -SODC Extra-Care Housing Value Assumptions (2020)

No. of Beds	Unit Price	Floor Area	Price psm
1-Bed	£363,000	60	£6,050
2-Bed	£484,000	80	£6,050

Source: AspinallVerdi 2018

VOWH Residential Market Paper (2020)

8.11 Similarly, we previously reviewed the Older Persons Housing market for VOWH in 2019 and 2020 as part of the Local Plan viability study. The evidence from 2020 is summarised below.

8.12 We based our value assumptions on new-build asking prices from Faringdon and Wantage, as we assumed the older persons housing in our typology appraisals will be located in the 'rest of district' area (following recent trends (at that time)). This was also on the basis that if the scheme is viable in the lower value area, it will be viable in the higher value area.

8.13 We reviewed values in 2020 and concluded that values had not changed significantly. The following values were therefore applied in both our 2019 and 2020 appraisals.

8.14 We assumed the following values for sheltered housing / retirement living properties within the rest of the district area:

Table 8.3 – VOWH Retirement Living / Sheltered Housing Value Assumptions (2020)

No. of Beds	Unit Price	Floor Area (sqm)	Price psm
1-Bed	£240,000	50	£4,800
2-Bed	£300,000	75	£4,000

8.15 We applied a 25% premium to establish a value for the extra-care housing. This was based on benchmark guidance from the Retirement Housing Group.

Table 8.4 - VOWH Extra-Care Housing Value Assumptions (2020)

No. of Beds	Unit Price	Floor Area (sqm)	Price psm
1-Bed	£300,000	60	£5,000
2-Bed	£375,000	80	£4,688

Specialist Accommodation for Older People Value Assumptions

8.16 The Retirement Housing Group acknowledges that sheltered housing values carry a premium on typical private residential apartments.

8.17 The Retirement Housing Group applies a rule of thumb approach which is outlined in the table below.

Table 8.5 - Sheltered Housing and ECH Sales Values

Typology	Assumption
Sheltered housing unit prices	In high value areas - • 10-15% premium to private market 1/2 bed flats Or, in low value areas (with no apartment scheme comparables) - • 75% value of 3-bed semi-detached house for a 1 bed sheltered housing unit, and • 100% value of 3-bed semi-detached house for a 2-bed sheltered housing unit
Extra-care housing unit prices	• 25% premium to sheltered housing

Source: Retirement Housing Group 201312

8.18 We have reflected the above value parameters within our supported living value assumptions.

Sector Market Review

8.19 BNP Paribas Real Estate (2022)[1] noted that there is a severe undersupply of Housing with Care communities in the UK. Their article states that there are 12.7m over 65's living in the UK (source ONS Population Projections 2020-based) and this is expected to increase to 16.5m by 2036. Assuming demand for housing with care is c. 5%, in line with other developed countries such as New Zealand, and adjusting for the number of beds per unit, BNP Paribas Real Estate estimate a shortfall of 487,000 units which need to be built. Assuming 150 units per community, that's 3,245 communities needed to account for the shortfall. Moreover, this doesn't account for the 31% projected increase in 65 years plus over the next 15 years.

8.20 According to Knight Frank's annual Seniors Housing Development Update (Summer 2023) the seniors housing market had its strongest year since 2018 in terms of new delivery, led by a further expansion of the IRC (Integrated Retirement Community) market. More than 8,000 new seniors housing units were built in 2022 across 145 schemes, a 6.4% increase on the previous year's delivery. IRC schemes are now the dominant form of new delivery and accounted for 58% of new seniors housing units built in 2022, up from 49% in 2021 and 40% in 2020. More IRC homes were completed in 2022 than at any point since 2016.

8.21 ONS forecasts suggest there will be an additional 4.2 million seniors by 2040, at which point 25% of the population will be aged 65 or over, highlighting the future demands for seniors housing.

SODC / VOWH Market Review

8.22 We have analysed Rightmove to gather evidence and come to a view on older person's housing values in South Oxfordshire and Vale of White Horse.

Didcot

8.23 Williams Place is a newbuild Retirement Living Plus (i.e., with care) development by McCarthy and Stone in Didcot, opposite an Asda supermarket.

8.24 Williams Place is a one- and two-bedroom development, designed exclusively for the over 70s, where on-site flexible care and support is provided (the extra care, or 'plus' element), a restaurant and management on-site 24 hours a day (the element which is standard even without extra care).

8.25 1-bedroom units are currently being marketed, with both renting and purchasing options available for any given unit. The asking price is £302,000, and the rent (including the service charge and ground rent), is £2,405 pcm. There is also the option to part-buy, and part rent, where the occupier buys a share of the property and rents the remainder.

[1] https://www.realestate.bnpparibas.co.uk/2022/oct/uks-senior-living-shortage

Henley-on-Thames

8.26 McCarthy and Stone also have a retirement living plus product in Henley-on-Thames, called Albert Court. This is a 1 and 2-bedroom apartment development, of 40 apartments available to rent, buy or part buy and part rent. 1 and 2-bedroom apartment asking prices are £400,000 and £530,000 respectively.

8.27 2-bedroom rents are £4,730 per annum.

Abingdon

8.28 McCarthy and Stone also have 2 retirement living schemes in Abingdon, Turner Place and William House. Turner Place has 41 flats, prices range from £299,000 for a 1 bed and £399,000 for a 2 bed. William House prices range from £299,000 for a 1 bed and £425,000 for a 2 bed.

Wantage

8.29 The Rivus, Wantage is an over 55's development by Cognatum, containing 1, 2, and 3-bedroom apartments with communal facilities available to residents. Prices range from £265,00 for a 1-bedroom flat to £495,000 for a three-bedroom flat.

FVA Reviews

8.30 AspinallVerdi has been retained by SODC to review a number of older persons housing schemes for S106 commuted sum negotiations recently. These included:

- The Smith Centre, Henley-on-Thames (January 2023). Here we assumed values of £518,000 - £578,000 for 1-bed units, £602,000 - £826,000 for 2-bed units and £1.05m - £2.28m for 3-bed units.
- Sonning Common, Sonning (March 2021). Here we assumed £448,756 - £590,869 for 1-bed units and £505,400 - £1.2 m for 2-bed units.

8.31 As you can see there is a very broad range in values depending upon the location, size and specification of the development.

Summary of new build values

8.32 The table below provides a summary of typical values for new build retirement apartments in various towns.

Table 8.6 New Build Retirement Flat Values

No. of Beds	Unit Price	Floor Area	Price per zone (£ psm)
Wallingford 1 Bed	£235,000	50	£4,700
Wallingford 2 Bed	£335,000	75	£4,467
Didcot 1 Bed	£225,000	50	£4,500
Didcot 2 Bed	£300,000	75	£4,000
Thame 1 Bed	£225,000	50	£4,500
Thame 2 Bed	£275,000	75	£3,667
Henley-on-Thames 1 Bed	£425,000	50	£8,000
Henley-on-Thames 2 Bed	£550,000	75	£7,333
Abingdon-on-Thames 1 Bed	£300,000	50	£6,000
Abingdon-on-Thames 2 Bed	£400,000	75	£5,333
Wantage 1 Bed	£250,000	50	£5,000
Wantage 2 Bed	£325,000	75	£4,333
Faringdon 1 Bed	£175,000	50	£3,500
Faringdon 2 Bed	£225,000	75	£3,000

Source: AspinallVerdi 2023

Second Hand Older Person's Housing

8.33 We set out below some comparable asking prices for the second-hand retirement market in South Oxfordshire and Vale of White Horse. These are standard retirement flats, not extra care.

Table 8.7 - Second Hand Retirement Apartment Asking Prices

Town	Address	Bedrooms	Asking Price
Wallingford	Barnaby Court, Wallingford	2	£335,000
Wallingford	Barnaby Court, Wallingford	1	£225,000
Didcot	Williams Place, 170 Greenwood Way, Didcot OX11 6GY	2	£300,000
Didcot	Williams Place, 170 Greenwood Way, Didcot OX11 6GY	1	£225,000
Thame	Summersbee Court, Thame, Oxfordshire	2	£245,000
Henley-on-Thames	Wargrave Road, Henley-on-Thames, Berkshire, RG9	1	£475,000
Henley-on-Thames	345 Reading Road, Henley-On-Thames	1	£399,000
Henley-on-Thames	Reading Road, Henley-On-Thames	1	£290,000
Abingdon-on-Thames	Ock Street, Abingdon	2	£484,950
Abingdon-on-Thames	Ock Street, Abingdon	1	£301,950
Wantage	Church Street, Fleur De Lis, OX12	2	£320,000
Wantage	Church Street, Fleur De Lis, OX12	1	£285,000
Wantage	Betjeman Court, Portway, Wantage	1	£145,000
Faringdon	Swan Lane, Faringdon, SN7	1	£150,000

Source: Rightmove 2023

Older Persons Housing Value Assumptions

8.34 The asking prices above reconcile with the new-build and second-hand evidence we gathered around retirement home values in South Oxfordshire and Vale of White Horse in 2023. That evidence pointed to floor areas of 50 sqm for 1-bedroom

apartments, 75 sqm for 2-bedroom apartments, 60 sqm for 1-bedroom extra care and 80 sqm for 2-bedroom extra care.

8.35 As previously outlined, the extra care units are assumed to yield a 25% increase on values of the standard retirement unit.

8.36 Based on all of the above evidence, the values we have adopted are as follows:

Table 8.8 - SODC and VOWH Older Persons MV (£ psm) Assumptions

Property type	Average floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	50	£8,000	£5,000	£3,500
2 Bed Flat	75	£7,333	£4,333	£3,000
1 Bed Flat (extra care)	60	£10,000	£6,250	£4,375
2 Bed Flat (extra care)	80	£9,166	£5,416	£3,750

Source: AspinallVerdi 2023 230728 SODC VOWH Residential Market Research

Table 8.9 - SODC and VOWH Older Persons MV Assumptions

Property type	Average floor area sqm	Zone 3 – Southern SODC	Zone 2 – SODC + Eastern VOWH	Zone 1 – Western VOWH
1 Bed Flat	50	£400,000	£250,000	£175,000
2 Bed Flat	75	£550,000	£325,000	£225,000
1 Bed Flat (extra care)	60	£600,000	£375,000	£263,000
2 Bed Flat (extra care)	80	£733,000	£433,000	£300,000

Source: AspinallVerdi 2023 230728 SODC VOWH Residential Market Research

Empty Property Costs

8.37 It is reasonable to consider an element of Empty Property / Leakage costs in relation to older persons housing, this is generally because:

- Preference for Physical Viewing: Older individuals often prefer to physically visit and inspect a property before making a purchase decision. They may want to ensure that the accommodation meets their specific needs and preferences, such as accessibility, safety features, or proximity to amenities. This can lead to

properties sitting vacant for longer periods while potential buyers or tenants inspect them.

- Lack of Off-Plan Purchases: Unlike younger buyers who may be more willing to purchase properties off-plan (before construction is complete), older individuals may be more cautious and prefer to see the finished product. This can result in longer marketing periods for the properties and higher costs associated with keeping them vacant.

8.38 For the aforementioned Sonning Common FVA, AspinallVerdi applied Empty Property Costs. This incorporated the following:

- Service charge shortfall
- Council tax

9 Affordable Housing Transfer Values

9.1 In our previous Local Plan viability reports for SODC and VOWH we summarised the existing evidence.

9.2 In 2018 and 2020 we adopted the following values:

Intermediate – 76% of OMV

Affordable rent – 60% of OMV

Social rent – 44% of OMV

9.3 This was upon recommendation from SODC and we presume the same approach should be taken for VOWH.

9.4 We have confirmed with the Council that the transfer value percentages from 2020 remain current.

9.5 The only difference is in respect of the introduction of First Homes.

PPG for First Homes

9.6 On 23 December 2021 MHCLG issued guidance on First Homes. The guidance provides the following description for First Homes:

'First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

a) must be discounted by a minimum of 30% against the market value;

b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);

c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,

d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.'

9.7 The guidance explains that there should be a S106 agreement to secure restrictions:

'on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale. The price cap of £250,000 (or £420,000 in Greater London), however, applies only to the first sale and not to any subsequent sales of any given First Home.'

9.8 The guidance explains that homes meeting First Homes criteria should be considered to meet the definition of affordable housing for planning purposes.

10% Affordable Home Ownership

9.9 Note that PPG First Homes Paragraph: 023 Reference ID: 70-023-20210524 requires that 10% of all homes are to be for affordable home ownership. The affordable housing tenure mix is set out in the separate Typologies Matrix.

Affordable Housing Transfer Values Assumptions

9.10 We set out in the following table our affordable housing transfer value assumption adopted in our appraisals:

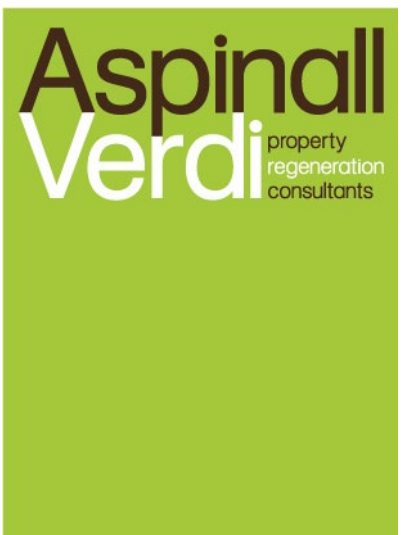
Table 9.1 - Affordable Housing Transfer Values Assumptions

Tenure	Transfer Value (% of MV)	Comments
Intermediate	76%	
Affordable rent	60%	
Social rent	44%	
First homes	70%	Capped at £250,000

London | Leeds | Liverpool
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Property | Infrastructure | Planning
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£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 10-Feb-2024 07:26

Rebased to Oxfordshire (106; sample 122)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments (5)	1,669	872	1,434	1,596	1,827	3,979	379	
810.1 Estate housing								
Generally (5)	1,611	858	1,365	1,555	1,766	3,562	233	
Single storey (5)	1,804	1,087	1,508	1,723	1,954	3,562	48	
2-storey (5)	1,561	858	1,337	1,505	1,746	2,734	180	
3-storey (5)	1,560	1,178	1,319	1,577	1,755	1,973	5	
810.11 Estate housing detached (5)	2,135	1,337	-	2,009	-	3,185	4	
810.12 Estate housing semi detached								
Generally (5)	1,696	1,011	1,418	1,627	1,884	3,562	61	
Single storey (5)	1,731	1,258	1,500	1,703	1,924	3,562	26	
2-storey (5)	1,661	1,011	1,417	1,569	1,769	2,734	34	
810.13 Estate housing terraced								
Generally (5)	1,430	948	1,299	1,427	1,511	1,913	9	
2-storey (5)	1,454	948	1,333	1,427	1,613	1,913	7	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
816. Flats (apartments)								
Generally (5)	1,899	996	1,573	1,757	2,108	3,911	187	
1-2 storey (5)	1,828	1,089	1,487	1,656	2,056	3,698	29	
3-5 storey (5)	1,893	996	1,578	1,759	2,074	3,911	132	
6 storey or above (5)	2,004	1,383	1,695	1,936	2,145	2,748	26	

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240827 SODC VOWH Typologies A to D_v0.2

Appraisal Ref: A (see Typologies Matrix)
Scheme Typology: SODC High Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:		0.0%	
	Social Rent:		0.0%	0.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	0.0% % of total (>10% First Homes PPG 023)
		100%	0.0%	
CIL Rate (£ psm)		385.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.0	25.0%	0.0	25%	1.0
3 bed House	69.0%	2.8	69.0%	0.0	69%	2.8
4 bed House	6.0%	0.2	6.0%	0.0	6%	0.2
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	70	753	0	0	70	753
3 bed House	262	2,822	0	0	262	2,822
4 bed House	30	320	0	0	30	320
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	362	3,896	0	0	362	3,896

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	547,000
3 bed House	564,000	5,937	552	1,556,640
4 bed House	817,000	6,589	612	196,080
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	0
2 bed Flat	482,000	6,886	640	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				2,299,720

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

Printed: 23/09/2024 17:54
S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240827 SODC VOWH Typologies A to D_v0.2\A
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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.0	@	547,000	547,000
3 bed House	2.8	@	564,000	1,556,640
4 bed House	0.2	@	817,000	196,080
5 bed House	0.0	@	1,060,000	-
1 bed Flat	0.0	@	382,000	-
2 bed Flat	0.0	@	482,000	-
3 bed Flat	0.0	@	0	-
	4.0			2,299,720
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	328,200	-
3 bed House	0.0	@	338,400	-
4 bed House	0.0	@	490,200	-
5 bed House	0.0	@	636,000	-
1 bed Flat	0.0	@	229,200	-
2 bed Flat	0.0	@	289,200	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	240,680	-
3 bed House	0.0	@	248,160	-
4 bed House	0.0	@	359,480	-
5 bed House	0.0	@	466,400	-
1 bed Flat	0.0	@	168,080	-
2 bed Flat	0.0	@	212,080	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	415,720	-
3 bed House	0.0	@	428,640	-
4 bed House	0.0	@	620,920	-
5 bed House	0.0	@	805,600	-
1 bed Flat	0.0	@	290,320	-
2 bed Flat	0.0	@	366,320	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**2,299,720**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**2,299,720**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(1,848)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				391	sqm	385.00	£ psm		(150,581)
CIL analysis:				6.55%	% of GDV	37,645	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			4	units @	3,253	per unit		(13,012)
	Sub-total							(13,012)	
S106 analysis:		146,385	£ per ha	0.57%	% of GDV	3,253	£ per unit (total units)		
AH Commuted Sum				362	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.09	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			4	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				70	sqm @	1,555	psm		(108,850)
3 bed House				262	sqm @	1,555	psm		(407,721)
4 bed House				30	sqm @	1,555	psm		(46,277)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			362	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(11,040)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444	psm	(1,920)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			29						
External works				575,808	@	15.0%			(86,371)
Ext. Works analysis:						21,593	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				4	units @	2,020	£ per unit		(8,080)
M4(2) Category 2 Housing	Aff units		-	units @		100.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units		4	units @		100.0% @	625	£ per unit	(2,500)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		4	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		4	units @			7,087	£ per unit	(28,348)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			4	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			4	units @			350	£ per unit	(1,400)
	Sub-total							(40,328)	
Policy Costs analysis:	(design costs only)					10,082	£ per unit (total units)		
Contingency (on construction)				702,507	@	5.0%			(35,125)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

Professional Fees	702,507	@	6.5%			(45,663)
Disposal Costs -						
OMS Marketing and Promotion	2,299,720	OMS @	3.00%	17,248	£ per unit	(68,992)
Residential Sales Agent Costs	2,299,720	OMS @	1.00%	5,749	£ per unit	(22,997)
Residential Sales Legal Costs	2,299,720	OMS @	0.25%	1,437	£ per unit	(5,749)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:				26,935	£ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604%	pcm		(4,341)
Developers Profit -						
Profit on OMS	2,299,720		17.50%			(402,451)
Margin on AH	0		6.00%	on AH values		-
Profit analysis:	2,299,720		17.50%	blended GDV	(402,451)	
	1,070,815		37.58%	on costs	(402,451)	
TOTAL COSTS						**(1,473,266)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						826,454
SDLT	826,454	@	HMRC formula			(30,823)
Acquisition Agent fees	826,454	@	1.0%			(8,265)
Acquisition Legal fees	826,454	@	0.5%			(4,132)
Interest on Land	826,454	@	7.50%			(61,984)
Residual Land Value						**721,250**
RLV analysis: 180,313 £ per plot	8,114,068	£ per ha (net)	3,283,718	£ per acre (net)		
	6,085,551	£ per ha (gross)	2,462,789	£ per acre (gross)		
			31.36%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.09	ha (net)	0.22	acres (net)		
Net to Gross ratio	75%					
Site Area (gross)	0.12	ha (gross)	0.29	acres (gross)		
Density analysis:	4,072	sqm/ha (net)	17,738	sqft/ac (net)		
	34	dph (gross)				
Benchmark Land Value (net) 35,692 £ per plot	1,606,150	£ per ha (net)	650,000	£ per acre (net)		**142,769**
BLV analysis:	1,204,613	£ per ha (gross)	487,500	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**6,507,918** £ per ha (net)	**2,633,718** £ per acre (net)	**578,482**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	3,072,183	2,388,165	1,703,435	1,017,300	325,392	(419,383)	(1,323,091)
	160.00	2,979,936	2,305,034	1,629,387	952,193	266,883	(474,289)	(1,375,873)
CIL £ psm	170.00	2,964,549	2,291,168	1,617,046	941,342	257,128	(483,572)	(1,393,979)
385.00	180.00	2,949,161	2,277,303	1,604,705	930,491	247,355	(492,894)	(1,449,938)
	190.00	2,933,774	2,263,437	1,592,363	919,640	237,573	(502,259)	(1,505,897)
	200.00	2,918,386	2,249,572	1,580,022	908,789	227,792	(511,623)	(1,561,856)
	210.00	2,902,999	2,235,707	1,567,680	897,937	218,010	(520,988)	(1,617,815)
	220.00	2,887,611	2,221,841	1,555,327	887,075	208,228	(530,353)	(1,673,775)
	230.00	2,872,224	2,207,976	1,542,967	876,203	198,447	(539,718)	(1,729,734)
	240.00	2,856,836	2,194,110	1,530,608	865,332	188,643	(549,083)	(1,785,693)
	250.00	2,841,449	2,180,245	1,518,248	854,460	178,833	(558,447)	(1,841,652)
	260.00	2,826,062	2,166,380	1,505,888	843,588	169,024	(567,812)	(1,897,611)
	270.00	2,810,674	2,152,514	1,493,529	832,717	159,214	(577,199)	(1,953,571)
	280.00	2,795,287	2,138,649	1,481,169	821,845	149,405	(586,620)	(2,009,530)
	290.00	2,779,899	2,124,783	1,468,810	810,974	139,581	(596,042)	(2,065,489)
	300.00	2,764,512	2,110,918	1,456,450	800,102	129,742	(605,463)	(2,121,448)
	310.00	2,749,124	2,097,052	1,444,090	789,230	119,904	(614,885)	(2,177,407)
	320.00	2,733,737	2,083,187	1,431,731	778,359	110,065	(624,306)	(2,233,367)
	330.00	2,718,349	2,069,322	1,419,371	767,475	100,226	(633,727)	(2,289,326)
	340.00	2,702,962	2,055,456	1,407,011	756,581	90,368	(643,149)	(2,345,285)
	350.00	2,687,574	2,041,591	1,394,652	745,688	80,499	(652,824)	(2,401,244)
	360.00	2,672,187	2,027,725	1,382,292	734,794	70,629	(663,214)	(2,457,204)
	370.00	2,656,799	2,013,860	1,369,933	723,900	60,759	(673,630)	(2,513,163)
	380.00	2,641,412	1,999,978	1,357,572	713,006	50,885	(684,046)	(2,569,122)
	390.00	2,626,024	1,986,094	1,345,193	702,113	40,983	(694,461)	(2,625,081)
	400.00	2,610,637	1,972,209	1,332,813	691,219	31,082	(704,877)	(2,681,040)

TABLE 2

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	2,650	2,643,208	2,002,549	1,360,921	717,157	56,099	(676,407)	(2,510,828)
	2,750	2,641,634	2,000,971	1,359,341	715,565	54,417	(678,537)	(2,525,135)
Site Specific S106	2,850	2,640,060	1,999,394	1,357,760	713,974	52,735	(680,668)	(2,539,443)
3,253	2,950	2,638,486	1,997,816	1,356,178	712,382	51,048	(682,798)	(2,553,750)
	3,050	2,636,913	1,996,238	1,354,595	710,791	49,360	(684,929)	(2,568,057)
	3,150	2,635,339	1,994,661	1,353,013	709,199	47,673	(687,059)	(2,582,365)
	3,250	2,633,765	1,993,083	1,351,430	707,607	45,985	(689,190)	(2,596,672)
	3,350	2,632,192	1,991,505	1,349,848	706,016	44,297	(691,320)	(2,610,980)
	3,450	2,630,618	1,989,927	1,348,265	704,424	42,609	(693,451)	(2,625,287)
	3,550	2,629,044	1,988,350	1,346,682	702,833	40,922	(695,581)	(2,639,595)
	3,650	2,627,471	1,986,772	1,345,100	701,241	39,234	(697,711)	(2,653,902)
	3,750	2,625,897	1,985,194	1,343,517	699,649	37,546	(699,842)	(2,668,209)
	3,850	2,624,323	1,983,617	1,341,935	698,058	35,858	(701,972)	(2,682,517)
	3,950	2,622,750	1,982,039	1,340,352	696,466	34,170	(704,103)	(2,696,824)
	4,050	2,621,176	1,980,461	1,338,769	694,875	32,483	(706,233)	(2,711,132)

TABLE 3

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	2,858,827	2,195,634	1,531,470	865,136	185,711	(566,622)	(2,492,400)
	16.0%	2,768,784	2,114,594	1,459,435	802,105	129,800	(614,262)	(2,534,280)
Profit	17.0%	2,678,740	2,033,555	1,387,400	739,075	73,890	(663,078)	(2,576,161)
17.5%	18.0%	2,588,696	1,952,516	1,315,365	676,044	17,979	(715,429)	(2,618,042)
	19.0%	2,498,653	1,871,477	1,243,330	613,014	(38,143)	(767,780)	(2,659,923)
	20.0%	2,408,609	1,790,437	1,171,295	549,983	(95,310)	(820,131)	(2,701,803)

TABLE 4

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	450,000	2,833,718	2,193,036	1,551,383	907,560	245,934	(489,254)	(2,397,102)
	470,000	2,813,718	2,173,036	1,531,383	887,560	225,934	(509,254)	(2,417,102)
BLV (£ per acre)	490,000	2,793,718	2,153,036	1,511,383	867,560	205,934	(529,254)	(2,437,102)
650,000	510,000	2,773,718	2,133,036	1,491,383	847,560	185,934	(549,254)	(2,457,102)
	530,000	2,753,718	2,113,036	1,471,383	827,560	165,934	(569,254)	(2,477,102)
	550,000	2,733,718	2,093,036	1,451,383	807,560	145,934	(589,254)	(2,497,102)
	570,000	2,713,718	2,073,036	1,431,383	787,560	125,934	(609,254)	(2,517,102)
	590,000	2,693,718	2,053,036	1,411,383	767,560	105,934	(629,254)	(2,537,102)
	610,000	2,673,718	2,033,036	1,391,383	747,560	85,934	(649,254)	(2,557,102)
	630,000	2,653,718	2,013,036	1,371,383	727,560	65,934	(669,254)	(2,577,102)
	650,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	670,000	2,613,718	1,973,036	1,331,383	687,560	25,934	(709,254)	(2,617,102)
	690,000	2,593,718	1,953,036	1,311,383	667,560	5,934	(729,254)	(2,637,102)
	710,000	2,573,718	1,933,036	1,291,383	647,560	(14,066)	(749,254)	(2,657,102)
	730,000	2,553,718	1,913,036	1,271,383	627,560	(34,066)	(769,254)	(2,677,102)
	750,000	2,533,718	1,893,036	1,251,383	607,560	(54,066)	(789,254)	(2,697,102)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	1,904,003	1,405,694	906,631	405,880	(108,718)	(680,531)	(2,164,412)
	37	2,049,946	1,523,163	995,581	466,216	(77,787)	(682,275)	(2,250,950)
Density (dph)	39	2,195,889	1,640,631	1,084,532	526,552	(46,857)	(684,020)	(2,337,488)
45.0	41	2,341,832	1,758,099	1,173,482	586,888	(15,927)	(685,764)	(2,424,026)
	43	2,487,775	1,875,567	1,262,432	647,224	15,004	(687,509)	(2,510,564)
	45	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	47	2,779,661	2,110,504	1,440,333	767,896	76,865	(690,998)	(2,683,639)
	49	2,925,604	2,227,972	1,529,283	828,232	107,795	(692,743)	(2,770,177)
	51	3,071,547	2,345,440	1,618,234	888,568	138,725	(694,487)	(2,856,715)
	53	3,217,490	2,462,909	1,707,184	948,904	169,656	(696,232)	(2,943,253)
	55	3,363,433	2,580,377	1,796,134	1,009,240	200,586	(697,977)	(3,029,791)

TABLE 6

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	2,690,633	2,050,057	1,408,573	765,201	106,915	(615,566)	(2,077,541)
	100%	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
Build Cost	102%	2,576,804	1,935,952	1,294,099	649,868	(15,373)	(766,730)	(3,116,662)
100%	104%	2,519,812	1,878,868	1,236,816	592,092	(78,154)	(844,594)	(3,636,222)
(105% = 5% increase)	106%	2,462,816	1,821,784	1,179,493	534,192	(141,703)	(922,897)	(4,155,783)
	108%	2,405,821	1,764,681	1,122,098	476,194	(205,836)	(1,001,628)	(4,675,343)
	110%	2,348,825	1,707,502	1,064,703	418,076	(270,718)	(1,080,760)	(5,194,903)
	112%	2,291,830	1,650,322	1,007,194	359,227	(336,554)	(1,160,298)	(5,714,463)
	114%	2,234,778	1,593,142	949,680	298,762	(403,629)	(1,240,248)	(6,234,024)
	116%	2,177,695	1,535,891	892,059	238,100	(472,375)	(1,320,615)	(6,753,584)
	118%	2,120,611	1,478,608	834,418	177,218	(541,934)	(1,401,405)	(7,273,144)
	120%	2,063,527	1,421,325	776,648	116,090	(611,815)	(1,482,624)	(7,792,705)

TABLE 7

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	1,219,039	716,893	205,189	(339,618)	(969,695)	(3,195,525)	(8,482,214)
	82%	1,360,829	845,042	324,383	(227,761)	(854,662)	(2,459,886)	(7,893,703)
Market Values	84%	1,502,494	973,022	440,885	(117,867)	(740,591)	(1,724,246)	(7,305,192)
100%	86%	1,644,108	1,100,808	555,316	(9,671)	(629,486)	(1,367,272)	(6,716,681)
(105% = 5% increase)	88%	1,785,612	1,228,495	669,486	95,703	(527,245)	(1,267,917)	(6,128,169)
	90%	1,927,071	1,356,106	783,444	200,454	(426,131)	(1,169,471)	(5,539,658)
	92%	2,068,510	1,483,589	897,237	304,761	(328,223)	(1,071,881)	(4,951,147)
	94%	2,209,833	1,611,042	1,010,914	407,615	(232,507)	(975,181)	(4,362,635)
	96%	2,351,156	1,738,410	1,124,501	507,792	(138,232)	(879,203)	(3,774,124)
	98%	2,492,479	1,865,723	1,237,951	607,760	(44,961)	(783,908)	(3,185,613)
	100%	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	102%	2,774,925	2,120,253	1,464,684	807,233	135,938	(600,133)	(2,008,590)
	104%	2,916,133	2,247,443	1,577,976	906,773	225,562	(515,055)	(1,420,083)
	106%	3,057,340	2,374,634	1,691,208	1,006,210	314,857	(430,890)	(1,333,429)
	108%	3,198,547	2,501,822	1,804,375	1,105,600	402,997	(349,099)	(1,254,022)
	110%	3,339,663	2,628,909	1,917,542	1,204,870	488,863	(268,970)	(1,175,226)
	112%	3,480,773	2,755,995	2,030,672	1,304,123	574,572	(189,986)	(1,097,009)
	114%	3,621,884	2,883,082	2,143,731	1,403,295	660,162	(111,818)	(1,019,337)
	116%	3,762,995	3,010,168	2,256,789	1,502,425	745,624	(34,277)	(942,179)
	118%	3,904,106	3,137,255	2,369,848	1,601,555	830,988	41,235	(865,501)
	120%	4,045,216	3,264,274	2,482,892	1,700,589	916,308	116,245	(789,272)

TABLE 8

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	1,950	2,634,949	1,994,270	1,352,622	708,806	47,258	(687,580)	(2,585,864)
	1,960	2,634,773	1,994,094	1,352,445	708,628	47,069	(687,819)	(2,587,469)
BNG (£ per unit)	1,970	2,634,598	1,993,917	1,352,268	708,450	46,880	(688,058)	(2,589,075)
2,020	1,980	2,634,422	1,993,741	1,352,091	708,272	46,691	(688,297)	(2,590,680)
	1,990	2,634,246	1,993,565	1,351,914	708,094	46,502	(688,536)	(2,592,285)
	2,000	2,634,070	1,993,388	1,351,737	707,916	46,312	(688,775)	(2,593,891)
	2,010	2,633,894	1,993,212	1,351,560	707,738	46,123	(689,015)	(2,595,496)
	2,020	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	2,030	2,633,542	1,992,859	1,351,206	707,382	45,745	(689,493)	(2,598,707)
	2,040	2,633,367	1,992,683	1,351,029	707,203	45,556	(689,732)	(2,600,312)
	2,050	2,633,191	1,992,506	1,350,852	707,025	45,367	(689,971)	(2,601,918)

TABLE 9

Balance (RLV - BLV £ per acre (n))	2,633,718	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	10,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
Grant (£ per unit)	15,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
-	20,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	25,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	30,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	35,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	40,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	45,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	50,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)
	55,000	2,633,718	1,993,036	1,351,383	707,560	45,934	(689,254)	(2,597,102)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies A to D_v0.2

Appraisal Ref: B (see Typologies Matrix)
Scheme Typology: SODC Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:			
	Social Rent:		0.0%	% Rented
	First Homes:			
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	% of total (>10% First Homes PPG 023)
		100% 0.0%		
CIL Rate (£ psm)		278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.0	25.0%	0.0	25%	1.0
3 bed House	69.0%	2.8	69.0%	0.0	69%	2.8
4 bed House	6.0%	0.2	6.0%	0.0	6%	0.2
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	70	753	0	0	70	753
3 bed House	262	2,822	0	0	262	2,822
4 bed House	30	320	0	0	30	320
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	362	3,896	0	0	362	3,896

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	403,200
3 bed House	460,600	4,848	450	1,271,256
4 bed House	573,400	4,624	430	137,616
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				1,812,072

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.0	@	403,200	403,200
3 bed House	2.8	@	460,600	1,271,256
4 bed House	0.2	@	573,400	137,616
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	4.0			1,812,072
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	241,920	-
3 bed House	0.0	@	276,360	-
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,408	-
3 bed House	0.0	@	202,664	-
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	306,432	-
3 bed House	0.0	@	350,056	-
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**1,812,072**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**1,812,072**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)								(1,848)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)				391	sqm	278.00	£ psm	(108,731)
CIL analysis:				6.00%	% of GDV	27,183	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					0		-
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			4	units @	3,253	per unit	(13,012)
	Sub-total							(13,012)
S106 analysis:		146,385	£ per ha	0.72%	% of GDV	3,253	£ per unit (total units)	
AH Commuted Sum				362	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			

Construction Costs -

Site Clearance, Demolition & Remediation				0.09	ha @		£ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1			0				-
	Year 2			0				-
	Year 3			0				-
	Year 4			0				-
	Year 5			0				-
	Year 6			0				-
	Year 7			0				-
	Year 8			0				-
	Year 9			0				-
	Year 10			0				-
	Year 11			0				-
	Year 12			0				-
	Year 13			0				-
	Year 14			0				-
	Year 15			0				-
	Years 1-15			4	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,555	psm	-
2 bed House				70	sqm @	1,555	psm	(108,850)
3 bed House				262	sqm @	1,555	psm	(407,721)
4 bed House				30	sqm @	1,555	psm	(46,277)
5 bed House				-	sqm @	1,555	psm	-
1 bed Flat				-	sqm @	1,757	psm	-
2 bed Flat				-	sqm @	1,757	psm	-
3 bed Flat			362	-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444 psm	(11,040)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444 psm	(1,920)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			29					
External works				575,808	@	15.0%		(86,371)
Ext. Works analysis:						21,593	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				4	units @	2,020	£ per unit	(8,080)
M4(2) Category 2 Housing	Aff units	-	units @		100.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	4	units @		100.0% @	625	£ per unit	(2,500)
M4(2) Category 2 Flats	Aff units	-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	4	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	4	units @			7,087	£ per unit	(28,348)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses		4	units @			0	£ per unit	-
EV Charging Points - Flats		-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		4	units @			350	£ per unit	(1,400)
	Sub-total							(40,328)
Policy Costs analysis:	(design costs only)					10,082	£ per unit (total units)	
Contingency (on construction)				702,507	@	5.0%		(35,125)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

Professional Fees		702,507	@	6.5%		(45,663)
Disposal Costs -						
OMS Marketing and Promotion		1,812,072	OMS @	3.00%	13,591 £ per unit	(54,362)
Residential Sales Agent Costs		1,812,072	OMS @	1.00%	4,530 £ per unit	(18,121)
Residential Sales Legal Costs		1,812,072	OMS @	0.25%	1,133 £ per unit	(4,530)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					21,753 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(5,439)
Developers Profit -						
Profit on OMS		1,812,072		17.50%		(317,113)
Margin on AH		0		6.00%	on AH values	-
Profit analysis:		1,812,072		17.50%	blended GDV (317,113)	
		1,009,339		31.42%	on costs (317,113)	
TOTAL COSTS						**(1,326,452)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						485,620
SDLT		485,620	@	HMRC formula		(13,781)
Acquisition Agent fees		485,620	@	1.0%		(4,856)
Acquisition Legal fees		485,620	@	0.5%		(2,428)
Interest on Land		485,620	@	7.50%		(36,422)
Residual Land Value						**428,134**
RLV analysis:	107,033 £ per plot	4,816,502 £ per ha (net)		1,949,212 £ per acre (net)		
		3,612,377 £ per ha (gross)		1,461,909 £ per acre (gross)		
				23.63% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.09	ha (net)	0.22	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.12	ha (gross)	0.29	acres (gross)	
Density analysis:		4,072	sqm/ha (net)	17,738	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	28,554 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**114,215**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,531,582** £ per ha (net)	**1,429,212** £ per acre (net)	**313,918**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	1,704,233	1,168,096	629,705	69,141	(549,252)	(1,515,079)	(7,111,858)
	160.00	1,611,581	1,084,387	554,677	(2,380)	(624,314)	(1,934,773)	(7,447,613)
CIL £ psm	170.00	1,596,132	1,070,436	542,152	(14,362)	(636,888)	(2,004,722)	(7,503,572)
278.00	180.00	1,580,682	1,056,484	529,616	(26,345)	(649,463)	(2,074,671)	(7,559,531)
	190.00	1,565,233	1,042,533	517,080	(38,375)	(662,037)	(2,144,620)	(7,615,490)
	200.00	1,549,783	1,028,565	504,470	(50,404)	(674,612)	(2,214,569)	(7,671,450)
	210.00	1,534,334	1,014,587	491,497	(62,468)	(687,186)	(2,284,518)	(7,727,409)
	220.00	1,518,884	1,000,609	478,521	(74,546)	(699,765)	(2,354,467)	(7,783,368)
	230.00	1,503,434	986,632	465,515	(86,651)	(712,415)	(2,424,416)	(7,839,327)
	240.00	1,487,985	972,654	452,508	(98,780)	(725,066)	(2,494,365)	(7,895,286)
	250.00	1,472,535	958,676	439,501	(110,936)	(737,716)	(2,564,314)	(7,951,246)
	260.00	1,457,066	944,698	426,494	(123,117)	(750,367)	(2,634,263)	(8,007,205)
	270.00	1,441,591	930,720	413,485	(135,331)	(763,017)	(2,704,212)	(8,063,164)
	280.00	1,426,117	916,742	400,443	(147,567)	(775,668)	(2,774,161)	(8,119,123)
	290.00	1,410,642	902,737	387,401	(159,848)	(788,337)	(2,844,110)	(8,175,082)
	300.00	1,395,168	888,731	374,359	(172,147)	(801,064)	(2,914,059)	(8,231,042)
	310.00	1,379,693	874,724	361,316	(184,496)	(813,791)	(2,984,008)	(8,287,001)
	320.00	1,364,219	860,718	348,255	(196,877)	(826,518)	(3,053,957)	(8,342,960)
	330.00	1,348,744	846,712	335,175	(209,288)	(839,245)	(3,123,906)	(8,398,919)
	340.00	1,333,270	832,706	322,096	(221,759)	(851,971)	(3,193,855)	(8,454,878)
	350.00	1,317,795	818,700	309,017	(234,267)	(864,698)	(3,263,804)	(8,510,838)
	360.00	1,302,321	804,681	295,921	(246,816)	(877,462)	(3,333,753)	(8,566,797)
	370.00	1,286,829	790,644	282,803	(259,416)	(890,265)	(3,403,702)	(8,622,756)
	380.00	1,271,328	776,608	269,684	(272,079)	(903,069)	(3,473,651)	(8,678,715)
	390.00	1,255,826	762,571	256,566	(284,796)	(915,873)	(3,543,600)	(8,734,674)
	400.00	1,240,324	748,535	243,421	(297,571)	(928,677)	(3,613,549)	(8,790,634)

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	2,650	1,438,755	929,116	413,105	(134,340)	(760,135)	(2,673,897)	(8,021,658)
	2,750	1,437,172	927,527	411,438	(136,128)	(762,291)	(2,688,205)	(8,035,965)
Site Specific S106	2,850	1,435,590	925,939	409,771	(137,916)	(764,448)	(2,702,512)	(8,050,272)
3,253	2,950	1,434,007	924,351	408,103	(139,703)	(766,604)	(2,716,819)	(8,064,580)
	3,050	1,432,424	922,762	406,436	(141,491)	(768,760)	(2,731,127)	(8,078,887)
	3,150	1,430,842	921,174	404,769	(143,279)	(770,917)	(2,745,434)	(8,093,195)
	3,250	1,429,259	919,586	403,101	(145,066)	(773,073)	(2,759,742)	(8,107,502)
	3,350	1,427,677	917,997	401,434	(146,854)	(775,229)	(2,774,049)	(8,121,810)
	3,450	1,426,094	916,409	399,767	(148,642)	(777,385)	(2,788,357)	(8,136,117)
	3,550	1,424,511	914,817	398,100	(150,432)	(779,542)	(2,802,664)	(8,150,424)
	3,650	1,422,929	913,226	396,432	(152,227)	(781,698)	(2,816,971)	(8,164,732)
	3,750	1,421,346	911,634	394,765	(154,023)	(783,854)	(2,831,279)	(8,179,039)
	3,850	1,419,764	910,042	393,098	(155,819)	(786,015)	(2,845,586)	(8,193,347)
	3,950	1,418,181	908,451	391,430	(157,615)	(788,184)	(2,859,894)	(8,207,654)
	4,050	1,416,599	906,859	389,763	(159,411)	(790,354)	(2,874,201)	(8,221,962)

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	1,606,587	1,079,176	548,444	(13,738)	(649,387)	(2,657,046)	(8,025,431)
	16.0%	1,535,637	1,015,321	491,162	(66,291)	(698,887)	(2,698,296)	(8,058,431)
Profit	17.0%	1,464,687	951,466	432,422	(118,844)	(748,388)	(2,739,546)	(8,091,431)
17.5%	18.0%	1,393,737	887,610	373,681	(171,396)	(797,888)	(2,780,796)	(8,124,431)
	19.0%	1,322,786	823,755	314,941	(223,949)	(847,388)	(2,822,046)	(8,157,432)
	20.0%	1,251,836	759,900	256,201	(276,502)	(896,888)	(2,863,296)	(8,190,432)

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	450,000	1,499,212	989,538	473,051	(75,120)	(703,138)	(2,690,171)	(8,037,931)
	470,000	1,479,212	969,538	453,051	(95,120)	(723,138)	(2,710,171)	(8,057,931)
BLV (£ per acre)	490,000	1,459,212	949,538	433,051	(115,120)	(743,138)	(2,730,171)	(8,077,931)
520,000	510,000	1,439,212	929,538	413,051	(135,120)	(763,138)	(2,750,171)	(8,097,931)
	530,000	1,419,212	909,538	393,051	(155,120)	(783,138)	(2,770,171)	(8,117,931)
	550,000	1,399,212	889,538	373,051	(175,120)	(803,138)	(2,790,171)	(8,137,931)
	570,000	1,379,212	869,538	353,051	(195,120)	(823,138)	(2,810,171)	(8,157,931)
	590,000	1,359,212	849,538	333,051	(215,120)	(843,138)	(2,830,171)	(8,177,931)
	610,000	1,339,212	829,538	313,051	(235,120)	(863,138)	(2,850,171)	(8,197,931)
	630,000	1,319,212	809,538	293,051	(255,120)	(883,138)	(2,870,171)	(8,217,931)
	650,000	1,299,212	789,538	273,051	(275,120)	(903,138)	(2,890,171)	(8,237,931)
	670,000	1,279,212	769,538	253,051	(295,120)	(923,138)	(2,910,171)	(8,257,931)
	690,000	1,259,212	749,538	233,051	(315,120)	(943,138)	(2,930,171)	(8,277,931)
	710,000	1,239,212	729,538	213,051	(335,120)	(963,138)	(2,950,171)	(8,297,931)
	730,000	1,219,212	709,538	193,051	(355,120)	(983,138)	(2,970,171)	(8,317,931)
	750,000	1,199,212	689,538	173,051	(375,120)	(1,003,138)	(2,990,171)	(8,337,931)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	996,054	599,641	197,929	(228,427)	(716,885)	(2,262,355)	(6,421,724)
	37	1,082,685	663,620	238,953	(211,765)	(728,135)	(2,361,918)	(6,758,966)
Density (dph)	39	1,169,317	727,600	279,978	(195,104)	(739,386)	(2,461,481)	(7,096,207)
45.0	41	1,255,948	791,579	321,002	(178,443)	(750,636)	(2,561,045)	(7,433,449)
	43	1,342,580	855,558	362,027	(161,781)	(761,887)	(2,660,608)	(7,770,690)
	45	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	47	1,515,843	983,517	444,076	(128,459)	(784,388)	(2,859,734)	(8,445,173)
	49	1,602,475	1,047,497	485,100	(111,797)	(795,639)	(2,959,297)	(8,782,414)
	51	1,689,107	1,111,476	526,125	(95,136)	(806,889)	(3,058,860)	(9,119,656)
	53	1,775,738	1,175,456	567,149	(78,475)	(818,140)	(3,158,423)	(9,456,897)
	55	1,862,370	1,239,435	608,174	(61,813)	(829,390)	(3,257,987)	(9,794,138)

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	1,486,456	977,052	463,341	(80,563)	(694,860)	(2,240,611)	(7,588,371)
	100%	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
Build Cost	102%	1,371,928	861,903	342,575	(210,590)	(851,841)	(3,279,731)	(8,627,492)
100%	104%	1,314,645	804,228	281,886	(277,286)	(930,976)	(3,799,292)	(9,147,052)
(105% = 5% increase)	106%	1,257,260	746,452	220,962	(345,648)	(1,010,547)	(4,318,852)	(9,666,612)
	108%	1,199,865	688,572	159,729	(415,207)	(1,090,560)	(4,838,412)	(10,186,173)
	110%	1,142,406	630,598	98,093	(485,062)	(1,171,020)	(5,357,972)	(10,705,733)
	112%	1,084,892	572,508	34,703	(558,693)	(1,251,934)	(5,877,533)	(11,225,293)
	114%	1,027,321	514,279	(29,215)	(636,104)	(1,333,307)	(6,397,093)	(11,744,854)
	116%	969,681	454,113	(93,783)	(713,937)	(1,568,893)	(6,916,653)	(12,264,414)
	118%	911,961	393,497	(159,162)	(792,150)	(2,088,453)	(7,436,214)	(12,783,974)
	120%	854,185	332,660	(225,577)	(870,701)	(2,608,014)	(7,955,774)	(13,303,535)

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	298,319	(131,946)	(607,750)	(1,148,672)	(4,368,202)	(8,556,664)	(12,745,126)
	82%	415,853	(20,122)	(491,730)	(1,040,048)	(3,672,623)	(7,977,014)	(12,281,406)
Market Values	84%	532,038	90,230	(384,379)	(932,491)	(2,977,043)	(7,397,365)	(11,817,687)
100%	86%	644,817	197,435	(278,598)	(825,939)	(2,281,464)	(6,817,716)	(11,353,967)
(105% = 5% increase)	88%	757,337	303,698	(176,285)	(720,231)	(1,585,885)	(6,238,067)	(10,890,248)
	90%	869,645	409,452	(76,162)	(615,336)	(1,235,298)	(5,658,417)	(10,426,528)
	92%	981,788	514,554	22,539	(512,052)	(1,141,263)	(5,078,768)	(9,962,809)
	94%	1,093,812	616,085	119,822	(417,968)	(1,048,103)	(4,499,119)	(9,499,090)
	96%	1,205,690	717,398	214,699	(324,557)	(955,709)	(3,919,469)	(9,035,370)
	98%	1,317,488	818,535	309,066	(233,744)	(864,045)	(3,339,820)	(8,571,651)
	100%	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	102%	1,540,862	1,020,380	496,737	(57,939)	(682,856)	(2,180,522)	(7,644,212)
	104%	1,652,447	1,121,139	587,354	28,243	(593,161)	(1,600,872)	(7,180,493)
	106%	1,764,026	1,221,829	677,459	113,428	(505,453)	(1,243,711)	(6,716,773)
	108%	1,875,489	1,322,413	767,407	196,476	(424,795)	(1,165,112)	(6,253,054)
	110%	1,986,952	1,422,964	857,211	279,134	(344,569)	(1,087,138)	(5,789,334)
	112%	2,098,415	1,523,444	946,926	361,443	(266,102)	(1,009,757)	(5,325,615)
	114%	2,209,784	1,623,870	1,036,564	443,510	(189,506)	(932,952)	(4,861,895)
	116%	2,321,140	1,724,297	1,126,090	524,742	(114,186)	(856,660)	(4,398,176)
	118%	2,432,496	1,824,630	1,215,592	603,683	(39,782)	(780,843)	(3,934,457)
	120%	2,543,852	1,924,947	1,304,993	682,494	33,946	(705,509)	(3,470,737)

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	1,950	1,430,451	920,782	404,359	(143,717)	(771,444)	(2,748,933)	(8,096,694)
	1,960	1,430,274	920,604	404,172	(143,917)	(771,686)	(2,750,539)	(8,098,299)
BNG (£ per unit)	1,970	1,430,097	920,427	403,985	(144,118)	(771,928)	(2,752,144)	(8,099,904)
2,020	1,980	1,429,920	920,249	403,798	(144,318)	(772,170)	(2,753,749)	(8,101,510)
	1,990	1,429,743	920,071	403,612	(144,519)	(772,412)	(2,755,355)	(8,103,115)
	2,000	1,429,566	919,893	403,425	(144,719)	(772,654)	(2,756,960)	(8,104,721)
	2,010	1,429,389	919,716	403,238	(144,920)	(772,896)	(2,758,565)	(8,106,326)
	2,020	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	2,030	1,429,035	919,360	402,865	(145,321)	(773,380)	(2,761,776)	(8,109,537)
	2,040	1,428,858	919,183	402,678	(145,521)	(773,621)	(2,763,382)	(8,111,142)
	2,050	1,428,681	919,005	402,491	(145,722)	(773,863)	(2,764,987)	(8,112,748)

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,429,212	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	10,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
Grant (£ per unit)	15,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
-	20,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	25,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	30,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	35,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	40,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	45,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	50,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)
	55,000	1,429,212	919,538	403,051	(145,120)	(773,138)	(2,760,171)	(8,107,931)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology:	**SODC Medium Value Greenfield**		No Units:	**4**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies A to D_v0.2

Appraisal Ref: C (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:			
	Social Rent:		0.0%	% Rented
	First Homes:			
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	% of total (>10% First Homes PPG 023)
		100% 0.0%		
CIL Rate (£ psm)		381.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
3 bed House	70.0%	2.8	70.0%	0.0	70%	2.8
4 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	42	452	0	0	42	452
3 bed House	266	2,863	0	0	266	2,863
4 bed House	74	801	0	0	74	801
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	382	4,116	0	0	382	4,116

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	241,920
3 bed House	460,600	4,848	450	1,289,680
4 bed House	573,400	4,624	430	344,040
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				1,875,640

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.6	@	403,200	241,920
3 bed House	2.8	@	460,600	1,289,680
4 bed House	0.6	@	573,400	344,040
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	4.0			1,875,640
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	241,920	-
3 bed House	0.0	@	276,360	-
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,408	-
3 bed House	0.0	@	202,664	-
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	306,432	-
3 bed House	0.0	@	350,056	-
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**1,875,640**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**1,875,640**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(1,848)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				418	sqm	381.00	£ psm		(159,410)
CIL analysis:				8.50%	% of GDV	39,853	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			4	units @	3,253	per unit		(13,012)
	Sub-total							(13,012)	
S106 analysis:		146,385	£ per ha	0.69%	% of GDV	3,253	£ per unit (total units)		
AH Commuted Sum				382	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.09	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			4	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				42	sqm @	1,555	psm		(65,310)
3 bed House				266	sqm @	1,555	psm		(413,630)
4 bed House				74	sqm @	1,555	psm		(115,692)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			382	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(11,200)
Garages for 4B House (Mrkt only)		1	100%	units @		18 sqm @	444	psm	(4,800)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			36						
External works				610,632	@	15.0%			(91,595)
Ext. Works analysis:						22,899	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				4	units @	2,020	£ per unit		(8,080)
M4(2) Category 2 Housing	Aff units		-	units @		100.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units		4	units @		100.0% @	625	£ per unit	(2,500)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		4	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		4	units @			7,087	£ per unit	(28,348)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			4	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			4	units @			350	£ per unit	(1,400)
	Sub-total							(40,328)	
Policy Costs analysis:	(design costs only)					10,082	£ per unit (total units)		
Contingency (on construction)				742,555	@	5.0%			(37,128)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

Professional Fees		742,555	@	6.5%		(48,266)
Disposal Costs -						
OMS Marketing and Promotion		1,875,640	OMS @	3.00%	14,067 £ per unit	(56,269)
Residential Sales Agent Costs		1,875,640	OMS @	1.00%	4,689 £ per unit	(18,756)
Residential Sales Legal Costs		1,875,640	OMS @	0.25%	1,172 £ per unit	(4,689)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					22,429 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(6,319)
Developers Profit -						
Profit on OMS		1,875,640		17.50%		(328,237)
Margin on AH		0		6.00%	on AH values	-
Profit analysis:		1,875,640		17.50%	blended GDV (328,237)	
		1,108,252		29.62%	on costs (328,237)	
TOTAL COSTS						**(1,436,489)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						439,151
SDLT		439,151	@	HMRC formula		(11,458)
Acquisition Agent fees		439,151	@	1.0%		(4,392)
Acquisition Legal fees		439,151	@	0.5%		(2,196)
Interest on Land		439,151	@	7.50%		(32,936)
Residual Land Value						**388,169**
RLV analysis:	97,042 £ per plot	4,366,907	£ per ha (net)	1,767,263	£ per acre (net)	
		3,275,180	£ per ha (gross)	1,325,447	£ per acre (gross)	
				20.70%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.09	ha (net)	0.22	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.12	ha (gross)	0.29	acres (gross)	
Density analysis:		4,302	sqm/ha (net)	18,740	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	28,554 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**114,215**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,081,987** £ per ha (net)	**1,247,263** £ per acre (net)	**273,954**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.

Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	1,712,335	1,158,971	603,016	20,701	(632,436)	(2,084,295)	(7,860,628)
	160.00	1,613,173	1,069,386	522,596	(56,468)	(713,192)	(2,533,262)	(8,219,802)
CIL £ psm	170.00	1,596,646	1,054,433	509,176	(69,407)	(726,725)	(2,608,090)	(8,279,664)
381.00	180.00	1,580,119	1,039,481	495,350	(82,382)	(740,258)	(2,682,918)	(8,339,526)
	190.00	1,563,591	1,024,528	481,436	(95,378)	(753,791)	(2,757,746)	(8,399,389)
	200.00	1,547,064	1,009,575	467,521	(108,410)	(767,324)	(2,832,574)	(8,459,251)
	210.00	1,530,527	994,622	453,607	(121,472)	(780,856)	(2,907,401)	(8,519,113)
	220.00	1,513,973	979,670	439,676	(134,561)	(794,389)	(2,982,229)	(8,578,976)
	230.00	1,497,419	964,717	425,725	(147,698)	(808,003)	(3,057,057)	(8,638,838)
	240.00	1,480,866	949,734	411,773	(160,858)	(821,617)	(3,131,885)	(8,698,700)
	250.00	1,464,312	934,751	397,821	(174,069)	(835,232)	(3,206,713)	(8,758,562)
	260.00	1,447,758	919,768	383,866	(187,320)	(848,847)	(3,281,541)	(8,818,425)
	270.00	1,431,204	904,785	369,875	(200,607)	(862,461)	(3,356,368)	(8,878,287)
	280.00	1,414,650	889,802	355,883	(213,948)	(876,076)	(3,431,196)	(8,938,149)
	290.00	1,398,097	874,819	341,891	(227,342)	(889,726)	(3,506,024)	(8,998,011)
	300.00	1,381,543	859,836	327,896	(240,784)	(903,423)	(3,580,852)	(9,057,874)
	310.00	1,364,989	844,830	313,862	(254,279)	(917,120)	(3,655,680)	(9,117,736)
	320.00	1,348,418	829,815	299,829	(267,834)	(930,817)	(3,730,508)	(9,177,598)
	330.00	1,331,835	814,799	285,795	(281,458)	(944,514)	(3,805,336)	(9,237,461)
	340.00	1,315,253	799,784	271,742	(295,153)	(958,211)	(3,880,163)	(9,297,323)
	350.00	1,298,670	784,768	257,665	(308,919)	(971,908)	(3,954,991)	(9,357,185)
	360.00	1,282,087	769,753	243,587	(322,764)	(985,682)	(4,029,819)	(9,417,047)
	370.00	1,265,504	754,729	229,504	(336,691)	(999,461)	(4,104,647)	(9,476,910)
	380.00	1,248,921	739,679	215,381	(350,709)	(1,013,241)	(4,179,475)	(9,536,772)
	390.00	1,232,338	724,629	201,258	(364,734)	(1,027,021)	(4,254,303)	(9,596,634)
	400.00	1,215,756	709,579	187,131	(378,759)	(1,040,801)	(4,329,130)	(9,656,496)

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	2,650	1,256,823	747,814	224,146	(340,561)	(1,001,379)	(4,100,684)	(9,456,484)
	2,750	1,255,237	746,215	222,458	(342,476)	(1,003,575)	(4,114,991)	(9,470,792)
Site Specific S106	2,850	1,253,652	744,617	220,770	(344,392)	(1,005,771)	(4,129,299)	(9,485,099)
3,253	2,950	1,252,067	743,018	219,082	(346,307)	(1,007,966)	(4,143,606)	(9,499,407)
	3,050	1,250,481	741,419	217,395	(348,223)	(1,010,162)	(4,157,913)	(9,513,714)
	3,150	1,248,896	739,821	215,707	(350,138)	(1,012,358)	(4,172,221)	(9,528,021)
	3,250	1,247,310	738,222	214,019	(352,054)	(1,014,553)	(4,186,528)	(9,542,329)
	3,350	1,245,725	736,623	212,331	(353,969)	(1,016,749)	(4,200,836)	(9,556,636)
	3,450	1,244,140	735,025	210,644	(355,885)	(1,018,944)	(4,215,143)	(9,570,944)
	3,550	1,242,554	733,426	208,956	(357,800)	(1,021,140)	(4,229,451)	(9,585,251)
	3,650	1,240,969	731,827	207,268	(359,716)	(1,023,336)	(4,243,758)	(9,599,559)
	3,750	1,239,384	730,228	205,580	(361,631)	(1,025,531)	(4,258,065)	(9,613,866)
	3,850	1,237,798	728,630	203,893	(363,547)	(1,027,727)	(4,272,373)	(9,628,173)
	3,950	1,236,213	727,031	202,205	(365,462)	(1,029,923)	(4,286,680)	(9,642,481)
	4,050	1,234,628	725,432	200,517	(367,378)	(1,032,118)	(4,300,988)	(9,656,788)

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	1,430,861	903,412	365,971	(216,121)	(886,528)	(4,080,215)	(9,457,364)
	16.0%	1,357,422	837,317	305,170	(270,517)	(937,764)	(4,122,912)	(9,491,521)
Profit	17.0%	1,283,983	771,222	244,369	(324,913)	(989,001)	(4,165,609)	(9,525,679)
17.5%	18.0%	1,210,543	705,126	183,568	(379,309)	(1,040,237)	(4,208,306)	(9,559,837)
	19.0%	1,137,104	639,031	122,767	(433,705)	(1,091,474)	(4,251,003)	(9,593,995)
	20.0%	1,063,665	572,936	61,079	(488,102)	(1,142,711)	(4,293,700)	(9,628,152)

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	450,000	1,317,263	808,174	283,969	(282,111)	(944,619)	(4,116,958)	(9,472,758)
	470,000	1,297,263	788,174	263,969	(302,111)	(964,619)	(4,136,958)	(9,492,758)
BLV (£ per acre)	490,000	1,277,263	768,174	243,969	(322,111)	(984,619)	(4,156,958)	(9,512,758)
520,000	510,000	1,257,263	748,174	223,969	(342,111)	(1,004,619)	(4,176,958)	(9,532,758)
	530,000	1,237,263	728,174	203,969	(362,111)	(1,024,619)	(4,196,958)	(9,552,758)
	550,000	1,217,263	708,174	183,969	(382,111)	(1,044,619)	(4,216,958)	(9,572,758)
	570,000	1,197,263	688,174	163,969	(402,111)	(1,064,619)	(4,236,958)	(9,592,758)
	590,000	1,177,263	668,174	143,969	(422,111)	(1,084,619)	(4,256,958)	(9,612,758)
	610,000	1,157,263	648,174	123,969	(442,111)	(1,104,619)	(4,276,958)	(9,632,758)
	630,000	1,137,263	628,174	103,969	(462,111)	(1,124,619)	(4,296,958)	(9,652,758)
	650,000	1,117,263	608,174	83,969	(482,111)	(1,144,619)	(4,316,958)	(9,672,758)
	670,000	1,097,263	588,174	63,969	(502,111)	(1,164,619)	(4,336,958)	(9,692,758)
	690,000	1,077,263	568,174	43,969	(522,111)	(1,184,619)	(4,356,958)	(9,712,758)
	710,000	1,057,263	548,174	23,969	(542,111)	(1,204,619)	(4,376,958)	(9,732,758)
	730,000	1,037,263	528,174	3,969	(562,111)	(1,224,619)	(4,396,958)	(9,752,758)
	750,000	1,017,263	508,174	(16,031)	(582,111)	(1,244,619)	(4,416,958)	(9,772,758)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	854,538	458,580	50,864	(389,420)	(904,704)	(3,372,078)	(7,537,701)
	37	933,083	514,499	83,485	(381,958)	(926,687)	(3,535,054)	(7,938,712)
Density (dph)	39	1,011,628	570,417	116,106	(374,496)	(948,670)	(3,698,030)	(8,339,724)
45.0	41	1,090,173	626,336	148,727	(367,035)	(970,653)	(3,861,006)	(8,740,735)
	43	1,168,718	682,255	181,348	(359,573)	(992,636)	(4,023,982)	(9,141,747)
	45	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	47	1,325,808	794,093	246,589	(344,649)	(1,036,602)	(4,349,933)	(9,943,770)
	49	1,404,353	850,012	279,210	(337,188)	(1,058,585)	(4,512,909)	(10,344,781)
	51	1,482,898	905,931	311,831	(329,726)	(1,080,568)	(4,675,885)	(10,745,793)
	53	1,561,443	961,849	344,452	(322,264)	(1,102,551)	(4,838,861)	(11,146,804)
	55	1,639,988	1,017,768	377,073	(314,802)	(1,124,534)	(5,001,837)	(11,547,815)

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	1,307,899	799,259	278,462	(279,559)	(930,640)	(3,638,057)	(8,993,858)
	100%	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
Build Cost	102%	1,186,582	676,985	149,161	(425,598)	(1,099,075)	(4,735,858)	(10,091,658)
100%	104%	1,125,820	615,638	83,525	(499,486)	(1,184,015)	(5,284,758)	(10,640,558)
(105% = 5% increase)	106%	1,065,013	554,156	16,315	(579,006)	(1,269,445)	(5,833,658)	(11,189,458)
	108%	1,004,117	492,021	(51,553)	(660,913)	(1,355,370)	(6,382,558)	(11,738,358)
	110%	943,144	428,038	(120,206)	(743,182)	(1,575,657)	(6,931,458)	(12,287,258)
	112%	882,105	363,838	(189,890)	(825,908)	(2,124,557)	(7,480,358)	(12,836,159)
	114%	820,925	299,351	(260,919)	(909,046)	(2,673,457)	(8,029,258)	(13,385,059)
	116%	759,657	234,574	(333,720)	(992,561)	(3,222,357)	(8,578,158)	(13,933,959)
	118%	698,277	169,432	(407,207)	(1,076,457)	(3,771,258)	(9,127,058)	(14,482,859)
	120%	636,761	103,866	(481,060)	(1,160,741)	(4,320,158)	(9,675,958)	(15,031,759)

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	60,159	(386,056)	(894,978)	(1,875,126)	(6,030,959)	(10,186,793)	(14,342,626)
	82%	184,790	(262,522)	(769,720)	(1,323,942)	(5,310,979)	(9,586,809)	(13,862,640)
Market Values	84%	307,476	(143,245)	(645,453)	(1,210,248)	(4,590,999)	(8,986,826)	(13,382,653)
100%	86%	429,408	(26,738)	(522,157)	(1,097,754)	(3,871,019)	(8,386,842)	(12,902,666)
(105% = 5% increase)	88%	549,291	88,009	(410,634)	(986,236)	(3,151,038)	(7,786,859)	(12,422,679)
	90%	666,214	199,407	(300,178)	(875,804)	(2,431,058)	(7,186,875)	(11,942,692)
	92%	782,821	309,691	(193,032)	(766,230)	(1,711,078)	(6,586,892)	(11,462,705)
	94%	899,191	419,412	(88,564)	(657,460)	(1,304,422)	(5,986,908)	(10,982,719)
	96%	1,015,361	527,915	14,172	(549,446)	(1,206,928)	(5,386,925)	(10,502,732)
	98%	1,131,366	633,173	115,434	(449,151)	(1,110,387)	(4,786,941)	(10,022,745)
	100%	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	102%	1,363,065	842,961	311,906	(256,682)	(919,584)	(3,586,974)	(9,062,771)
	104%	1,478,742	947,578	409,414	(163,974)	(825,240)	(2,986,990)	(8,582,784)
	106%	1,594,385	1,052,070	506,534	(73,037)	(731,549)	(2,387,007)	(8,102,798)
	108%	1,709,923	1,156,450	600,133	16,678	(638,470)	(1,787,023)	(7,622,811)
	110%	1,825,423	1,260,700	693,514	105,427	(545,964)	(1,317,592)	(7,142,824)
	112%	1,940,900	1,364,922	786,722	191,691	(459,933)	(1,236,106)	(6,662,837)
	114%	2,056,273	1,469,004	879,796	277,491	(376,689)	(1,155,251)	(6,182,850)
	116%	2,171,647	1,573,083	972,732	362,886	(294,182)	(1,074,992)	(5,702,863)
	118%	2,287,020	1,677,068	1,065,556	448,006	(213,859)	(995,296)	(5,222,877)
	120%	2,402,295	1,781,018	1,158,336	532,005	(135,163)	(916,129)	(4,742,890)

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	1,950	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	1,960	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	1,970	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
2,020	1,980	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	1,990	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	2,000	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	2,010	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	2,020	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	2,030	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	2,040	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	2,050	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,247,263	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	10,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
Grant (£ per unit)	15,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
-	20,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	25,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	30,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	35,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	40,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	45,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	50,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)
	55,000	1,247,263	738,174	213,969	(352,111)	(1,014,619)	(4,186,958)	(9,542,758)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies A to D_v0.2

Appraisal Ref: D (see Typologies Matrix)
Scheme Typology: VOWH Low Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:			
	Social Rent:		0.0%	% Rented
	First Homes:			
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	% of total (>10% First Homes PPG 023)
		100% 0.0%		
CIL Rate (£ psm)		291.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
3 bed House	70.0%	2.8	70.0%	0.0	70%	2.8
4 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	42	452	0	0	42	452
3 bed House	266	2,863	0	0	266	2,863
4 bed House	74	801	0	0	74	801
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	382	4,116	0	0	382	4,116

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	177,120
3 bed House	357,200	3,760	349	1,000,160
4 bed House	427,000	3,444	320	256,200
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	0
2 bed Flat	187,200	2,674	248	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				1,433,480

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240827 SODC VOWH Typologies A to D_v0.2\D
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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 4
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.6	@	295,200	177,120
3 bed House	2.8	@	357,200	1,000,160
4 bed House	0.6	@	427,000	256,200
5 bed House	0.0	@	554,200	-
1 bed Flat	0.0	@	186,200	-
2 bed Flat	0.0	@	187,200	-
3 bed Flat	0.0	@	0	-
	4.0			1,433,480
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,120	-
3 bed House	0.0	@	214,320	-
4 bed House	0.0	@	256,200	-
5 bed House	0.0	@	332,520	-
1 bed Flat	0.0	@	111,720	-
2 bed Flat	0.0	@	112,320	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	129,888	-
3 bed House	0.0	@	157,168	-
4 bed House	0.0	@	187,880	-
5 bed House	0.0	@	243,848	-
1 bed Flat	0.0	@	81,928	-
2 bed Flat	0.0	@	82,368	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	206,640	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	130,340	-
2 bed Flat	0.0	@	131,040	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	224,352	-
3 bed House	0.0	@	271,472	-
4 bed House	0.0	@	324,520	-
5 bed House	0.0	@	421,192	-
1 bed Flat	0.0	@	141,512	-
2 bed Flat	0.0	@	142,272	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**1,433,480**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**1,433,480**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)							(1,848)
Planning Application Professional Fees, Surveys and reports							(10,000)
CIL (Mrkt only + garages)			418 sqm	291.00 £ psm			(121,754)
CIL analysis:			8.49% % of GDV	30,439 £ per unit (total units)			
Site Specific S106 Contributions	Year 1			0			-
	Year 2			0			-
	Year 3			0			-
	Year 4			0			-
	Year 5			0			-
	Year 6			0			-
	Year 7			0			-
	Year 8			0			-
	Year 9			0			-
	Year 10			0			-
	Year 11			0			-
	Year 12			0			-
	Year 13			0			-
	Year 14			0			-
	Year 15			0			-
	Years 1-15		4 units @	3,253 per unit			(13,012)
	Sub-total					(13,012)	
S106 analysis:	146,385 £ per ha		0.91% % of GDV	3,253 £ per unit (total units)			
AH Commuted Sum			382 sqm (total)	0 £ psm			-
Comm. Sum analysis:			0.00% % of GDV				

Construction Costs -

Site Clearance, Demolition & Remediation			0.09 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	Year 11	0					-
	Year 12	0					-
	Year 13	0					-
	Year 14	0					-
	Year 15	0					-
	Years 1-15		4 units @	0 per unit			-
	Sub-total					-	
Infra. Costs analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House			- sqm @	1,555 psm			-
2 bed House			42 sqm @	1,555 psm			(65,310)
3 bed House			266 sqm @	1,555 psm			(413,630)
4 bed House			74 sqm @	1,555 psm			(115,692)
5 bed House			- sqm @	1,555 psm			-
1 bed Flat			- sqm @	1,757 psm			-
2 bed Flat			- sqm @	1,757 psm			-
3 bed Flat		382	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)	3	50% units @		18 sqm @	444 psm		(11,200)
Garages for 4B House (Mrkt only)	1	100% units @		18 sqm @	444 psm		(4,800)
Garages for 5B House (Mrkt only)	-	150% units @		18 sqm @	444 psm		-
		36					
External works			610,632 @	15.0%			(91,595)
Ext. Works analysis:				22,899 £ per unit (total units)			
Policy Costs on design -							
Net Biodiversity costs			4 units @	2,020 £ per unit			(8,080)
M4(2) Category 2 Housing	Aff units	- units @		100.0% @	625 £ per unit		-
M4(2) Category 2 Housing	OMS units	4 units @		100.0% @	625 £ per unit		(2,500)
M4(2) Category 2 Flats	Aff units	- units @		100.0% @	1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units	- units @		100.0% @	1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units	- units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Housing	OMS units	4 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Flats	Aff units	- units @		0.0% @	9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units	- units @		0.0% @	9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses	4 units @			7,087 £ per unit		(28,348)
Additional Low Carbon/Energy Reduction	Flats	6.2% Uplift on			0 base cost		-
EV Charging Points - Houses		4 units @			0 £ per unit		-
EV Charging Points - Flats		- units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency		4 units @			350 £ per unit		(1,400)
	Sub-total					(40,328)	
Policy Costs analysis:	(design costs only)			10,082 £ per unit (total units)			
Contingency (on construction)			742,555 @	5.0%			(37,128)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

Professional Fees	742,555	@	6.5%			(48,266)
Disposal Costs -						
OMS Marketing and Promotion	1,433,480	OMS @	3.00%	10,751	£ per unit	(43,004)
Residential Sales Agent Costs	1,433,480	OMS @	1.00%	3,584	£ per unit	(14,335)
Residential Sales Legal Costs	1,433,480	OMS @	0.25%	896	£ per unit	(3,584)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:				17,731	£ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm			(12,215)
Developers Profit -						
Profit on OMS	1,433,480		17.50%			(250,859)
Margin on AH	0		6.00%	on AH values		-
Profit analysis:	1,433,480		17.50%	blended GDV	(250,859)	
	1,057,701		23.72%	on costs	(250,859)	
TOTAL COSTS						**(1,308,560)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						124,920
SDLT	124,920	@	HMRC formula			-
Acquisition Agent fees	124,920	@	1.0%			(1,249)
Acquisition Legal fees	124,920	@	0.5%			(625)
Interest on Land	124,920	@	7.50%			(9,369)
Residual Land Value						**113,677**
RLV analysis: 28,419 £ per plot	1,278,867	£ per ha (net)	517,551	£ per acre (net)		
	959,150	£ per ha (gross)	388,163	£ per acre (gross)		
			7.93%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.09	ha (net)	0.22	acres (net)		
Net to Gross ratio	75%					
Site Area (gross)	0.12	ha (gross)	0.29	acres (gross)		
Density analysis:	4,302	sqm/ha (net)	18,740	sqft/ac (net)		
	34	dph (gross)				
Benchmark Land Value (net) 25,259 £ per plot	1,136,660	£ per ha (net)	460,000	£ per acre (net)		**101,036**
BLV analysis:	2,174,480	£ per ha (gross)	880,000	£ per acre (gross)		

BALANCE				
Surplus/(Deficit)	**142,207** £ per ha (net)	**57,551** £ per acre (net)		**12,641**

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	397,912	(52,250)	(551,030)	(1,120,411)	(4,734,305)	(9,096,247)	(13,458,190)
	160.00	292,691	(153,958)	(658,658)	(1,218,851)	(5,273,065)	(9,545,214)	(13,817,363)
CIL £ psm	170.00	275,095	(171,163)	(676,702)	(1,235,320)	(5,362,858)	(9,620,042)	(13,877,226)
291.00	180.00	257,460	(188,455)	(694,746)	(1,251,788)	(5,452,652)	(9,694,870)	(13,937,088)
	190.00	239,806	(205,842)	(712,790)	(1,315,193)	(5,542,445)	(9,769,698)	(13,996,950)
	200.00	222,136	(223,332)	(730,834)	(1,419,952)	(5,632,239)	(9,844,526)	(14,056,813)
	210.00	204,422	(240,932)	(748,932)	(1,524,711)	(5,722,032)	(9,919,353)	(14,116,675)
	220.00	186,703	(258,670)	(767,085)	(1,629,470)	(5,811,825)	(9,994,181)	(14,176,537)
	230.00	168,927	(276,537)	(785,238)	(1,734,229)	(5,901,619)	(10,069,009)	(14,236,399)
	240.00	150,917	(294,542)	(803,391)	(1,838,988)	(5,991,412)	(10,143,837)	(14,296,262)
	250.00	132,674	(312,574)	(821,544)	(1,943,747)	(6,081,206)	(10,218,665)	(14,356,124)
	260.00	114,423	(330,606)	(839,751)	(2,048,505)	(6,170,999)	(10,293,493)	(14,415,986)
	270.00	96,111	(348,639)	(858,014)	(2,153,264)	(6,260,792)	(10,368,320)	(14,475,848)
	280.00	77,773	(366,671)	(876,276)	(2,258,023)	(6,350,586)	(10,443,148)	(14,535,711)
	290.00	59,389	(384,767)	(894,539)	(2,362,782)	(6,440,379)	(10,517,976)	(14,595,573)
	300.00	40,951	(402,908)	(912,802)	(2,467,541)	(6,530,173)	(10,592,804)	(14,655,435)
	310.00	22,479	(421,049)	(931,121)	(2,572,300)	(6,619,966)	(10,667,632)	(14,715,298)
	320.00	3,943	(439,191)	(949,494)	(2,677,059)	(6,709,760)	(10,742,460)	(14,775,160)
	330.00	(14,652)	(457,332)	(967,868)	(2,781,818)	(6,799,553)	(10,817,288)	(14,835,022)
	340.00	(33,300)	(477,058)	(986,241)	(2,886,577)	(6,889,346)	(10,892,115)	(14,894,884)
	350.00	(52,008)	(497,114)	(1,004,614)	(2,991,336)	(6,979,140)	(10,966,943)	(14,954,747)
	360.00	(70,792)	(517,171)	(1,023,050)	(3,096,095)	(7,068,933)	(11,041,771)	(15,014,609)
	370.00	(89,657)	(537,227)	(1,041,534)	(3,200,854)	(7,158,727)	(11,116,599)	(15,074,471)
	380.00	(108,600)	(557,283)	(1,060,018)	(3,305,613)	(7,248,520)	(11,191,427)	(15,134,333)
	390.00	(127,629)	(577,382)	(1,078,502)	(3,410,372)	(7,338,313)	(11,266,255)	(15,194,196)
	400.00	(146,754)	(597,559)	(1,096,986)	(3,515,131)	(7,428,107)	(11,341,082)	(15,254,058)

TABLE 2

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	2,650	68,148	(374,961)	(883,205)	(2,286,985)	(6,363,085)	(10,439,185)	(14,515,285)
	2,750	66,391	(376,888)	(885,388)	(2,301,292)	(6,377,392)	(10,453,493)	(14,529,593)
Site Specific S106	2,850	64,633	(378,815)	(887,570)	(2,315,599)	(6,391,700)	(10,467,800)	(14,543,900)
3,253	2,950	62,876	(380,742)	(889,752)	(2,329,907)	(6,406,007)	(10,482,107)	(14,558,208)
	3,050	61,118	(382,669)	(891,935)	(2,344,214)	(6,420,315)	(10,496,415)	(14,572,515)
	3,150	59,361	(384,596)	(894,117)	(2,358,522)	(6,434,622)	(10,510,722)	(14,586,823)
	3,250	57,603	(386,523)	(896,300)	(2,372,829)	(6,448,929)	(10,525,030)	(14,601,130)
	3,350	55,846	(388,450)	(898,482)	(2,387,137)	(6,463,237)	(10,539,337)	(14,615,437)
	3,450	54,087	(390,377)	(900,665)	(2,401,444)	(6,477,544)	(10,553,645)	(14,629,745)
	3,550	52,323	(392,304)	(902,847)	(2,415,751)	(6,491,852)	(10,567,952)	(14,644,052)
	3,650	50,558	(394,231)	(905,030)	(2,430,059)	(6,506,159)	(10,582,259)	(14,658,360)
	3,750	48,793	(396,158)	(907,212)	(2,444,366)	(6,520,467)	(10,596,567)	(14,672,667)
	3,850	47,029	(398,085)	(909,394)	(2,458,674)	(6,534,774)	(10,610,874)	(14,686,975)
	3,950	45,264	(400,013)	(911,577)	(2,472,981)	(6,549,081)	(10,625,182)	(14,701,282)
	4,050	43,499	(401,940)	(913,759)	(2,487,288)	(6,563,389)	(10,639,489)	(14,715,589)

TABLE 3

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	205,046	(252,954)	(765,838)	(2,259,047)	(6,351,463)	(10,443,879)	(14,536,296)
	16.0%	146,635	(306,404)	(818,049)	(2,304,731)	(6,390,621)	(10,476,511)	(14,562,401)
Profit	17.0%	87,245	(359,855)	(870,260)	(2,350,416)	(6,429,780)	(10,509,143)	(14,588,507)
17.5%	18.0%	27,856	(413,306)	(922,471)	(2,396,101)	(6,468,938)	(10,541,775)	(14,614,612)
	19.0%	(31,534)	(467,426)	(974,682)	(2,441,785)	(6,508,096)	(10,574,407)	(14,640,717)
	20.0%	(90,924)	(526,163)	(1,026,893)	(2,487,470)	(6,547,254)	(10,607,039)	(14,666,823)

TABLE 4

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	450,000	67,551	(376,581)	(886,365)	(2,363,258)	(6,439,359)	(10,515,459)	(14,591,559)
	470,000	47,551	(396,581)	(906,365)	(2,383,258)	(6,459,359)	(10,535,459)	(14,611,559)
BLV (£ per acre)	490,000	27,551	(416,581)	(926,365)	(2,403,258)	(6,479,359)	(10,555,459)	(14,631,559)
460,000	510,000	7,551	(436,581)	(946,365)	(2,423,258)	(6,499,359)	(10,575,459)	(14,651,559)
	530,000	(12,449)	(456,581)	(966,365)	(2,443,258)	(6,519,359)	(10,595,459)	(14,671,559)
	550,000	(32,449)	(476,581)	(986,365)	(2,463,258)	(6,539,359)	(10,615,459)	(14,691,559)
	570,000	(52,449)	(496,581)	(1,006,365)	(2,483,258)	(6,559,359)	(10,635,459)	(14,711,559)
	590,000	(72,449)	(516,581)	(1,026,365)	(2,503,258)	(6,579,359)	(10,655,459)	(14,731,559)
	610,000	(92,449)	(536,581)	(1,046,365)	(2,523,258)	(6,599,359)	(10,675,459)	(14,751,559)
	630,000	(112,449)	(556,581)	(1,066,365)	(2,543,258)	(6,619,359)	(10,695,459)	(14,771,559)
	650,000	(132,449)	(576,581)	(1,086,365)	(2,563,258)	(6,639,359)	(10,715,459)	(14,791,559)
	670,000	(152,449)	(596,581)	(1,106,365)	(2,583,258)	(6,659,359)	(10,735,459)	(14,811,559)
	690,000	(172,449)	(616,581)	(1,126,365)	(2,603,258)	(6,679,359)	(10,755,459)	(14,831,559)
	710,000	(192,449)	(636,581)	(1,146,365)	(2,623,258)	(6,699,359)	(10,775,459)	(14,851,559)
	730,000	(212,449)	(656,581)	(1,166,365)	(2,643,258)	(6,719,359)	(10,795,459)	(14,871,559)
	750,000	(232,449)	(676,581)	(1,186,365)	(2,663,258)	(6,739,359)	(10,815,459)	(14,891,559)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	(57,461)	(402,896)	(799,395)	(1,948,090)	(5,118,390)	(8,288,690)	(11,458,991)
	37	(34,458)	(399,633)	(818,789)	(2,033,123)	(5,384,584)	(8,736,044)	(12,087,504)
Density (dph)	39	(11,456)	(396,370)	(838,183)	(2,118,157)	(5,650,777)	(9,183,398)	(12,716,018)
45.0	41	11,546	(393,107)	(857,577)	(2,203,191)	(5,916,971)	(9,630,751)	(13,344,532)
	43	34,548	(389,844)	(876,971)	(2,288,225)	(6,183,165)	(10,078,105)	(13,973,046)
	45	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	47	80,553	(383,318)	(915,759)	(2,458,292)	(6,715,552)	(10,972,813)	(15,230,073)
	49	103,555	(380,055)	(935,153)	(2,543,326)	(6,981,746)	(11,420,166)	(15,858,587)
	51	126,557	(376,792)	(954,547)	(2,628,359)	(7,247,940)	(11,867,520)	(16,487,100)
	53	149,559	(373,529)	(973,941)	(2,713,393)	(7,514,133)	(12,314,874)	(17,115,614)
	55	172,562	(370,266)	(993,335)	(2,798,427)	(7,780,327)	(12,762,228)	(17,744,128)

TABLE 6

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	124,724	(313,020)	(812,745)	(1,824,358)	(5,900,459)	(9,976,559)	(14,052,659)
	100%	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
Build Cost	102%	(10,293)	(460,563)	(980,447)	(2,922,158)	(6,998,259)	(11,074,359)	(15,150,459)
100%	104%	(78,960)	(542,252)	(1,064,997)	(3,471,058)	(7,547,159)	(11,623,259)	(15,699,359)
(105% = 5% increase)	106%	(148,699)	(624,311)	(1,150,022)	(4,019,959)	(8,096,059)	(12,172,159)	(16,248,259)
	108%	(219,877)	(706,745)	(1,235,525)	(4,568,859)	(8,644,959)	(12,721,059)	(16,797,160)
	110%	(292,874)	(789,559)	(1,321,515)	(5,117,759)	(9,193,859)	(13,269,959)	(17,346,060)
	112%	(366,371)	(872,784)	(1,590,558)	(5,666,659)	(9,742,759)	(13,818,859)	(17,894,960)
	114%	(440,302)	(956,487)	(2,139,458)	(6,215,559)	(10,291,659)	(14,367,759)	(18,443,860)
	116%	(519,903)	(1,040,584)	(2,688,359)	(6,764,459)	(10,840,559)	(14,916,659)	(18,992,760)
	118%	(601,753)	(1,125,080)	(3,237,259)	(7,313,359)	(11,389,459)	(15,465,560)	(19,541,660)
	120%	(683,981)	(1,209,981)	(3,786,159)	(7,862,259)	(11,938,359)	(16,014,460)	(20,090,560)

TABLE 7

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	(1,052,784)	(2,474,859)	(5,633,870)	(8,792,881)	(11,951,893)	(15,110,904)	(18,269,915)
	82%	(931,020)	(1,649,479)	(4,900,199)	(8,150,919)	(11,401,639)	(14,652,359)	(17,903,080)
Market Values	84%	(810,520)	(1,244,960)	(4,166,528)	(7,508,957)	(10,851,386)	(14,193,815)	(17,536,244)
100%	86%	(690,988)	(1,133,511)	(3,432,856)	(6,866,994)	(10,301,132)	(13,735,270)	(17,169,408)
(105% = 5% increase)	88%	(572,375)	(1,023,088)	(2,699,185)	(6,225,032)	(9,750,879)	(13,276,726)	(16,802,573)
	90%	(455,184)	(913,693)	(1,965,514)	(5,583,070)	(9,200,626)	(12,818,181)	(16,435,737)
	92%	(348,846)	(805,264)	(1,289,807)	(4,941,107)	(8,650,372)	(12,359,637)	(16,068,902)
	94%	(243,292)	(697,658)	(1,190,147)	(4,299,145)	(8,100,119)	(11,901,092)	(15,702,066)
	96%	(140,778)	(590,829)	(1,091,356)	(3,657,183)	(7,549,865)	(11,442,548)	(15,335,230)
	98%	(40,798)	(484,731)	(993,440)	(3,015,221)	(6,999,612)	(10,984,003)	(14,968,395)
	100%	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	102%	154,763	(291,240)	(800,008)	(1,731,296)	(5,899,105)	(10,066,914)	(14,234,724)
	104%	249,202	(197,454)	(704,327)	(1,259,703)	(5,348,852)	(9,608,370)	(13,867,888)
	106%	342,908	(106,301)	(609,283)	(1,172,579)	(4,798,598)	(9,149,825)	(13,501,052)
	108%	436,150	(16,894)	(514,835)	(1,086,157)	(4,248,345)	(8,691,281)	(13,134,217)
	110%	529,072	71,326	(424,458)	(1,000,401)	(3,698,092)	(8,232,736)	(12,767,381)
	112%	619,864	158,697	(339,486)	(915,276)	(3,147,838)	(7,774,192)	(12,400,546)
	114%	709,162	243,579	(255,012)	(830,744)	(2,597,585)	(7,315,647)	(12,033,710)
	116%	798,278	327,922	(172,620)	(746,771)	(2,047,331)	(6,857,103)	(11,666,874)
	118%	887,240	411,895	(92,065)	(663,321)	(1,497,078)	(6,398,558)	(11,300,039)
	120%	976,090	495,571	(12,777)	(580,359)	(1,229,599)	(5,940,014)	(10,933,203)

TABLE 8

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	1,950	58,930	(385,067)	(894,651)	(2,362,021)	(6,438,121)	(10,514,221)	(14,590,322)
	1,960	58,733	(385,284)	(894,896)	(2,363,626)	(6,439,726)	(10,515,827)	(14,591,927)
BNG (£ per unit)	1,970	58,536	(385,500)	(895,141)	(2,365,231)	(6,441,332)	(10,517,432)	(14,593,532)
2,020	1,980	58,339	(385,716)	(895,386)	(2,366,837)	(6,442,937)	(10,519,037)	(14,595,138)
	1,990	58,142	(385,932)	(895,631)	(2,368,442)	(6,444,542)	(10,520,643)	(14,596,743)
	2,000	57,945	(386,148)	(895,875)	(2,370,048)	(6,446,148)	(10,522,248)	(14,598,348)
	2,010	57,748	(386,365)	(896,120)	(2,371,653)	(6,447,753)	(10,523,854)	(14,599,954)
	2,020	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	2,030	57,353	(386,797)	(896,610)	(2,374,864)	(6,450,964)	(10,527,064)	(14,603,165)
	2,040	57,156	(387,013)	(896,855)	(2,376,469)	(6,452,569)	(10,528,670)	(14,604,770)
	2,050	56,959	(387,230)	(897,100)	(2,378,074)	(6,454,175)	(10,530,275)	(14,606,375)

TABLE 9

Balance (RLV - BLV £ per acre (n))	57,551	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	10,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
Grant (£ per unit)	15,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
-	20,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	25,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	30,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	35,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	40,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	45,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	50,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)
	55,000	57,551	(386,581)	(896,365)	(2,373,258)	(6,449,359)	(10,525,459)	(14,601,559)

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240827 SODC VOWH Typologies A to D_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies A to D_v0.2 - Summary Table

Appraisal Ref:	**A**	**B**	**C**	**D**
Scheme Typology:	SODC High Value Greenfield	SODC Medium Value Greenfield	VOWH Medium Value Greenfield	VOWH Low Value Greenfield
No Units:	4	4	4	4
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	2,299,720	1,812,072	1,875,640	1,433,480
Policy Assumptions	-	-	-	-
AH Target % (& mix):	0%	0%	0%	0%
Affordable Rent:	0%	0%	0%	0%
Social Rent:	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	0%	0%	0%	0%
CIL (£ psm)	385.00	278.00	381.00	291.00
CIL (£ per unit)	37,645	27,183	39,853	30,439
Site Specific S106 (£ per unit)	3,253	3,253	3,253	3,253
Sub-total CIL+S106 (£ per unit)	40,898	30,436	43,106	33,692
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	40,898	30,436	43,106	33,692
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.50%	17.50%	17.50%	17.50%
Developers Profit (% on costs)	37.58%	31.42%	29.62%	23.72%
Developers Profit Total (£)	402,451	317,113	328,237	250,859
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	3,283,718	1,949,212	1,767,263	517,551
RLV (£/ha (net))	8,114,068	4,816,502	4,366,907	1,278,867
RLV (% of GDV)	31.36%	23.63%	20.70%	7.93%
RLV Total (£)	721,250	428,134	388,169	113,677
BLV (£/acre (net))	650,000	520,000	520,000	460,000
BLV (£/ha (net))	1,606,150	1,284,920	1,284,920	1,136,660
BLV Total (£)	142,769	114,215	114,215	101,036
Surplus/Deficit (£/acre) [RLV-BLV]	2,633,718	1,429,212	1,247,263	57,551
Surplus/Deficit (£/ha)	6,507,918	3,531,582	3,081,987	142,207
Surplus/Deficit Total (£)	578,482	313,918	273,954	12,641
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies E to H_v0.2

Appraisal Ref: E (see Typologies Matrix)
Scheme Typology: SODC High Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			4 Units		
AH Policy requirement (% Target)			0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		100%		
AH tenure split %	Affordable Rent:		0.0%		
	Social Rent:		0.0%	0.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	0.0%	% of total (>10% First Homes PPG 023)
		100%	0.0%		
CIL Rate (£ psm)		385.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.0	25.0%	0.0	25%	1.0
3 bed House	69.0%	2.8	69.0%	0.0	69%	2.8
4 bed House	6.0%	0.2	6.0%	0.0	6%	0.2
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	70	753	0	0	70	753
3 bed House	262	2,822	0	0	262	2,822
4 bed House	30	320	0	0	30	320
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	362	3,896	0	0	362	3,896

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	547,000
3 bed House	564,000	5,937	552	1,556,640
4 bed House	817,000	6,589	612	196,080
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	0
2 bed Flat	482,000	6,886	640	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				2,299,720

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.0	@	547,000	547,000
3 bed House	2.8	@	564,000	1,556,640
4 bed House	0.2	@	817,000	196,080
5 bed House	0.0	@	1,060,000	-
1 bed Flat	0.0	@	382,000	-
2 bed Flat	0.0	@	482,000	-
3 bed Flat	0.0	@	0	-
	4.0			2,299,720
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	328,200	-
3 bed House	0.0	@	338,400	-
4 bed House	0.0	@	490,200	-
5 bed House	0.0	@	636,000	-
1 bed Flat	0.0	@	229,200	-
2 bed Flat	0.0	@	289,200	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	240,680	-
3 bed House	0.0	@	248,160	-
4 bed House	0.0	@	359,480	-
5 bed House	0.0	@	466,400	-
1 bed Flat	0.0	@	168,080	-
2 bed Flat	0.0	@	212,080	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	415,720	-
3 bed House	0.0	@	428,640	-
4 bed House	0.0	@	620,920	-
5 bed House	0.0	@	805,600	-
1 bed Flat	0.0	@	290,320	-
2 bed Flat	0.0	@	366,320	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**2,299,720**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**2,299,720**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(1,848)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)				391 sqm	385.00 £ psm			(150,581)
CIL analysis:				6.55% % of GDV	37,645 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			4 units @	3,253 per unit			(13,012)
	Sub-total						(13,012)	
S106 analysis:	146,385 £ per ha			0.57% % of GDV	3,253 £ per unit (total units)			
AH Commuted Sum				362 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.09 ha @	123,555 £ per ha (if brownfield)			(10,983)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			4 units @	0 per unit			-
	Sub-total						-	
Infra. Costs analysis:	- £ per ha			0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				70 sqm @	1,555 psm			(108,850)
3 bed House				262 sqm @	1,555 psm			(407,721)
4 bed House				30 sqm @	1,555 psm			(46,277)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				- sqm @	1,757 psm			-
2 bed Flat				- sqm @	1,757 psm			-
3 bed Flat			362	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		3	50% units @		18 sqm @	444 psm		(11,040)
Garages for 4B House (Mrkt only)		0	100% units @		18 sqm @	444 psm		(1,920)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			29					
External works				575,808 @	15.0%			(86,371)
Ext. Works analysis:					21,593 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				4 units @	394 £ per unit			(1,576)
M4(2) Category 2 Housing	Aff units	-	units @		100.0% @	625 £ per unit		-
M4(2) Category 2 Housing	OMS units	4	units @		100.0% @	625 £ per unit		(2,500)
M4(2) Category 2 Flats	Aff units	-	units @		100.0% @	1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units	-	units @		100.0% @	1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units	-	units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Housing	OMS units	4	units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Flats	Aff units	-	units @		0.0% @	9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units	-	units @		0.0% @	9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses	4	units @			7,087 £ per unit		(28,348)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			0 base cost		-
EV Charging Points - Houses		4	units @			0 £ per unit		-
EV Charging Points - Flats		-	units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency		4	units @			350 £ per unit		(1,400)
	Sub-total						(33,824)	
Policy Costs analysis:	(design costs only)				8,456 £ per unit (total units)			
Contingency (on construction)				706,985 @	5.0%			(35,349)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

Professional Fees	706,985	@	6.5%			(45,954)
Disposal Costs -						
OMS Marketing and Promotion	2,299,720	OMS @	3.00%	17,248	£ per unit	(68,992)
Residential Sales Agent Costs	2,299,720	OMS @	1.00%	5,749	£ per unit	(22,997)
Residential Sales Legal Costs	2,299,720	OMS @	0.25%	1,437	£ per unit	(5,749)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:				26,935	£ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604%	pcm		(4,848)
Developers Profit -						
Profit on OMS	2,299,720		17.50%			(402,451)
Margin on AH	0		6.00%	on AH values		-
Profit analysis:	2,299,720		17.50%	blended GDV	(402,451)	
	1,076,316		37.39%	on costs	(402,451)	
TOTAL COSTS						**(1,478,767)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						820,953
SDLT	820,953	@	HMRC formula			(30,548)
Acquisition Agent fees	820,953	@	1.0%			(8,210)
Acquisition Legal fees	820,953	@	0.5%			(4,105)
Interest on Land	820,953	@	7.50%			(61,571)
Residual Land Value						**716,519**
RLV analysis: 179,130 £ per plot	8,060,844	£ per ha (net)	3,262,179	£ per acre (net)		
	8,060,844	£ per ha (gross)	3,262,179	£ per acre (gross)		
			31.16%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.09	ha (net)	0.22	acres (net)		
Net to Gross ratio	100%					
Site Area (gross)	0.09	ha (gross)	0.22	acres (gross)		
Density analysis:	4,072	sqm/ha (net)	17,738	sqft/ac (net)		
	45	dph (gross)				
Benchmark Land Value (net) 63,148 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)		**252,591**
BLV analysis:	2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**5,219,194** £ per ha (net)	**2,112,179** £ per acre (net)	**463,928**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	2,550,876	1,866,603	1,181,546	494,737	(199,380)	(949,487)	(1,859,503)
	160.00	2,458,551	1,783,410	1,107,388	429,511	(258,096)	(1,005,174)	(2,069,641)
CIL £ psm	170.00	2,443,164	1,769,545	1,095,029	418,640	(267,906)	(1,014,539)	(2,125,600)
385.00	180.00	2,427,776	1,755,679	1,082,669	407,768	(277,715)	(1,023,903)	(2,181,560)
	190.00	2,412,389	1,741,814	1,070,310	396,897	(287,525)	(1,033,268)	(2,237,519)
	200.00	2,397,001	1,727,948	1,057,950	386,025	(297,335)	(1,042,633)	(2,293,478)
	210.00	2,381,614	1,714,083	1,045,590	375,153	(307,149)	(1,051,998)	(2,349,437)
	220.00	2,366,226	1,700,218	1,033,231	364,282	(316,988)	(1,061,363)	(2,405,397)
	230.00	2,350,839	1,686,352	1,020,871	353,389	(326,827)	(1,070,727)	(2,461,356)
	240.00	2,335,451	1,672,487	1,008,511	342,495	(336,666)	(1,080,132)	(2,517,315)
	250.00	2,320,064	1,658,609	996,152	331,602	(346,505)	(1,089,553)	(2,573,274)
	260.00	2,304,676	1,644,725	983,792	320,708	(356,344)	(1,098,975)	(2,629,233)
	270.00	2,289,289	1,630,841	971,418	309,814	(366,210)	(1,108,396)	(2,685,193)
	280.00	2,273,901	1,616,957	959,038	298,921	(376,080)	(1,117,817)	(2,741,152)
	290.00	2,258,514	1,603,073	946,659	288,027	(385,949)	(1,127,239)	(2,797,111)
	300.00	2,243,127	1,589,189	934,279	277,133	(395,819)	(1,136,660)	(2,853,070)
	310.00	2,227,724	1,575,305	921,899	266,240	(405,690)	(1,146,082)	(2,909,029)
	320.00	2,212,318	1,561,421	909,520	255,346	(415,592)	(1,156,047)	(2,964,989)
	330.00	2,196,912	1,547,537	897,140	244,439	(425,494)	(1,166,456)	(3,020,948)
	340.00	2,181,506	1,533,653	884,761	233,521	(435,396)	(1,176,872)	(3,076,907)
	350.00	2,166,100	1,519,769	872,381	222,604	(445,297)	(1,187,288)	(3,132,866)
	360.00	2,150,694	1,505,885	860,001	211,687	(455,220)	(1,197,704)	(3,188,825)
	370.00	2,135,288	1,492,001	847,622	200,770	(465,155)	(1,208,120)	(3,244,785)
	380.00	2,119,882	1,478,117	835,242	189,852	(475,091)	(1,218,535)	(3,300,744)
	390.00	2,104,476	1,464,233	822,863	178,935	(485,026)	(1,228,951)	(3,356,703)
	400.00	2,089,070	1,450,349	810,483	168,018	(494,979)	(1,239,367)	(3,412,662)

TABLE 2

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	3,180	2,113,329	1,472,327	830,208	185,558	(478,822)	(1,222,188)	(3,318,279)
	3,190	2,113,171	1,472,169	830,050	185,399	(478,991)	(1,222,401)	(3,319,710)
Site Specific S106	3,200	2,113,014	1,472,011	829,891	185,239	(479,161)	(1,222,614)	(3,321,140)
3,253	3,210	2,112,856	1,471,853	829,733	185,079	(479,330)	(1,222,827)	(3,322,571)
	3,220	2,112,699	1,471,695	829,575	184,920	(479,499)	(1,223,040)	(3,324,002)
	3,230	2,112,541	1,471,538	829,416	184,760	(479,669)	(1,223,253)	(3,325,433)
	3,240	2,112,384	1,471,380	829,258	184,601	(479,838)	(1,223,466)	(3,326,863)
	3,250	2,112,226	1,471,222	829,100	184,441	(480,007)	(1,223,679)	(3,328,294)
	3,260	2,112,069	1,471,064	828,942	184,282	(480,177)	(1,223,892)	(3,329,725)
	3,270	2,111,911	1,470,907	828,783	184,122	(480,346)	(1,224,105)	(3,331,156)
	3,280	2,111,753	1,470,749	828,625	183,963	(480,516)	(1,224,319)	(3,332,586)
	3,290	2,111,596	1,470,591	828,467	183,803	(480,685)	(1,224,532)	(3,334,017)
	3,300	2,111,438	1,470,433	828,309	183,644	(480,854)	(1,224,745)	(3,335,448)
	3,310	2,111,281	1,470,276	828,150	183,484	(481,024)	(1,224,958)	(3,336,879)
	3,320	2,111,123	1,470,118	827,992	183,325	(481,193)	(1,225,171)	(3,338,309)

TABLE 3

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	2,337,288	1,673,773	1,009,140	341,970	(340,281)	(1,098,008)	(3,224,021)
	16.0%	2,247,244	1,592,734	937,105	278,939	(396,192)	(1,145,647)	(3,265,902)
Profit	17.0%	2,157,201	1,511,695	865,070	215,909	(452,103)	(1,197,568)	(3,307,783)
17.5%	18.0%	2,067,157	1,430,655	793,035	152,878	(508,014)	(1,249,919)	(3,349,664)
	19.0%	1,977,113	1,349,616	721,000	89,848	(564,720)	(1,302,270)	(3,391,545)
	20.0%	1,887,070	1,268,577	648,965	26,817	(621,887)	(1,354,621)	(3,433,425)

TABLE 4

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	500,000	2,762,179	2,121,175	1,479,052	834,394	169,942	(573,743)	(2,678,723)
	600,000	2,662,179	2,021,175	1,379,052	734,394	69,942	(673,743)	(2,778,723)
BLV (£ per acre)	700,000	2,562,179	1,921,175	1,279,052	634,394	(30,058)	(773,743)	(2,878,723)
1,150,000	800,000	2,462,179	1,821,175	1,179,052	534,394	(130,058)	(873,743)	(2,978,723)
	900,000	2,362,179	1,721,175	1,079,052	434,394	(230,058)	(973,743)	(3,078,723)
	1,000,000	2,262,179	1,621,175	979,052	334,394	(330,058)	(1,073,743)	(3,178,723)
	1,100,000	2,162,179	1,521,175	879,052	234,394	(430,058)	(1,173,743)	(3,278,723)
	1,200,000	2,062,179	1,421,175	779,052	134,394	(530,058)	(1,273,743)	(3,378,723)
	1,300,000	1,962,179	1,321,175	679,052	34,394	(630,058)	(1,373,743)	(3,478,723)
	1,400,000	1,862,179	1,221,175	579,052	(65,606)	(730,058)	(1,473,743)	(3,578,723)
	1,500,000	1,762,179	1,121,175	479,052	(165,606)	(830,058)	(1,573,743)	(3,678,723)
	1,600,000	1,662,179	1,021,175	379,052	(265,606)	(930,058)	(1,673,743)	(3,778,723)
	1,700,000	1,562,179	921,175	279,052	(365,606)	(1,030,058)	(1,773,743)	(3,878,723)
	1,800,000	1,462,179	821,175	179,052	(465,606)	(1,130,058)	(1,873,743)	(3,978,723)
	1,900,000	1,362,179	721,175	79,052	(565,606)	(1,230,058)	(1,973,743)	(4,078,723)
	2,000,000	1,262,179	621,175	(20,948)	(665,606)	(1,330,058)	(2,073,743)	(4,178,723)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	1,376,082	877,460	377,889	(123,762)	(641,641)	(1,223,658)	(2,954,042)
	37	1,523,301	996,203	468,134	(62,126)	(609,317)	(1,223,675)	(3,028,978)
Density (dph)	39	1,670,520	1,114,946	558,364	(496)	(576,994)	(1,223,692)	(3,103,914)
45.0	41	1,817,740	1,233,689	648,594	61,134	(544,673)	(1,223,709)	(3,178,851)
	43	1,964,959	1,352,432	738,823	122,764	(512,365)	(1,223,726)	(3,253,787)
	45	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	47	2,259,398	1,589,918	919,282	246,023	(447,751)	(1,223,760)	(3,403,660)
	49	2,406,618	1,708,661	1,009,511	307,653	(415,444)	(1,223,777)	(3,478,596)
	51	2,553,837	1,827,404	1,099,741	369,283	(383,137)	(1,223,795)	(3,553,532)
	53	2,701,057	1,946,146	1,189,970	430,913	(350,830)	(1,223,812)	(3,628,469)
	55	2,848,276	2,064,889	1,280,200	492,543	(318,523)	(1,223,829)	(3,703,405)

TABLE 6

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	2,169,174	1,528,259	886,336	242,169	(418,746)	(1,146,763)	(2,809,163)
	100%	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
Build Cost	102%	2,055,183	1,414,091	771,720	126,552	(542,025)	(1,301,428)	(3,848,284)
100%	104%	1,998,188	1,356,945	714,325	68,632	(605,509)	(1,379,502)	(4,367,844)
(105% = 5% increase)	106%	1,941,193	1,299,765	656,930	10,562	(669,524)	(1,457,970)	(4,887,404)
	108%	1,884,169	1,242,585	599,428	(47,620)	(734,173)	(1,536,838)	(5,406,965)
	110%	1,827,085	1,185,406	541,915	(105,935)	(799,654)	(1,616,111)	(5,926,525)
	112%	1,770,002	1,128,128	484,318	(165,840)	(866,172)	(1,695,843)	(6,446,085)
	114%	1,712,918	1,070,844	426,677	(226,538)	(934,034)	(1,776,008)	(6,965,646)
	116%	1,655,834	1,013,561	368,949	(287,446)	(1,003,385)	(1,856,591)	(7,485,206)
	118%	1,598,694	956,196	311,173	(348,590)	(1,073,032)	(1,937,599)	(8,004,766)
	120%	1,541,514	898,801	253,274	(410,034)	(1,143,012)	(2,019,036)	(8,524,327)

TABLE 7

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	696,536	193,692	(320,176)	(869,051)	(1,504,814)	(3,927,147)	(9,213,836)
	82%	838,499	322,062	(200,575)	(756,137)	(1,389,570)	(3,191,507)	(8,625,325)
Market Values	84%	980,288	450,229	(82,913)	(645,423)	(1,275,238)	(2,455,868)	(8,036,814)
100%	86%	1,122,012	578,209	31,796	(536,150)	(1,161,766)	(1,903,684)	(7,448,302)
(105% = 5% increase)	88%	1,263,626	706,031	146,213	(430,086)	(1,058,255)	(1,803,929)	(6,859,791)
	90%	1,405,210	833,776	260,389	(324,898)	(956,540)	(1,705,231)	(6,271,280)
	92%	1,546,669	961,386	374,370	(220,241)	(857,487)	(1,607,402)	(5,682,769)
	94%	1,688,128	1,088,946	488,204	(116,232)	(760,878)	(1,510,366)	(5,094,257)
	96%	1,829,533	1,216,399	601,939	(15,801)	(665,891)	(1,414,111)	(4,505,746)
	98%	1,970,856	1,343,851	715,527	84,393	(572,012)	(1,318,606)	(3,917,235)
	100%	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	102%	2,253,502	1,598,488	942,484	284,242	(389,635)	(1,131,330)	(2,740,212)
	104%	2,394,747	1,725,801	1,055,880	383,947	(299,678)	(1,046,065)	(2,151,701)
	106%	2,535,955	1,853,011	1,169,171	483,519	(210,060)	(961,313)	(1,869,731)
	108%	2,677,162	1,980,201	1,282,462	583,037	(120,834)	(878,541)	(1,790,021)
	110%	2,818,369	2,107,392	1,395,681	682,426	(34,745)	(797,614)	(1,710,985)
	112%	2,959,576	2,234,583	1,508,848	781,793	51,167	(717,969)	(1,632,553)
	114%	3,100,739	2,361,697	1,622,015	881,045	136,937	(639,256)	(1,554,668)
	116%	3,241,850	2,488,783	1,735,165	980,298	222,552	(561,245)	(1,477,298)
	118%	3,382,961	2,615,870	1,848,224	1,079,459	308,063	(484,747)	(1,400,409)
	120%	3,524,071	2,742,956	1,961,282	1,178,589	393,515	(409,371)	(1,323,970)

TABLE 8

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	350	2,112,954	1,471,951	829,831	185,179	(479,223)	(1,222,691)	(3,321,660)
	360	2,112,778	1,471,775	829,654	185,001	(479,413)	(1,222,931)	(3,323,265)
BNG (£ per unit)	370	2,112,602	1,471,598	829,477	184,822	(479,603)	(1,223,170)	(3,324,871)
394	380	2,112,425	1,471,422	829,300	184,644	(479,793)	(1,223,409)	(3,326,476)
	390	2,112,249	1,471,245	829,123	184,465	(479,982)	(1,223,648)	(3,328,081)
	400	2,112,073	1,471,069	828,946	184,287	(480,172)	(1,223,887)	(3,329,687)
	410	2,111,897	1,470,893	828,769	184,108	(480,362)	(1,224,126)	(3,331,292)
	420	2,111,721	1,470,716	828,592	183,929	(480,552)	(1,224,365)	(3,332,897)
	430	2,111,545	1,470,540	828,415	183,751	(480,742)	(1,224,604)	(3,334,503)
	440	2,111,369	1,470,363	828,238	183,572	(480,931)	(1,224,843)	(3,336,108)
	450	2,111,193	1,470,187	828,061	183,394	(481,121)	(1,225,082)	(3,337,714)

TABLE 9

Balance (RLV - BLV £ per acre (n))	2,112,179	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	10,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
Grant (£ per unit)	15,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
-	20,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	25,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	30,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	35,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	40,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	45,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	50,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)
	55,000	2,112,179	1,471,175	829,052	184,394	(480,058)	(1,223,743)	(3,328,723)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies E to H_v0.2

Appraisal Ref: F (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:			
	Social Rent:		0.0%	% Rented
	First Homes:			
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	% of total (>10% First Homes PPG 023)
		100% 0.0%		
CIL Rate (£ psm)		278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.0	25.0%	0.0	25%	1.0
3 bed House	69.0%	2.8	69.0%	0.0	69%	2.8
4 bed House	6.0%	0.2	6.0%	0.0	6%	0.2
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	70	753	0	0	70	753
3 bed House	262	2,822	0	0	262	2,822
4 bed House	30	320	0	0	30	320
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	362	3,896	0	0	362	3,896

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	403,200
3 bed House	460,600	4,848	450	1,271,256
4 bed House	573,400	4,624	430	137,616
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				1,812,072

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.0	@	403,200	403,200
3 bed House	2.8	@	460,600	1,271,256
4 bed House	0.2	@	573,400	137,616
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	4.0			1,812,072
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	241,920	-
3 bed House	0.0	@	276,360	-
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,408	-
3 bed House	0.0	@	202,664	-
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	306,432	-
3 bed House	0.0	@	350,056	-
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**1,812,072**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**1,812,072**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(1,848)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				391	sqm	278.00	£ psm		(108,731)
CIL analysis:				6.00%	% of GDV	27,183	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			4	units @	3,253	per unit		(13,012)
	Sub-total							(13,012)	
S106 analysis:		146,385	£ per ha	0.72%	% of GDV	3,253	£ per unit (total units)		
AH Commuted Sum				362	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.09	ha @	123,555	£ per ha (if brownfield)		(10,983)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			4	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				70	sqm @	1,555	psm		(108,850)
3 bed House				262	sqm @	1,555	psm		(407,721)
4 bed House				30	sqm @	1,555	psm		(46,277)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			362	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(11,040)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444	psm	(1,920)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			29						
External works				575,808	@	15.0%			(86,371)
Ext. Works analysis:						21,593	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				4	units @	394	£ per unit		(1,576)
M4(2) Category 2 Housing	Aff units		-	units @		100.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units		4	units @		100.0% @	625	£ per unit	(2,500)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		4	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		4	units @			7,087	£ per unit	(28,348)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			4	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			4	units @			350	£ per unit	(1,400)
	Sub-total							(33,824)	
Policy Costs analysis:	(design costs only)					8,456	£ per unit (total units)		
Contingency (on construction)				706,985	@	5.0%			(35,349)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

Professional Fees	706,985	@	6.5%			(45,954)
Disposal Costs -						
OMS Marketing and Promotion	1,812,072	OMS @	3.00%	13,591	£ per unit	(54,362)
Residential Sales Agent Costs	1,812,072	OMS @	1.00%	4,530	£ per unit	(18,121)
Residential Sales Legal Costs	1,812,072	OMS @	0.25%	1,133	£ per unit	(4,530)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:				21,753	£ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm			(6,149)
Developers Profit -						
Profit on OMS	1,812,072		17.50%			(317,113)
Margin on AH	0		6.00%	on AH values		-
Profit analysis:	1,812,072		17.50%	blended GDV	(317,113)	
	1,015,042		31.24%	on costs	(317,113)	
TOTAL COSTS						**(1,332,155)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						479,917
SDLT	479,917	@	HMRC formula			(13,496)
Acquisition Agent fees	479,917	@	1.0%			(4,799)
Acquisition Legal fees	479,917	@	0.5%			(2,400)
Interest on Land	479,917	@	7.50%			(35,994)
Residual Land Value						**423,229**
RLV analysis: 105,807 £ per plot	4,761,324	£ per ha (net)	1,926,881	£ per acre (net)		
	4,761,324	£ per ha (gross)	1,926,881	£ per acre (gross)		
			23.36%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.09	ha (net)	0.22	acres (net)		
Net to Gross ratio	100%					
Site Area (gross)	0.09	ha (gross)	0.22	acres (gross)		
Density analysis:	4,072	sqm/ha (net)	17,738	sqft/ac (net)		
	45	dph (gross)				
Benchmark Land Value (net) 55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)		**221,402**
BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**2,270,556** £ per ha (net)	**918,881** £ per acre (net)	**201,827**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	1,194,182	657,533	118,204	(445,876)	(1,071,741)	(2,234,700)	(7,831,479)
	160.00	1,101,481	573,683	42,956	(517,872)	(1,147,012)	(2,654,394)	(8,167,235)
CIL £ psm	170.00	1,086,006	559,705	30,388	(529,951)	(1,159,586)	(2,724,343)	(8,223,194)
278.00	180.00	1,070,532	545,727	17,790	(542,029)	(1,172,161)	(2,794,292)	(8,279,153)
	190.00	1,055,057	531,749	4,783	(554,147)	(1,184,735)	(2,864,241)	(8,335,112)
	200.00	1,039,583	517,770	(8,224)	(566,276)	(1,197,372)	(2,934,191)	(8,391,071)
	210.00	1,024,108	503,763	(21,250)	(578,434)	(1,210,022)	(3,004,140)	(8,447,031)
	220.00	1,008,634	489,757	(34,292)	(590,616)	(1,222,673)	(3,074,089)	(8,502,990)
	230.00	993,159	475,751	(47,334)	(602,824)	(1,235,323)	(3,144,038)	(8,558,949)
	240.00	977,685	461,745	(60,376)	(615,060)	(1,247,974)	(3,213,987)	(8,614,908)
	250.00	962,210	447,739	(73,418)	(627,326)	(1,260,624)	(3,283,936)	(8,670,867)
	260.00	946,736	433,733	(86,484)	(639,618)	(1,273,275)	(3,353,885)	(8,726,827)
	270.00	931,261	419,726	(99,564)	(651,950)	(1,286,002)	(3,423,834)	(8,782,786)
	280.00	915,781	405,720	(112,643)	(664,300)	(1,298,729)	(3,493,783)	(8,838,745)
	290.00	900,280	391,686	(125,723)	(676,707)	(1,311,456)	(3,563,732)	(8,894,704)
	300.00	884,778	377,649	(138,809)	(689,136)	(1,324,183)	(3,633,681)	(8,950,664)
	310.00	869,276	363,613	(151,928)	(701,607)	(1,336,910)	(3,703,630)	(9,006,623)
	320.00	853,775	349,576	(165,046)	(714,127)	(1,349,637)	(3,773,579)	(9,062,582)
	330.00	838,273	335,540	(178,165)	(726,680)	(1,362,381)	(3,843,528)	(9,118,541)
	340.00	822,771	321,503	(191,288)	(739,280)	(1,375,185)	(3,913,477)	(9,174,500)
	350.00	807,270	307,467	(204,447)	(751,940)	(1,387,989)	(3,983,426)	(9,230,460)
	360.00	791,768	293,405	(217,607)	(764,645)	(1,400,793)	(4,053,375)	(9,286,419)
	370.00	776,267	279,337	(230,766)	(777,401)	(1,413,597)	(4,123,324)	(9,342,378)
	380.00	760,765	265,268	(243,943)	(790,214)	(1,426,401)	(4,193,273)	(9,398,337)
	390.00	745,236	251,199	(257,145)	(803,094)	(1,439,205)	(4,263,222)	(9,454,296)
	400.00	729,705	237,130	(270,347)	(816,043)	(1,452,047)	(4,333,171)	(9,510,256)

TABLE 2

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	3,180	920,037	409,683	(108,807)	(660,513)	(1,294,600)	(3,469,348)	(8,817,109)
	3,190	919,879	409,524	(108,974)	(660,693)	(1,294,817)	(3,470,779)	(8,818,540)
Site Specific S106	3,200	919,720	409,365	(109,141)	(660,874)	(1,295,033)	(3,472,210)	(8,819,970)
3,253	3,210	919,562	409,206	(109,308)	(661,054)	(1,295,250)	(3,473,641)	(8,821,401)
	3,220	919,404	409,047	(109,476)	(661,235)	(1,295,467)	(3,475,071)	(8,822,832)
	3,230	919,246	408,887	(109,643)	(661,415)	(1,295,684)	(3,476,502)	(8,824,263)
	3,240	919,087	408,728	(109,810)	(661,595)	(1,295,901)	(3,477,933)	(8,825,693)
	3,250	918,929	408,569	(109,977)	(661,776)	(1,296,118)	(3,479,364)	(8,827,124)
	3,260	918,770	408,410	(110,144)	(661,956)	(1,296,335)	(3,480,794)	(8,828,555)
	3,270	918,612	408,251	(110,312)	(662,137)	(1,296,552)	(3,482,225)	(8,829,986)
	3,280	918,453	408,092	(110,479)	(662,317)	(1,296,769)	(3,483,656)	(8,831,416)
	3,290	918,295	407,932	(110,646)	(662,498)	(1,296,986)	(3,485,087)	(8,832,847)
	3,300	918,136	407,773	(110,813)	(662,678)	(1,297,203)	(3,486,517)	(8,834,278)
	3,310	917,978	407,614	(110,980)	(662,858)	(1,297,420)	(3,487,948)	(8,835,709)
	3,320	917,819	407,455	(111,148)	(663,039)	(1,297,637)	(3,489,379)	(8,837,139)

TABLE 3

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	1,096,257	568,159	36,211	(530,448)	(1,172,433)	(3,376,667)	(8,745,053)
	16.0%	1,025,307	504,304	(21,917)	(583,001)	(1,221,933)	(3,417,918)	(8,778,053)
Profit	17.0%	954,357	440,449	(80,657)	(635,554)	(1,271,433)	(3,459,168)	(8,811,053)
17.5%	18.0%	883,406	376,594	(139,397)	(688,106)	(1,320,933)	(3,500,418)	(8,844,053)
	19.0%	812,456	312,739	(198,138)	(740,659)	(1,370,433)	(3,541,668)	(8,877,053)
	20.0%	741,506	248,883	(256,878)	(793,212)	(1,419,934)	(3,582,918)	(8,910,054)

TABLE 4

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	500,000	1,426,881	916,521	397,973	(153,830)	(788,183)	(2,971,793)	(8,319,553)
	600,000	1,326,881	816,521	297,973	(253,830)	(888,183)	(3,071,793)	(8,419,553)
BLV (£ per acre)	700,000	1,226,881	716,521	197,973	(353,830)	(988,183)	(3,171,793)	(8,519,553)
1,008,000	800,000	1,126,881	616,521	97,973	(453,830)	(1,088,183)	(3,271,793)	(8,619,553)
	900,000	1,026,881	516,521	(2,027)	(553,830)	(1,188,183)	(3,371,793)	(8,719,553)
	1,000,000	926,881	416,521	(102,027)	(653,830)	(1,288,183)	(3,471,793)	(8,819,553)
	1,100,000	826,881	316,521	(202,027)	(753,830)	(1,388,183)	(3,571,793)	(8,919,553)
	1,200,000	726,881	216,521	(302,027)	(853,830)	(1,488,183)	(3,671,793)	(9,019,553)
	1,300,000	626,881	116,521	(402,027)	(953,830)	(1,588,183)	(3,771,793)	(9,119,553)
	1,400,000	526,881	16,521	(502,027)	(1,053,830)	(1,688,183)	(3,871,793)	(9,219,553)
	1,500,000	426,881	(83,479)	(602,027)	(1,153,830)	(1,788,183)	(3,971,793)	(9,319,553)
	1,600,000	326,881	(183,479)	(702,027)	(1,253,830)	(1,888,183)	(4,071,793)	(9,419,553)
	1,700,000	226,881	(283,479)	(802,027)	(1,353,830)	(1,988,183)	(4,171,793)	(9,519,553)
	1,800,000	126,881	(383,479)	(902,027)	(1,453,830)	(2,088,183)	(4,271,793)	(9,619,553)
	1,900,000	26,881	(483,479)	(1,002,027)	(1,553,830)	(2,188,183)	(4,371,793)	(9,719,553)
	2,000,000	(73,119)	(583,479)	(1,102,027)	(1,653,830)	(2,288,183)	(4,471,793)	(9,819,553)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	479,264	82,128	(321,958)	(752,552)	(1,248,742)	(3,039,985)	(7,199,354)
	37	567,187	147,408	(279,564)	(734,405)	(1,258,230)	(3,127,946)	(7,524,994)
Density (dph)	39	655,111	212,688	(237,179)	(716,257)	(1,267,718)	(3,215,908)	(7,850,634)
45.0	41	743,034	277,969	(194,795)	(698,110)	(1,277,207)	(3,303,870)	(8,176,274)
	43	830,958	343,249	(152,411)	(679,963)	(1,286,695)	(3,391,831)	(8,501,913)
	45	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	47	1,006,792	473,788	(67,643)	(643,700)	(1,305,671)	(3,567,754)	(9,153,193)
	49	1,094,703	539,055	(25,259)	(625,569)	(1,315,160)	(3,655,716)	(9,478,833)
	51	1,182,614	604,322	17,125	(607,439)	(1,324,648)	(3,743,678)	(9,804,473)
	53	1,270,525	669,589	59,509	(589,309)	(1,334,136)	(3,831,639)	(10,130,113)
	55	1,358,435	734,856	101,893	(571,178)	(1,343,624)	(3,919,601)	(10,455,753)

TABLE 6

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	976,165	466,162	(49,504)	(596,673)	(1,217,742)	(2,960,232)	(8,307,993)
	100%	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
Build Cost	102%	861,487	350,754	(170,752)	(728,002)	(1,375,054)	(3,999,353)	(9,347,114)
100%	104%	804,092	292,933	(231,702)	(795,506)	(1,454,359)	(4,518,913)	(9,866,674)
(105% = 5% increase)	106%	746,640	235,014	(292,956)	(864,657)	(1,534,105)	(5,038,474)	(10,386,234)
	108%	689,126	176,966	(354,508)	(934,280)	(1,614,319)	(5,558,034)	(10,905,795)
	110%	631,581	118,812	(417,141)	(1,004,259)	(1,694,996)	(6,077,594)	(11,425,355)
	112%	573,940	60,529	(480,957)	(1,081,182)	(1,776,128)	(6,597,155)	(11,944,915)
	114%	516,262	1,515	(545,339)	(1,158,802)	(1,857,719)	(7,116,715)	(12,464,476)
	116%	458,486	(59,141)	(610,451)	(1,236,754)	(2,288,515)	(7,636,275)	(12,984,036)
	118%	400,638	(120,004)	(676,441)	(1,315,058)	(2,808,075)	(8,155,836)	(13,503,596)
	120%	342,720	(181,098)	(743,557)	(1,393,820)	(3,327,636)	(8,675,396)	(14,023,157)

TABLE 7

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	(215,203)	(648,609)	(1,130,379)	(1,672,738)	(5,087,824)	(9,276,286)	(13,464,747)
	82%	(97,232)	(535,892)	(1,011,217)	(1,563,808)	(4,392,244)	(8,696,636)	(13,001,028)
Market Values	84%	20,164	(424,825)	(903,388)	(1,455,937)	(3,696,665)	(8,116,987)	(12,537,309)
100%	86%	133,223	(316,491)	(796,784)	(1,349,058)	(3,001,086)	(7,537,338)	(12,073,589)
(105% = 5% increase)	88%	245,992	(209,768)	(693,331)	(1,243,139)	(2,305,507)	(6,957,688)	(11,609,870)
	90%	358,521	(103,630)	(592,318)	(1,138,021)	(1,759,710)	(6,378,039)	(11,146,150)
	92%	470,854	2,088	(492,919)	(1,033,659)	(1,665,341)	(5,798,390)	(10,682,431)
	94%	583,041	104,451	(394,625)	(937,027)	(1,571,862)	(5,218,741)	(10,218,712)
	96%	695,088	205,996	(299,098)	(843,312)	(1,479,254)	(4,639,091)	(9,754,992)
	98%	807,004	307,338	(204,333)	(751,364)	(1,387,374)	(4,059,442)	(9,291,273)
	100%	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	102%	1,030,605	509,531	(16,049)	(573,921)	(1,205,644)	(2,900,143)	(8,363,834)
	104%	1,142,328	610,429	75,668	(487,139)	(1,115,717)	(2,320,494)	(7,900,114)
	106%	1,253,937	711,266	165,988	(401,169)	(1,026,364)	(1,768,123)	(7,436,395)
	108%	1,365,522	811,956	256,121	(317,381)	(943,889)	(1,689,305)	(6,972,676)
	110%	1,477,091	912,634	346,104	(234,385)	(863,520)	(1,611,114)	(6,508,956)
	112%	1,588,554	1,013,185	435,974	(151,733)	(784,057)	(1,533,517)	(6,045,237)
	114%	1,700,017	1,113,736	525,761	(69,393)	(706,609)	(1,456,480)	(5,581,517)
	116%	1,811,480	1,214,201	615,408	12,709	(630,589)	(1,379,973)	(5,117,798)
	118%	1,922,872	1,314,628	705,030	92,061	(555,595)	(1,303,962)	(4,654,078)
	120%	2,034,229	1,415,054	794,531	171,063	(481,358)	(1,228,417)	(4,190,359)

TABLE 8

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	350	919,660	409,305	(109,203)	(660,939)	(1,295,112)	(3,472,729)	(8,820,490)
	360	919,483	409,127	(109,391)	(661,142)	(1,295,356)	(3,474,334)	(8,822,095)
BNG (£ per unit)	370	919,306	408,949	(109,578)	(661,344)	(1,295,599)	(3,475,940)	(8,823,700)
394	380	919,129	408,771	(109,765)	(661,547)	(1,295,842)	(3,477,545)	(8,825,306)
	390	918,952	408,593	(109,952)	(661,749)	(1,296,086)	(3,479,151)	(8,826,911)
	400	918,775	408,415	(110,140)	(661,951)	(1,296,329)	(3,480,756)	(8,828,517)
	410	918,598	408,236	(110,327)	(662,154)	(1,296,573)	(3,482,361)	(8,830,122)
	420	918,420	408,058	(110,514)	(662,356)	(1,296,816)	(3,483,967)	(8,831,727)
	430	918,243	407,880	(110,702)	(662,559)	(1,297,059)	(3,485,572)	(8,833,333)
	440	918,066	407,702	(110,889)	(662,761)	(1,297,303)	(3,487,178)	(8,834,938)
	450	917,888	407,524	(111,076)	(662,963)	(1,297,546)	(3,488,783)	(8,836,543)

TABLE 9

Balance (RLV - BLV £ per acre (n))	918,881	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	10,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
Grant (£ per unit)	15,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
-	20,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	25,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	30,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	35,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	40,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	45,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	50,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)
	55,000	918,881	408,521	(110,027)	(661,830)	(1,296,183)	(3,479,793)	(8,827,553)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies E to H_v0.2

Appraisal Ref: G (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:			
	Social Rent:		0.0%	% Rented
	First Homes:			
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	% of total (>10% First Homes PPG 023)
		100% 0.0%		
CIL Rate (£ psm)		381.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
3 bed House	70.0%	2.8	70.0%	0.0	70%	2.8
4 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	42	452	0	0	42	452
3 bed House	266	2,863	0	0	266	2,863
4 bed House	74	801	0	0	74	801
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	382	4,116	0	0	382	4,116

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	241,920
3 bed House	460,600	4,848	450	1,289,680
4 bed House	573,400	4,624	430	344,040
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				1,875,640

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.6	@	403,200	241,920
3 bed House	2.8	@	460,600	1,289,680
4 bed House	0.6	@	573,400	344,040
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	4.0			1,875,640
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	241,920	-
3 bed House	0.0	@	276,360	-
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,408	-
3 bed House	0.0	@	202,664	-
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	306,432	-
3 bed House	0.0	@	350,056	-
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**1,875,640**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**1,875,640**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(1,848)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)				418 sqm	381.00 £ psm			(159,410)
CIL analysis:				8.50% % of GDV	39,853 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			4 units @	3,253 per unit			(13,012)
	Sub-total						(13,012)	
S106 analysis:		146,385 £ per ha		0.69% % of GDV	3,253 £ per unit (total units)			
AH Commuted Sum				382 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.09 ha @	123,555 £ per ha (if brownfield)			(10,983)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		4 units @		0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				42 sqm @	1,555 psm			(65,310)
3 bed House				266 sqm @	1,555 psm			(413,630)
4 bed House				74 sqm @	1,555 psm			(115,692)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				- sqm @	1,757 psm			-
2 bed Flat				- sqm @	1,757 psm			-
3 bed Flat			382	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		3	50% units @		18 sqm @	444 psm		(11,200)
Garages for 4B House (Mrkt only)		1	100% units @		18 sqm @	444 psm		(4,800)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			36					
External works				610,632 @	15.0%			(91,595)
Ext. Works analysis:					22,899 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				4 units @	394 £ per unit			(1,576)
M4(2) Category 2 Housing	Aff units		- units @		100.0% @	625 £ per unit		-
M4(2) Category 2 Housing	OMS units		4 units @		100.0% @	625 £ per unit		(2,500)
M4(2) Category 2 Flats	Aff units		- units @		100.0% @	1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units		- units @		100.0% @	1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units		- units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Housing	OMS units		4 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Flats	Aff units		- units @		0.0% @	9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units		- units @		0.0% @	9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses		4 units @			7,087 £ per unit		(28,348)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			0 base cost		-
EV Charging Points - Houses			4 units @			0 £ per unit		-
EV Charging Points - Flats			- units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			4 units @			350 £ per unit		(1,400)
	Sub-total						(33,824)	
Policy Costs analysis:	(design costs only)				8,456 £ per unit (total units)			
Contingency (on construction)				747,033 @	5.0%			(37,352)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

Professional Fees	747,033	@	6.5%			(48,557)
Disposal Costs -						
OMS Marketing and Promotion	1,875,640	OMS @	3.00%	14,067	£ per unit	(56,269)
Residential Sales Agent Costs	1,875,640	OMS @	1.00%	4,689	£ per unit	(18,756)
Residential Sales Legal Costs	1,875,640	OMS @	0.25%	1,172	£ per unit	(4,689)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:				22,429	£ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm			(7,126)
Developers Profit -						
Profit on OMS	1,875,640		17.50%			(328,237)
Margin on AH	0		6.00%	on AH values		-
Profit analysis:	1,875,640		17.50%	blended GDV	(328,237)	
	1,114,053		29.46%	on costs	(328,237)	
TOTAL COSTS						**(1,442,290)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						433,350
SDLT	433,350	@	HMRC formula			(11,167)
Acquisition Agent fees	433,350	@	1.0%			(4,333)
Acquisition Legal fees	433,350	@	0.5%			(2,167)
Interest on Land	433,350	@	7.50%			(32,501)
Residual Land Value						**383,181**
RLV analysis: 95,795 £ per plot	4,310,784	£ per ha (net)	1,744,550	£ per acre (net)		
	4,310,784	£ per ha (gross)	1,744,550	£ per acre (gross)		
			20.43%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.09	ha (net)	0.22	acres (net)		
Net to Gross ratio	100%					
Site Area (gross)	0.09	ha (gross)	0.22	acres (gross)		
Density analysis:	4,302	sqm/ha (net)	18,740	sqft/ac (net)		
	45	dph (gross)				
Benchmark Land Value (net) 55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)		**221,402**
BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**1,820,016** £ per ha (net)	**736,550** £ per acre (net)	**161,779**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	100.00	1,202,239	648,309	91,358	(494,761)	(1,155,134)	(2,803,917)	(8,580,250)
	160.00	1,102,966	558,576	10,400	(572,509)	(1,236,100)	(3,252,884)	(8,939,424)
CIL £ psm	170.00	1,086,412	543,593	(3,552)	(585,551)	(1,249,633)	(3,327,712)	(8,999,286)
381.00	180.00	1,069,858	528,610	(17,504)	(598,640)	(1,263,166)	(3,402,540)	(9,059,148)
	190.00	1,053,304	513,627	(31,456)	(611,747)	(1,276,699)	(3,477,368)	(9,119,011)
	200.00	1,036,751	498,644	(45,408)	(624,896)	(1,290,278)	(3,552,195)	(9,178,873)
	210.00	1,020,197	483,661	(59,391)	(638,077)	(1,303,892)	(3,627,023)	(9,238,735)
	220.00	1,003,643	468,678	(73,383)	(651,288)	(1,317,507)	(3,701,851)	(9,298,597)
	230.00	987,089	453,695	(87,374)	(664,554)	(1,331,122)	(3,776,679)	(9,358,460)
	240.00	970,518	438,689	(101,366)	(677,846)	(1,344,736)	(3,851,507)	(9,418,322)
	250.00	953,935	423,673	(115,378)	(691,187)	(1,358,351)	(3,926,335)	(9,478,184)
	260.00	937,353	408,658	(129,412)	(704,579)	(1,371,967)	(4,001,163)	(9,538,047)
	270.00	920,770	393,642	(143,445)	(718,012)	(1,385,664)	(4,075,990)	(9,597,909)
	280.00	904,187	378,627	(157,479)	(731,491)	(1,399,361)	(4,150,818)	(9,657,771)
	290.00	887,604	363,611	(171,537)	(745,040)	(1,413,058)	(4,225,646)	(9,717,633)
	300.00	871,021	348,595	(185,614)	(758,643)	(1,426,755)	(4,300,474)	(9,777,496)
	310.00	854,438	333,553	(199,692)	(772,303)	(1,440,452)	(4,375,302)	(9,837,358)
	320.00	837,856	318,503	(213,769)	(786,028)	(1,454,149)	(4,450,130)	(9,897,220)
	330.00	821,273	303,453	(227,891)	(799,822)	(1,467,887)	(4,524,957)	(9,957,082)
	340.00	804,668	288,403	(242,014)	(813,692)	(1,481,667)	(4,599,785)	(10,016,945)
	350.00	788,054	273,353	(256,137)	(827,643)	(1,495,447)	(4,674,613)	(10,076,807)
	360.00	771,440	258,302	(270,293)	(841,668)	(1,509,226)	(4,749,441)	(10,136,669)
	370.00	754,826	243,230	(284,464)	(855,693)	(1,523,006)	(4,824,269)	(10,196,532)
	380.00	738,212	228,143	(298,635)	(869,718)	(1,536,786)	(4,899,097)	(10,256,394)
	390.00	721,597	213,056	(312,837)	(883,743)	(1,550,568)	(4,973,924)	(10,316,256)
	400.00	704,983	197,969	(327,058)	(897,769)	(1,564,431)	(5,048,752)	(10,376,118)

TABLE 2

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	3,180	737,710	227,804	(298,816)	(869,722)	(1,536,561)	(4,896,135)	(10,251,936)
	3,190	737,551	227,644	(298,985)	(869,914)	(1,536,781)	(4,897,566)	(10,253,366)
Site Specific S106	3,200	737,392	227,483	(299,155)	(870,106)	(1,537,000)	(4,898,996)	(10,254,797)
3,253	3,210	737,233	227,323	(299,324)	(870,297)	(1,537,220)	(4,900,427)	(10,256,228)
	3,220	737,074	227,163	(299,493)	(870,489)	(1,537,439)	(4,901,858)	(10,257,659)
	3,230	736,916	227,003	(299,663)	(870,680)	(1,537,659)	(4,903,289)	(10,259,089)
	3,240	736,757	226,842	(299,832)	(870,872)	(1,537,879)	(4,904,719)	(10,260,520)
	3,250	736,598	226,682	(300,001)	(871,063)	(1,538,098)	(4,906,150)	(10,261,951)
	3,260	736,439	226,522	(300,171)	(871,255)	(1,538,318)	(4,907,581)	(10,263,382)
	3,270	736,280	226,362	(300,340)	(871,446)	(1,538,537)	(4,909,012)	(10,264,812)
	3,280	736,121	226,201	(300,509)	(871,638)	(1,538,757)	(4,910,442)	(10,266,243)
	3,290	735,963	226,041	(300,679)	(871,829)	(1,538,976)	(4,911,873)	(10,267,674)
	3,300	735,804	225,881	(300,848)	(872,021)	(1,539,196)	(4,913,304)	(10,269,104)
	3,310	735,645	225,721	(301,017)	(872,213)	(1,539,415)	(4,914,735)	(10,270,535)
	3,320	735,486	225,560	(301,187)	(872,404)	(1,539,635)	(4,916,165)	(10,271,966)

TABLE 3

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	15.0%	920,148	391,872	(148,050)	(735,130)	(1,410,072)	(4,799,836)	(10,176,986)
	16.0%	846,709	325,777	(208,851)	(789,526)	(1,461,309)	(4,842,534)	(10,211,143)
Profit	17.0%	773,270	259,682	(269,652)	(843,923)	(1,512,546)	(4,885,231)	(10,245,301)
17.5%	18.0%	699,831	193,586	(330,452)	(898,319)	(1,563,782)	(4,927,928)	(10,279,459)
	19.0%	626,391	127,491	(391,359)	(952,715)	(1,615,019)	(4,970,625)	(10,313,617)
	20.0%	552,952	61,396	(453,526)	(1,007,111)	(1,666,256)	(5,013,322)	(10,347,774)

TABLE 4

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	500,000	1,244,550	734,634	207,948	(363,121)	(1,030,164)	(4,398,579)	(9,754,380)
	600,000	1,144,550	634,634	107,948	(463,121)	(1,130,164)	(4,498,579)	(9,854,380)
BLV (£ per acre)	700,000	1,044,550	534,634	7,948	(563,121)	(1,230,164)	(4,598,579)	(9,954,380)
1,008,000	800,000	944,550	434,634	(92,052)	(663,121)	(1,330,164)	(4,698,579)	(10,054,380)
	900,000	844,550	334,634	(192,052)	(763,121)	(1,430,164)	(4,798,579)	(10,154,380)
	1,000,000	744,550	234,634	(292,052)	(863,121)	(1,530,164)	(4,898,579)	(10,254,380)
	1,100,000	644,550	134,634	(392,052)	(963,121)	(1,630,164)	(4,998,579)	(10,354,380)
	1,200,000	544,550	34,634	(492,052)	(1,063,121)	(1,730,164)	(5,098,579)	(10,454,380)
	1,300,000	444,550	(65,366)	(592,052)	(1,163,121)	(1,830,164)	(5,198,579)	(10,554,380)
	1,400,000	344,550	(165,366)	(692,052)	(1,263,121)	(1,930,164)	(5,298,579)	(10,654,380)
	1,500,000	244,550	(265,366)	(792,052)	(1,363,121)	(2,030,164)	(5,398,579)	(10,754,380)
	1,600,000	144,550	(365,366)	(892,052)	(1,463,121)	(2,130,164)	(5,498,579)	(10,854,380)
	1,700,000	44,550	(465,366)	(992,052)	(1,563,121)	(2,230,164)	(5,598,579)	(10,954,380)
	1,800,000	(55,450)	(565,366)	(1,092,052)	(1,663,121)	(2,330,164)	(5,698,579)	(11,054,380)
	1,900,000	(155,450)	(665,366)	(1,192,052)	(1,763,121)	(2,430,164)	(5,798,579)	(11,154,380)
	2,000,000	(255,450)	(765,366)	(1,292,052)	(1,863,121)	(2,530,164)	(5,898,579)	(11,254,380)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	337,386	(59,479)	(470,096)	(916,195)	(1,437,196)	(4,149,708)	(8,315,330)
	37	417,219	(2,257)	(436,085)	(907,181)	(1,457,375)	(4,301,082)	(8,704,740)
Density (dph)	39	497,052	54,966	(402,073)	(898,166)	(1,477,556)	(4,452,456)	(9,094,150)
45.0	41	576,884	112,189	(368,061)	(889,151)	(1,497,759)	(4,603,831)	(9,483,560)
	43	656,717	169,411	(334,050)	(880,136)	(1,517,961)	(4,755,205)	(9,872,970)
	45	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	47	816,383	283,857	(266,056)	(862,106)	(1,558,367)	(5,057,954)	(10,651,790)
	49	896,216	341,079	(232,060)	(853,091)	(1,578,569)	(5,209,328)	(11,041,200)
	51	976,049	398,302	(198,063)	(844,076)	(1,598,772)	(5,360,702)	(11,430,610)
	53	1,055,882	455,525	(164,067)	(835,061)	(1,618,975)	(5,512,077)	(11,820,020)
	55	1,135,715	512,747	(130,071)	(826,046)	(1,639,177)	(5,663,451)	(12,209,430)

TABLE 6

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	98%	797,312	287,887	(235,255)	(797,887)	(1,453,972)	(4,357,679)	(9,713,480)
	100%	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
Build Cost	102%	675,782	165,265	(365,251)	(944,752)	(1,622,835)	(5,455,479)	(10,811,280)
100%	104%	614,886	103,748	(431,890)	(1,019,762)	(1,707,991)	(6,004,380)	(11,360,180)
(105% = 5% increase)	106%	553,970	42,061	(499,571)	(1,101,496)	(1,793,638)	(6,553,280)	(11,909,080)
	108%	492,931	(21,141)	(567,950)	(1,183,611)	(1,879,782)	(7,102,180)	(12,457,980)
	110%	431,827	(85,376)	(637,202)	(1,266,090)	(2,295,279)	(7,651,080)	(13,006,880)
	112%	370,638	(149,872)	(707,577)	(1,348,939)	(2,844,179)	(8,199,980)	(13,555,780)
	114%	309,305	(214,642)	(779,397)	(1,432,165)	(3,393,079)	(8,748,880)	(14,104,680)
	116%	247,870	(279,738)	(852,730)	(1,515,892)	(3,941,979)	(9,297,780)	(14,653,581)
	118%	186,309	(345,237)	(926,325)	(1,600,002)	(4,490,879)	(9,846,680)	(15,202,481)
	120%	124,597	(411,764)	(1,000,257)	(1,684,501)	(5,039,779)	(10,395,580)	(15,751,381)

TABLE 7

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	80%	(455,374)	(905,066)	(1,418,230)	(2,594,748)	(6,750,581)	(10,906,415)	(15,062,248)
	82%	(329,450)	(780,785)	(1,292,628)	(1,848,354)	(6,030,601)	(10,306,431)	(14,582,261)
Market Values	84%	(206,244)	(660,269)	(1,168,151)	(1,734,345)	(5,310,621)	(9,706,448)	(14,102,275)
100%	86%	(83,863)	(542,820)	(1,044,612)	(1,621,514)	(4,590,641)	(9,106,464)	(13,622,288)
(105% = 5% increase)	88%	37,252	(427,314)	(929,701)	(1,509,781)	(3,870,660)	(8,506,481)	(13,142,301)
	90%	154,473	(314,744)	(818,854)	(1,398,977)	(3,150,680)	(7,906,497)	(12,662,314)
	92%	271,357	(203,962)	(710,489)	(1,289,138)	(2,430,700)	(7,306,514)	(12,182,327)
	94%	387,949	(93,858)	(605,072)	(1,180,158)	(1,828,834)	(6,706,530)	(11,702,340)
	96%	504,328	15,754	(501,567)	(1,071,936)	(1,731,092)	(6,106,546)	(11,222,354)
	98%	620,508	121,386	(399,377)	(968,348)	(1,634,191)	(5,506,563)	(10,742,367)
	100%	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	102%	852,502	331,641	(201,687)	(774,781)	(1,442,915)	(4,306,596)	(9,782,393)
	104%	968,304	436,451	(103,853)	(681,096)	(1,348,359)	(3,706,612)	(9,302,406)
	106%	1,084,055	541,108	(6,392)	(589,369)	(1,254,457)	(3,106,629)	(8,822,420)
	108%	1,199,698	645,656	88,299	(499,009)	(1,161,168)	(2,506,645)	(8,342,433)
	110%	1,315,326	750,036	181,909	(409,627)	(1,068,454)	(1,906,662)	(7,862,446)
	112%	1,430,826	854,359	275,321	(322,403)	(979,130)	(1,760,300)	(7,382,459)
	114%	1,546,326	958,581	368,574	(236,238)	(895,699)	(1,679,227)	(6,902,472)
	116%	1,661,786	1,062,753	461,677	(150,479)	(812,686)	(1,598,752)	(6,422,485)
	118%	1,777,159	1,166,831	554,645	(65,083)	(731,442)	(1,518,841)	(5,942,499)
	120%	1,892,532	1,270,909	647,544	20,005	(651,972)	(1,439,460)	(5,462,512)

TABLE 8

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	350	737,332	227,423	(299,217)	(870,175)	(1,537,080)	(4,899,516)	(10,255,316)
	360	737,154	227,244	(299,407)	(870,390)	(1,537,326)	(4,901,121)	(10,256,922)
BNG (£ per unit)	370	736,977	227,065	(299,597)	(870,605)	(1,537,573)	(4,902,727)	(10,258,527)
394	380	736,799	226,885	(299,786)	(870,820)	(1,537,819)	(4,904,332)	(10,260,132)
	390	736,621	226,706	(299,976)	(871,035)	(1,538,065)	(4,905,937)	(10,261,738)
	400	736,444	226,526	(300,166)	(871,250)	(1,538,312)	(4,907,543)	(10,263,343)
	410	736,266	226,347	(300,356)	(871,465)	(1,538,558)	(4,909,148)	(10,264,949)
	420	736,088	226,167	(300,546)	(871,680)	(1,538,805)	(4,910,753)	(10,266,554)
	430	735,910	225,988	(300,735)	(871,895)	(1,539,051)	(4,912,359)	(10,268,159)
	440	735,733	225,809	(300,925)	(872,109)	(1,539,297)	(4,913,964)	(10,269,765)
	450	735,555	225,629	(301,115)	(872,324)	(1,539,544)	(4,915,570)	(10,271,370)

TABLE 9

Balance (RLV - BLV £ per acre (n))	736,550	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	10,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
Grant (£ per unit)	15,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
-	20,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	25,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	30,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	35,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	40,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	45,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	50,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)
	55,000	736,550	226,634	(300,052)	(871,121)	(1,538,164)	(4,906,579)	(10,262,380)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies E to H_v0.2

Appraisal Ref: H (see Typologies Matrix)
Scheme Typology: VOWH Low Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		4 Units		
AH Policy requirement (% Target)		0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%		
AH tenure split %	Affordable Rent:			
	Social Rent:		0.0%	% Rented
	First Homes:			
	Other Intermediate (LCHO/Sub-Market etc.):		0.0%	% of total (>10% First Homes PPG 023)
		100% 0.0%		
CIL Rate (£ psm)		291.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
3 bed House	70.0%	2.8	70.0%	0.0	70%	2.8
4 bed House	15.0%	0.6	15.0%	0.0	15%	0.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.0	100.0%	0.0	100%	4.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	42	452	0	0	42	452
3 bed House	266	2,863	0	0	266	2,863
4 bed House	74	801	0	0	74	801
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	382	4,116	0	0	382	4,116

AH % by floor area: 0.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	177,120
3 bed House	357,200	3,760	349	1,000,160
4 bed House	427,000	3,444	320	256,200
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	0
2 bed Flat	187,200	2,674	248	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				1,433,480

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.6	@	295,200	177,120
3 bed House	2.8	@	357,200	1,000,160
4 bed House	0.6	@	427,000	256,200
5 bed House	0.0	@	554,200	-
1 bed Flat	0.0	@	186,200	-
2 bed Flat	0.0	@	187,200	-
3 bed Flat	0.0	@	0	-
	4.0			1,433,480
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,120	-
3 bed House	0.0	@	214,320	-
4 bed House	0.0	@	256,200	-
5 bed House	0.0	@	332,520	-
1 bed Flat	0.0	@	111,720	-
2 bed Flat	0.0	@	112,320	-
3 bed Flat	0.0	@	0	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	129,888	-
3 bed House	0.0	@	157,168	-
4 bed House	0.0	@	187,880	-
5 bed House	0.0	@	243,848	-
1 bed Flat	0.0	@	81,928	-
2 bed Flat	0.0	@	82,368	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	206,640	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	130,340	-
2 bed Flat	0.0	@	131,040	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	224,352	-
3 bed House	0.0	@	271,472	-
4 bed House	0.0	@	324,520	-
5 bed House	0.0	@	421,192	-
1 bed Flat	0.0	@	141,512	-
2 bed Flat	0.0	@	142,272	-
3 bed Flat	0.0	@	0	-
	0.0	0.0		-
Sub-total GDV Residential	**4**			**1,433,480**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				**1,433,480**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(1,848)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				418	sqm	291.00	£ psm		(121,754)
CIL analysis:				8.49%	% of GDV	30,439	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			4	units @	3,253	per unit		(13,012)
	Sub-total							(13,012)	
S106 analysis:		146,385	£ per ha	0.91%	% of GDV	3,253	£ per unit (total units)		
AH Commuted Sum				382	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.09	ha @	123,555	£ per ha (if brownfield)		(10,983)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			4	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				42	sqm @	1,555	psm		(65,310)
3 bed House				266	sqm @	1,555	psm		(413,630)
4 bed House				74	sqm @	1,555	psm		(115,692)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			382	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(11,200)
Garages for 4B House (Mrkt only)		1	100%	units @		18 sqm @	444	psm	(4,800)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			36						
External works				610,632	@	15.0%			(91,595)
Ext. Works analysis:						22,899	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				4	units @	394	£ per unit		(1,576)
M4(2) Category 2 Housing	Aff units		-	units @		100.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units		4	units @		100.0% @	625	£ per unit	(2,500)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		4	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		4	units @			7,087	£ per unit	(28,348)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			4	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			4	units @			350	£ per unit	(1,400)
	Sub-total							(33,824)	
Policy Costs analysis:	(design costs only)					8,456	£ per unit (total units)		
Contingency (on construction)				747,033	@	5.0%			(37,352)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology:		**VOWH Low Value Brownfield**		No Units:	**4**		
Site Typology:		Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:							

Professional Fees		747,033	@	6.5%			(48,557)
Disposal Costs -							
OMS Marketing and Promotion		1,433,480	OMS @	3.00%	10,751	£ per unit	(43,004)
Residential Sales Agent Costs		1,433,480	OMS @	1.00%	3,584	£ per unit	(14,335)
Residential Sales Legal Costs		1,433,480	OMS @	0.25%	896	£ per unit	(3,584)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
	Disposal Cost analysis:				17,731	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604%	pcm		(13,947)
Developers Profit -							
Profit on OMS		1,433,480		17.50%			(250,859)
Margin on AH		0		6.00%	on AH values		-
	Profit analysis:	1,433,480		17.50%	blended GDV	(250,859)	
		1,064,427		23.57%	on costs	(250,859)	
TOTAL COSTS							**(1,315,286)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							118,194
SDLT		118,194	@	HMRC formula			-
Acquisition Agent fees		118,194	@	1.0%			(1,182)
Acquisition Legal fees		118,194	@	0.5%			(591)
Interest on Land		118,194	@	7.50%			(8,865)
Residual Land Value							**107,557**
	RLV analysis:	26,889 £ per plot	1,210,012 £ per ha (net)		489,685 £ per acre (net)		
			1,210,012 £ per ha (gross)		489,685 £ per acre (gross)		
					7.50% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density			45.0	dph (net)			
Site Area (net)			0.09	ha (net)	0.22	acres (net)	
Net to Gross ratio			100%				
Site Area (gross)			0.09	ha (gross)	0.22	acres (gross)	
	Density analysis:		4,302	sqm/ha (net)	18,740	sqft/ac (net)	
			45	dph (gross)			
Benchmark Land Value (net)		48,322 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**193,287**
	BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(964,468)**	£ per ha (net)	**(390,315)** £ per acre (net)	**(85,730)**

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	(390,315)	0%	10%	20%	30%	40%	50%	60%
	100.00	(47,430)	(500,727)	(1,005,686)	(1,576,605)	(5,385,926)	(9,747,869)	(14,109,812)
	160.00	(153,120)	(603,459)	(1,113,566)	(1,675,263)	(5,924,687)	(10,196,836)	(14,468,985)
CIL £ psm	170.00	(170,831)	(620,860)	(1,131,610)	(1,757,297)	(6,014,480)	(10,271,664)	(14,528,848)
291.00	180.00	(188,545)	(638,355)	(1,149,654)	(1,862,056)	(6,104,274)	(10,346,492)	(14,588,710)
	190.00	(206,295)	(655,953)	(1,167,745)	(1,966,815)	(6,194,067)	(10,421,320)	(14,648,572)
	200.00	(224,071)	(673,668)	(1,185,898)	(2,071,574)	(6,283,861)	(10,496,147)	(14,708,434)
	210.00	(241,871)	(691,513)	(1,204,051)	(2,176,332)	(6,373,654)	(10,570,975)	(14,768,297)
	220.00	(259,739)	(709,487)	(1,222,204)	(2,281,091)	(6,463,447)	(10,645,803)	(14,828,159)
	230.00	(278,003)	(727,519)	(1,240,357)	(2,385,850)	(6,553,241)	(10,720,631)	(14,888,021)
	240.00	(296,315)	(745,551)	(1,258,557)	(2,490,609)	(6,643,034)	(10,795,459)	(14,947,884)
	250.00	(314,656)	(763,584)	(1,276,820)	(2,595,368)	(6,732,828)	(10,870,287)	(15,007,746)
	260.00	(333,040)	(781,616)	(1,295,082)	(2,700,127)	(6,822,621)	(10,945,115)	(15,067,608)
	270.00	(351,470)	(799,681)	(1,313,345)	(2,804,886)	(6,912,414)	(11,019,942)	(15,127,470)
	280.00	(369,929)	(817,822)	(1,331,608)	(2,909,645)	(7,002,208)	(11,094,770)	(15,187,333)
	290.00	(388,461)	(835,964)	(1,349,920)	(3,014,404)	(7,092,001)	(11,169,598)	(15,247,195)
	300.00	(407,029)	(854,105)	(1,368,293)	(3,119,163)	(7,181,795)	(11,244,426)	(15,307,057)
	310.00	(425,645)	(872,247)	(1,386,666)	(3,223,922)	(7,271,588)	(11,319,254)	(15,366,919)
	320.00	(444,338)	(891,436)	(1,405,039)	(3,328,681)	(7,361,381)	(11,394,082)	(15,426,782)
	330.00	(463,084)	(911,492)	(1,423,412)	(3,433,440)	(7,451,175)	(11,468,909)	(15,486,644)
	340.00	(481,890)	(931,548)	(1,441,842)	(3,538,199)	(7,540,968)	(11,543,737)	(15,546,506)
	350.00	(500,765)	(951,604)	(1,460,326)	(3,642,958)	(7,630,762)	(11,618,565)	(15,606,369)
	360.00	(519,729)	(971,660)	(1,478,810)	(3,747,717)	(7,720,555)	(11,693,393)	(15,666,231)
	370.00	(538,775)	(991,725)	(1,497,294)	(3,852,476)	(7,810,348)	(11,768,221)	(15,726,093)
	380.00	(557,907)	(1,011,902)	(1,515,778)	(3,957,235)	(7,900,142)	(11,843,049)	(15,785,955)
	390.00	(577,133)	(1,032,080)	(1,534,328)	(4,061,994)	(7,989,935)	(11,917,876)	(15,845,818)
	400.00	(596,463)	(1,052,257)	(1,552,924)	(4,166,753)	(8,079,729)	(11,992,704)	(15,905,680)

TABLE 2

Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	(390,315)	0%	10%	20%	30%	40%	50%	60%
	1,900	(366,357)	(811,705)	(1,322,168)	(2,831,301)	(6,907,401)	(10,983,501)	(15,059,602)
	2,000	(368,122)	(813,632)	(1,324,351)	(2,845,608)	(6,921,708)	(10,997,809)	(15,073,909)
Site Specific S106	2,100	(369,886)	(815,559)	(1,326,533)	(2,859,916)	(6,936,016)	(11,012,116)	(15,088,217)
3,253	2,200	(371,655)	(817,486)	(1,328,715)	(2,874,223)	(6,950,323)	(11,026,424)	(15,102,524)
	2,300	(373,427)	(819,413)	(1,330,898)	(2,888,530)	(6,964,631)	(11,040,731)	(15,116,831)
	2,400	(375,199)	(821,340)	(1,333,080)	(2,902,838)	(6,978,938)	(11,055,038)	(15,131,139)
	2,500	(376,971)	(823,267)	(1,335,263)	(2,917,145)	(6,993,246)	(11,069,346)	(15,145,446)
	2,600	(378,743)	(825,194)	(1,337,445)	(2,931,453)	(7,007,553)	(11,083,653)	(15,159,754)
	2,700	(380,515)	(827,121)	(1,339,628)	(2,945,760)	(7,021,860)	(11,097,961)	(15,174,061)
	2,800	(382,287)	(829,048)	(1,341,811)	(2,960,068)	(7,036,168)	(11,112,268)	(15,188,369)
	2,900	(384,059)	(830,975)	(1,344,007)	(2,974,375)	(7,050,475)	(11,126,576)	(15,202,676)
	3,000	(385,831)	(832,902)	(1,346,203)	(2,988,682)	(7,064,783)	(11,140,883)	(15,216,983)
	3,100	(387,603)	(834,830)	(1,348,398)	(3,002,990)	(7,079,090)	(11,155,190)	(15,231,291)
	3,200	(389,375)	(836,757)	(1,350,594)	(3,017,297)	(7,093,398)	(11,169,498)	(15,245,598)
	3,300	(391,148)	(838,684)	(1,352,790)	(3,031,605)	(7,107,705)	(11,183,805)	(15,259,906)

TABLE 3

Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	(390,315)	0%	10%	20%	30%	40%	50%	60%
	10.0%	48,216	(436,896)	(960,176)	(2,682,246)	(6,807,294)	(10,932,342)	(15,057,390)
	12.0%	(67,953)	(543,798)	(1,064,598)	(2,773,615)	(6,885,610)	(10,997,606)	(15,109,601)
Profit	14.0%	(184,122)	(650,700)	(1,169,019)	(2,864,984)	(6,963,927)	(11,062,869)	(15,161,812)
17.5%	16.0%	(301,230)	(757,602)	(1,273,441)	(2,956,353)	(7,042,243)	(11,128,133)	(15,214,023)
	18.0%	(420,010)	(864,503)	(1,377,863)	(3,047,722)	(7,120,560)	(11,193,397)	(15,266,234)
	20.0%	(538,789)	(980,445)	(1,482,285)	(3,139,092)	(7,198,876)	(11,258,660)	(15,318,445)

TABLE 4

Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	(390,315)	0%	10%	20%	30%	40%	50%	60%
	-	489,685	42,222	(471,758)	(2,144,880)	(6,220,981)	(10,297,081)	(14,373,181)
	100,000	389,685	(57,778)	(571,758)	(2,244,880)	(6,320,981)	(10,397,081)	(14,473,181)
BLV (£ per acre)	200,000	289,685	(157,778)	(671,758)	(2,344,880)	(6,420,981)	(10,497,081)	(14,573,181)
880,000	300,000	189,685	(257,778)	(771,758)	(2,444,880)	(6,520,981)	(10,597,081)	(14,673,181)
	400,000	89,685	(357,778)	(871,758)	(2,544,880)	(6,620,981)	(10,697,081)	(14,773,181)
	500,000	(10,315)	(457,778)	(971,758)	(2,644,880)	(6,720,981)	(10,797,081)	(14,873,181)
	600,000	(110,315)	(557,778)	(1,071,758)	(2,744,880)	(6,820,981)	(10,897,081)	(14,973,181)
	700,000	(210,315)	(657,778)	(1,171,758)	(2,844,880)	(6,920,981)	(10,997,081)	(15,073,181)
	800,000	(310,315)	(757,778)	(1,271,758)	(2,944,880)	(7,020,981)	(11,097,081)	(15,173,181)
	900,000	(410,315)	(857,778)	(1,371,758)	(3,044,880)	(7,120,981)	(11,197,081)	(15,273,181)
	1,000,000	(510,315)	(957,778)	(1,471,758)	(3,144,880)	(7,220,981)	(11,297,081)	(15,373,181)
	1,100,000	(610,315)	(1,057,778)	(1,571,758)	(3,244,880)	(7,320,981)	(11,397,081)	(15,473,181)
	1,200,000	(710,315)	(1,157,778)	(1,671,758)	(3,344,880)	(7,420,981)	(11,497,081)	(15,573,181)
	1,300,000	(810,315)	(1,257,778)	(1,771,758)	(3,444,880)	(7,520,981)	(11,597,081)	(15,673,181)
	1,400,000	(910,315)	(1,357,778)	(1,871,758)	(3,544,880)	(7,620,981)	(11,697,081)	(15,773,181)
	1,500,000	(1,010,315)	(1,457,778)	(1,971,758)	(3,644,880)	(7,720,981)	(11,797,081)	(15,873,181)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 4
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(390,315)	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	35	(512,586)	(861,906)	(1,263,723)	(2,657,719)	(5,828,020)	(8,998,320)	(12,168,620)
	37	(488,124)	(857,081)	(1,281,330)	(2,731,152)	(6,082,612)	(9,434,072)	(12,785,532)
Density (dph)	39	(463,661)	(852,255)	(1,298,937)	(2,804,584)	(6,337,204)	(9,869,824)	(13,402,444)
45.0	41	(439,204)	(847,429)	(1,316,544)	(2,878,016)	(6,591,796)	(10,305,576)	(14,019,357)
	43	(414,759)	(842,604)	(1,334,151)	(2,951,448)	(6,846,388)	(10,741,329)	(14,636,269)
	45	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	47	(365,870)	(832,952)	(1,369,364)	(3,098,312)	(7,355,573)	(11,612,833)	(15,870,093)
	49	(341,425)	(828,127)	(1,386,971)	(3,171,745)	(7,610,165)	(12,048,585)	(16,487,006)
	51	(316,980)	(823,301)	(1,404,578)	(3,245,177)	(7,864,757)	(12,484,337)	(17,103,918)
	53	(292,535)	(818,475)	(1,422,194)	(3,318,609)	(8,119,349)	(12,920,090)	(17,720,830)
	55	(268,091)	(813,650)	(1,439,818)	(3,392,041)	(8,373,941)	(13,355,842)	(18,337,742)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(390,315)	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	82%	192,493	(211,587)	(638,926)	(1,124,601)	(2,160,880)	(6,236,980)	(10,313,081)
	84%	130,532	(276,914)	(710,751)	(1,207,846)	(2,709,780)	(6,785,880)	(10,861,981)
Build Cost	86%	66,798	(343,759)	(784,175)	(1,291,621)	(3,258,680)	(7,334,780)	(11,410,881)
100%	88%	2,864	(411,173)	(857,988)	(1,375,931)	(3,807,580)	(7,883,680)	(11,959,781)
(105% = 5% increase)	90%	(61,295)	(479,324)	(937,356)	(1,460,782)	(4,356,480)	(8,432,581)	(12,508,681)
	92%	(125,729)	(548,394)	(1,019,339)	(1,546,180)	(4,905,380)	(8,981,481)	(13,057,581)
	94%	(190,494)	(618,685)	(1,101,764)	(1,632,133)	(5,454,280)	(9,530,381)	(13,606,481)
	96%	(255,639)	(690,606)	(1,184,639)	(1,927,080)	(6,003,180)	(10,079,281)	(14,155,381)
	98%	(322,655)	(764,029)	(1,267,968)	(2,475,980)	(6,552,080)	(10,628,181)	(14,704,281)
	100%	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	102%	(458,695)	(915,007)	(1,436,013)	(3,573,780)	(7,649,881)	(11,725,981)	(15,802,081)
	104%	(527,988)	(996,781)	(1,520,757)	(4,122,680)	(8,198,781)	(12,274,881)	(16,350,981)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(390,315)	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	96%	(590,309)	(1,045,527)	(1,547,332)	(4,308,805)	(8,201,487)	(12,094,170)	(15,986,852)
	98%	(489,400)	(939,221)	(1,449,151)	(3,666,843)	(7,651,234)	(11,635,625)	(15,620,017)
Market Values	100%	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
100%	102%	(292,485)	(742,250)	(1,255,127)	(2,382,918)	(6,550,727)	(10,718,536)	(14,886,346)
(105% = 5% increase)	104%	(196,959)	(647,566)	(1,159,235)	(1,740,956)	(6,000,474)	(10,259,992)	(14,519,510)
	106%	(102,835)	(555,452)	(1,063,981)	(1,628,772)	(5,450,220)	(9,801,447)	(14,152,674)
	108%	(9,207)	(465,262)	(969,324)	(1,542,133)	(4,899,967)	(9,342,903)	(13,785,839)
	110%	84,007	(376,393)	(875,655)	(1,456,161)	(4,349,714)	(8,884,358)	(13,419,003)
	112%	175,904	(288,502)	(790,495)	(1,370,820)	(3,799,460)	(8,425,814)	(13,052,168)
	114%	265,440	(202,575)	(705,814)	(1,286,075)	(3,249,207)	(7,967,269)	(12,685,332)
	116%	354,765	(117,843)	(622,423)	(1,201,890)	(2,698,953)	(7,508,725)	(12,318,496)
	118%	443,917	(33,523)	(541,046)	(1,118,229)	(2,148,700)	(7,050,180)	(11,951,661)
	120%	532,934	50,445	(461,083)	(1,035,057)	(1,686,012)	(6,591,636)	(11,584,825)
	122%	621,851	134,139	(382,135)	(952,340)	(1,611,204)	(6,133,091)	(11,217,990)
	124%	710,635	215,223	(303,963)	(870,939)	(1,536,934)	(5,674,547)	(10,851,154)
	126%	799,344	295,708	(227,078)	(796,403)	(1,463,171)	(5,216,002)	(10,484,318)
	128%	887,982	376,049	(151,649)	(722,304)	(1,389,883)	(4,757,458)	(10,117,483)
	130%	976,544	456,253	(76,582)	(648,890)	(1,317,041)	(4,298,913)	(9,750,647)
	132%	1,065,047	536,329	(1,810)	(577,163)	(1,244,615)	(3,840,369)	(9,383,812)
	134%	1,153,523	616,340	72,726	(506,683)	(1,172,643)	(3,381,824)	(9,016,976)
	136%	1,241,904	696,246	147,045	(437,123)	(1,101,060)	(2,923,280)	(8,650,140)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(390,315)	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	350	(389,440)	(836,827)	(1,350,674)	(3,017,817)	(7,093,917)	(11,170,017)	(15,246,117)
	360	(389,639)	(837,043)	(1,350,920)	(3,019,422)	(7,095,522)	(11,171,623)	(15,247,723)
BNG (£ per unit)	370	(389,838)	(837,259)	(1,351,166)	(3,021,027)	(7,097,128)	(11,173,228)	(15,249,328)
394	380	(390,036)	(837,475)	(1,351,413)	(3,022,633)	(7,098,733)	(11,174,833)	(15,250,934)
	390	(390,235)	(837,691)	(1,351,659)	(3,024,238)	(7,100,338)	(11,176,439)	(15,252,539)
	400	(390,434)	(837,908)	(1,351,905)	(3,025,843)	(7,101,944)	(11,178,044)	(15,254,144)
	410	(390,633)	(838,124)	(1,352,152)	(3,027,449)	(7,103,549)	(11,179,649)	(15,255,750)
	420	(390,831)	(838,340)	(1,352,398)	(3,029,054)	(7,105,155)	(11,181,255)	(15,257,355)
	430	(391,030)	(838,556)	(1,352,645)	(3,030,660)	(7,106,760)	(11,182,860)	(15,258,961)
	440	(391,229)	(838,773)	(1,352,891)	(3,032,265)	(7,108,365)	(11,184,466)	(15,260,566)
	450	(391,427)	(838,989)	(1,353,137)	(3,033,870)	(7,109,971)	(11,186,071)	(15,262,171)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(390,315)	Affordable Housing - % on site 0%						
		0%	10%	20%	30%	40%	50%	60%
	5,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	10,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
Grant (£ per unit)	15,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
-	20,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	25,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	30,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	35,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	40,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	45,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	50,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)
	55,000	(390,315)	(837,778)	(1,351,758)	(3,024,880)	(7,100,981)	(11,177,081)	(15,253,181)

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240827 SODC VOWH Typologies E to H_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **4**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies E to H_v0.2 - Summary Table

Appraisal Ref:	**E**	**F**	**G**	**H**
Scheme Typology:	SODC High Value Brownfield	SODC Medium Value Brownfield	VOWH Medium Value Brownfield	VOWH Low Value Brownfield
No Units:	4	4	4	4
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	2,299,720	1,812,072	1,875,640	1,433,480
Policy Assumptions	-	-	-	-
AH Target % (& mix):	0%	0%	0%	0%
Affordable Rent:	0%	0%	0%	0%
Social Rent:	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	0%	0%	0%	0%
CIL (£ psm)	385.00	278.00	381.00	291.00
CIL (£ per unit)	37,645	27,183	39,853	30,439
Site Specific S106 (£ per unit)	3,253	3,253	3,253	3,253
Sub-total CIL+S106 (£ per unit)	40,898	30,436	43,106	33,692
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	40,898	30,436	43,106	33,692
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.50%	17.50%	17.50%	17.50%
Developers Profit (% on costs)	37.39%	31.24%	29.46%	23.57%
Developers Profit Total (£)	402,451	317,113	328,237	250,859
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	3,262,179	1,926,881	1,744,550	489,685
RLV (£/ha (net))	8,060,844	4,761,324	4,310,784	1,210,012
RLV (% of GDV)	31.16%	23.36%	20.43%	7.50%
RLV Total (£)	716,519	423,229	383,181	107,557
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000	880,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768	2,174,480
BLV Total (£)	252,591	221,402	221,402	193,287
Surplus/Deficit (£/acre) [RLV-BLV]	2,112,179	918,881	736,550	(390,315)
Surplus/Deficit (£/ha)	5,219,194	2,270,556	1,820,016	(964,468)
Surplus/Deficit Total (£)	463,928	201,827	161,779	(85,730)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Marginal**

Plan Viability comments	**Viable**	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies I to K_v0.2

Appraisal Ref: I (see Typologies Matrix)
Scheme Typology: SODC High Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			9 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
	AH tenure split %	Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			348.00	£ psm	

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.1	25.0%	1.1	25%	2.3
3 bed House	69.0%	3.1	69.0%	3.1	69%	6.2
4 bed House	6.0%	0.3	6.0%	0.3	6%	0.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.5	100.0%	4.5	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	79	848	79	848	158	1,695
3 bed House	295	3,175	295	3,175	590	6,350
4 bed House	33	360	33	360	67	721
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	407	4,383	407	4,383	814	8,766

AH % by floor area: 50.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	1,230,750
3 bed House	564,000	5,937	552	3,502,440
4 bed House	817,000	6,589	612	441,180
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	0
2 bed Flat	482,000	6,886	640	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				5,174,370

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC High Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.1	@	547,000	615,375
3 bed House	3.1	@	564,000	1,751,220
4 bed House	0.3	@	817,000	220,590
5 bed House	0.0	@	1,060,000	-
1 bed Flat	0.0	@	382,000	-
2 bed Flat	0.0	@	482,000	-
3 bed Flat	0.0	@	0	-
	4.5			2,587,185
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	328,200	18,461
3 bed House	0.2	@	338,400	52,537
4 bed House	0.0	@	490,200	6,618
5 bed House	0.0	@	636,000	-
1 bed Flat	0.0	@	229,200	-
2 bed Flat	0.0	@	289,200	-
3 bed Flat	0.0	@	0	-
	0.2			77,616
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	240,680	135,383
3 bed House	1.6	@	248,160	385,268
4 bed House	0.1	@	359,480	48,530
5 bed House	0.0	@	466,400	-
1 bed Flat	0.0	@	168,080	-
2 bed Flat	0.0	@	212,080	-
3 bed Flat	0.0	@	0	-
	2.3			569,181
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	16,875
3 bed House	0.2	@	250,000	46,575
4 bed House	0.0	@	250,000	4,050
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.3			67,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	415,720	182,397
3 bed House	1.2	@	428,640	519,062
4 bed House	0.1	@	620,920	65,383
5 bed House	0.0	@	805,600	-
1 bed Flat	0.0	@	290,320	-
2 bed Flat	0.0	@	366,320	-
3 bed Flat	0.0	@	0	-
	1.8	4.5		766,842
Sub-total GDV Residential	**9**			**4,068,323**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	1,106,047
	1,358 £ psm (total GIA sqm)		122,894 £ per unit (total units)	
Grant	5	AH units @	0 per unit	-
Total GDV				**4,068,323**

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC High Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(4,158)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				440	sqm	348.00	£ psm		(153,123)
CIL analysis:				3.76%	% of GDV	17,014	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			9	units @	3,615	per unit		(32,535)
	Sub-total							(32,535)	
S106 analysis:		162,675	£ per ha	0.80%	% of GDV	3,615	£ per unit (total units)		
AH Commuted Sum				814	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.20	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			9	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				158	sqm @	1,555	psm		(244,913)
3 bed House				590	sqm @	1,555	psm		(917,372)
4 bed House				67	sqm @	1,555	psm		(104,123)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			814	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(12,420)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444	psm	(2,160)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			33						
External works				1,280,987	@	15.0%			(192,148)
Ext. Works analysis:						21,350	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				9	units @	2,020	£ per unit		(18,180)
M4(2) Category 2 Housing	Aff units		5	units @		100.0% @	625	£ per unit	(2,813)
M4(2) Category 2 Housing	OMS units		5	units @		100.0% @	625	£ per unit	(2,813)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		5	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		5	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		9	units @			7,087	£ per unit	(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			9	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			9	units @			350	£ per unit	(3,150)
	Sub-total							(90,738)	
Policy Costs analysis:	(design costs only)					10,082	£ per unit (total units)		
Contingency (on construction)				1,563,874	@	5.0%			(78,194)

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology:	**SODC High Value Greenfield (National Lar**	No Units:	**9**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees	1,563,874	@	6.5%		(101,652)
Disposal Costs -					
OMS Marketing and Promotion	2,587,185	OMS @	3.00%	8,624 £ per unit	(77,616)
Residential Sales Agent Costs	2,587,185	OMS @	1.00%	2,875 £ per unit	(25,872)
Residential Sales Legal Costs	2,587,185	OMS @	0.25%	719 £ per unit	(6,468)
Affordable Sale Legal Costs				lump sum	(10,000)
Empty Property Costs					-
Disposal Cost analysis:				13,328 £ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm		(3,995)
Developers Profit -					
Profit on OMS	2,587,185		17.50%		(452,757)
Margin on AH	1,481,138		6.00%	on AH values	(88,868)
Profit analysis:	4,068,323		13.31%	blended GDV (541,626)	
	2,067,486		26.20%	on costs (541,626)	
TOTAL COSTS					**(2,609,112)**

RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					1,459,211
SDLT	1,459,211	@	HMRC formula		(62,461)
Acquisition Agent fees	1,459,211	@	1.0%		(14,592)
Acquisition Legal fees	1,459,211	@	0.5%		(7,296)
Interest on Land	1,459,211	@	7.50%		(109,441)
Residual Land Value					**1,265,422**
RLV analysis: 140,602 £ per plot	6,327,108 £ per ha (net)		2,560,546 £ per acre (net)		
	4,745,331 £ per ha (gross)		1,920,409 £ per acre (gross)		
			31.10% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio	75%					
Site Area (gross)	0.27	ha (gross)	0.66	acres (gross)		
Density analysis:	4,072	sqm/ha (net)	17,738	sqft/ac (net)		
	34	dph (gross)				
Benchmark Land Value (net) 35,692 £ per plot	1,606,150	£ per ha (net)	650,000	£ per acre (net)		**321,230**
BLV analysis:	1,204,613	£ per ha (gross)	487,500	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**4,720,958** £ per ha (net)	**1,910,546** £ per acre (net)	**944,192**

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC High Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,910,546	20%	30%	40%	50%	60%	70%	80%
	100.00	2,692,373	2,495,238	2,298,103	2,100,901	1,903,611	1,706,287	1,508,816
	160.00	2,618,661	2,430,740	2,242,819	2,054,868	1,866,784	1,678,686	1,490,415
CIL £ psm	170.00	2,606,374	2,419,990	2,233,605	2,047,195	1,860,646	1,674,086	1,487,348
348.00	180.00	2,594,077	2,409,241	2,224,391	2,039,523	1,854,509	1,669,485	1,484,281
	190.00	2,581,780	2,398,491	2,215,177	2,031,851	1,848,371	1,664,885	1,481,215
	200.00	2,569,484	2,387,741	2,205,963	2,024,179	1,842,233	1,660,285	1,478,148
	210.00	2,557,187	2,376,992	2,196,749	2,016,507	1,836,095	1,655,684	1,475,081
	220.00	2,544,890	2,366,242	2,187,535	2,008,828	1,829,958	1,651,081	1,472,014
	230.00	2,532,593	2,355,492	2,178,321	2,001,150	1,823,820	1,646,477	1,468,947
	240.00	2,520,296	2,344,743	2,169,107	1,993,472	1,817,682	1,641,874	1,465,880
	250.00	2,508,000	2,333,993	2,159,893	1,985,793	1,811,544	1,637,271	1,462,813
	260.00	2,495,703	2,323,243	2,150,679	1,978,115	1,805,407	1,632,668	1,459,747
	270.00	2,483,406	2,312,494	2,141,465	1,970,437	1,799,269	1,628,064	1,456,680
	280.00	2,471,109	2,301,744	2,132,251	1,962,758	1,793,131	1,623,461	1,453,613
	290.00	2,458,812	2,290,994	2,123,037	1,955,080	1,786,993	1,618,858	1,450,546
	300.00	2,446,515	2,280,245	2,113,823	1,947,402	1,780,855	1,614,254	1,447,479
	310.00	2,434,219	2,269,492	2,104,609	1,939,723	1,774,718	1,609,651	1,444,412
	320.00	2,421,922	2,258,733	2,095,395	1,932,045	1,768,580	1,605,048	1,441,346
	330.00	2,409,625	2,247,973	2,086,181	1,924,367	1,762,442	1,600,444	1,438,279
	340.00	2,397,328	2,237,213	2,076,967	1,916,688	1,756,304	1,595,841	1,435,212
	350.00	2,385,031	2,226,453	2,067,753	1,909,010	1,750,167	1,591,238	1,432,145
	360.00	2,372,735	2,215,694	2,058,539	1,901,332	1,744,029	1,586,634	1,429,078
	370.00	2,360,438	2,204,934	2,049,325	1,893,653	1,737,891	1,582,031	1,426,011
	380.00	2,348,141	2,194,174	2,040,111	1,885,975	1,731,753	1,577,428	1,422,944
	390.00	2,335,844	2,183,415	2,030,897	1,878,297	1,725,616	1,572,824	1,419,878
	400.00	2,323,547	2,172,655	2,021,683	1,870,618	1,719,478	1,568,221	1,416,811

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,910,546	20%	30%	40%	50%	60%	70%	80%
	2,900	2,398,731	2,239,845	2,080,825	1,921,775	1,762,615	1,603,379	1,443,971
	3,000	2,397,159	2,238,273	2,079,255	1,920,204	1,761,045	1,601,809	1,442,403
Site Specific S106	3,100	2,395,587	2,236,701	2,077,684	1,918,634	1,759,476	1,600,240	1,440,835
3,615	3,200	2,394,015	2,235,129	2,076,114	1,917,063	1,757,907	1,598,671	1,439,267
	3,300	2,392,443	2,233,557	2,074,543	1,915,493	1,756,337	1,597,101	1,437,698
	3,400	2,390,871	2,231,985	2,072,973	1,913,922	1,754,768	1,595,532	1,436,130
	3,500	2,389,299	2,230,413	2,071,402	1,912,352	1,753,199	1,593,963	1,434,562
	3,600	2,387,727	2,228,841	2,069,831	1,910,781	1,751,630	1,592,394	1,432,994
	3,700	2,386,155	2,227,269	2,068,261	1,909,211	1,750,060	1,590,824	1,431,425
	3,800	2,384,583	2,225,697	2,066,690	1,907,640	1,748,491	1,589,255	1,429,857
	3,900	2,383,011	2,224,125	2,065,120	1,906,070	1,746,922	1,587,686	1,428,289
	4,000	2,381,439	2,222,553	2,063,549	1,904,499	1,745,352	1,586,117	1,426,721
	4,100	2,379,867	2,220,981	2,061,979	1,902,929	1,743,783	1,584,547	1,425,152
	4,200	2,378,295	2,219,409	2,060,408	1,901,358	1,742,214	1,582,978	1,423,584
	4,300	2,376,723	2,217,837	2,058,838	1,899,788	1,740,645	1,581,409	1,422,016

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,910,546	20%	30%	40%	50%	60%	70%	80%
	15.0%	2,567,578	2,386,182	2,204,661	2,023,100	1,841,438	1,659,691	1,477,780
	16.0%	2,495,543	2,323,151	2,150,635	1,978,078	1,805,420	1,632,678	1,459,771
Profit	17.0%	2,423,508	2,260,121	2,096,609	1,933,057	1,769,403	1,605,665	1,441,763
17.5%	18.0%	2,351,473	2,197,090	2,042,583	1,888,035	1,733,385	1,578,652	1,423,754
	19.0%	2,279,438	2,134,059	1,988,557	1,843,013	1,697,368	1,551,639	1,405,745
	20.0%	2,207,403	2,071,029	1,934,530	1,797,991	1,661,351	1,524,626	1,387,737

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,910,546	20%	30%	40%	50%	60%	70%	80%
	410,000	2,627,491	2,468,605	2,309,596	2,150,546	1,991,394	1,832,158	1,672,758
	430,000	2,607,491	2,448,605	2,289,596	2,130,546	1,971,394	1,812,158	1,652,758
BLV (£ per acre)	450,000	2,587,491	2,428,605	2,269,596	2,110,546	1,951,394	1,792,158	1,632,758
650,000	470,000	2,567,491	2,408,605	2,249,596	2,090,546	1,931,394	1,772,158	1,612,758
	490,000	2,547,491	2,388,605	2,229,596	2,070,546	1,911,394	1,752,158	1,592,758
	510,000	2,527,491	2,368,605	2,209,596	2,050,546	1,891,394	1,732,158	1,572,758
	530,000	2,507,491	2,348,605	2,189,596	2,030,546	1,871,394	1,712,158	1,552,758
	550,000	2,487,491	2,328,605	2,169,596	2,010,546	1,851,394	1,692,158	1,532,758
	570,000	2,467,491	2,308,605	2,149,596	1,990,546	1,831,394	1,672,158	1,512,758
	590,000	2,447,491	2,288,605	2,129,596	1,970,546	1,811,394	1,652,158	1,492,758
	610,000	2,427,491	2,268,605	2,109,596	1,950,546	1,791,394	1,632,158	1,472,758
	630,000	2,407,491	2,248,605	2,089,596	1,930,546	1,771,394	1,612,158	1,452,758
	650,000	2,387,491	2,228,605	2,069,596	1,910,546	1,751,394	1,592,158	1,432,758
	670,000	2,367,491	2,208,605	2,049,596	1,890,546	1,731,394	1,572,158	1,412,758
	690,000	2,347,491	2,188,605	2,029,596	1,870,546	1,711,394	1,552,158	1,392,758
	710,000	2,327,491	2,168,605	2,009,596	1,850,546	1,691,394	1,532,158	1,372,758

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Scheme Typology: SODC High Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,910,546	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	35	1,712,493	1,588,915	1,465,241	1,341,536	1,217,751	1,093,901	969,923
	37	1,847,492	1,716,853	1,586,112	1,455,338	1,324,480	1,193,552	1,062,490
Density (dph)	39	1,982,492	1,844,791	1,706,983	1,569,140	1,431,208	1,293,204	1,155,057
45.0	41	2,117,492	1,972,729	1,827,854	1,682,942	1,537,937	1,392,855	1,247,624
	43	2,252,491	2,100,667	1,948,725	1,796,744	1,644,666	1,492,507	1,340,191
	45	2,387,491	2,228,605	2,069,596	1,910,546	1,751,394	1,592,158	1,432,758
	47	2,522,490	2,356,543	2,190,467	2,024,348	1,858,123	1,691,810	1,525,325
	49	2,657,490	2,484,481	2,311,338	2,138,150	1,964,851	1,791,461	1,617,892
	51	2,792,490	2,612,419	2,432,209	2,251,952	2,071,580	1,891,113	1,710,460
	53	2,927,489	2,740,357	2,553,080	2,365,754	2,178,309	1,990,764	1,803,027
	55	3,062,489	2,868,295	2,673,951	2,479,556	2,285,037	2,090,416	1,895,594

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,910,546	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	98%	2,444,332	2,285,422	2,126,372	1,967,322	1,808,112	1,648,868	1,489,425
	100%	2,387,491	2,228,605	2,069,596	1,910,546	1,751,394	1,592,158	1,432,758
Build Cost	102%	2,330,649	2,171,764	2,012,820	1,853,770	1,694,676	1,535,440	1,376,091
100%	104%	2,273,808	2,114,922	1,956,037	1,796,994	1,637,944	1,478,723	1,319,424
(105% = 5% increase)	106%	2,216,966	2,058,081	1,899,195	1,740,218	1,581,168	1,422,005	1,262,757
	108%	2,160,065	2,001,239	1,842,354	1,683,442	1,524,392	1,365,287	1,206,051
	110%	2,103,150	1,944,398	1,785,512	1,626,627	1,467,616	1,308,566	1,149,333
	112%	2,046,236	1,887,494	1,728,671	1,569,785	1,410,840	1,251,790	1,092,616
	114%	1,989,321	1,830,579	1,671,829	1,512,944	1,354,058	1,195,014	1,035,898
	116%	1,932,406	1,773,665	1,614,923	1,456,102	1,297,217	1,138,238	979,180
	118%	1,875,439	1,716,750	1,558,008	1,399,260	1,240,375	1,081,462	922,412
	120%	1,818,444	1,659,825	1,501,093	1,342,352	1,183,533	1,024,648	865,636

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,910,546	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	80%	1,257,813	1,240,517	1,222,997	1,205,281	1,187,360	1,169,230	1,150,883
	82%	1,370,872	1,339,377	1,307,722	1,275,836	1,243,774	1,211,523	1,179,071
Market Values	84%	1,483,930	1,438,222	1,392,388	1,346,391	1,300,187	1,253,816	1,207,258
100%	86%	1,596,964	1,537,067	1,477,055	1,416,928	1,356,601	1,296,109	1,235,446
(105% = 5% increase)	88%	1,709,929	1,635,912	1,561,721	1,487,444	1,413,014	1,338,401	1,263,633
	90%	1,822,895	1,734,718	1,646,388	1,557,961	1,469,428	1,380,694	1,291,821
	92%	1,935,861	1,833,495	1,731,054	1,628,478	1,525,832	1,422,987	1,320,008
	94%	2,048,825	1,932,273	1,815,721	1,698,995	1,582,223	1,465,280	1,348,196
	96%	2,161,714	2,031,050	1,900,355	1,769,512	1,638,613	1,507,573	1,376,383
	98%	2,274,602	2,129,828	1,984,976	1,840,029	1,695,004	1,549,865	1,404,571
	100%	2,387,491	2,228,605	2,069,596	1,910,546	1,751,394	1,592,158	1,432,758
	102%	2,500,379	2,327,370	2,154,216	1,981,063	1,807,785	1,634,451	1,460,946
	104%	2,613,268	2,426,093	2,238,836	2,051,579	1,864,175	1,676,744	1,489,133
	106%	2,726,157	2,524,817	2,323,457	2,122,094	1,920,565	1,719,037	1,517,321
	108%	2,839,004	2,623,541	2,408,077	2,192,582	1,976,956	1,761,326	1,545,508
	110%	2,951,831	2,722,264	2,492,697	2,263,070	2,033,346	1,803,607	1,573,696
	112%	3,064,658	2,820,988	2,577,317	2,333,558	2,089,737	1,845,888	1,601,883
	114%	3,177,485	2,919,712	2,661,938	2,404,046	2,146,127	1,888,170	1,630,071
	116%	3,290,312	3,018,435	2,746,551	2,474,534	2,202,518	1,930,451	1,658,258
	118%	3,403,139	3,117,159	2,831,137	2,545,022	2,258,908	1,972,732	1,686,446
	120%	3,515,966	3,215,882	2,915,722	2,615,510	2,315,298	2,015,013	1,714,633

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,910,546	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	1,950	2,388,720	2,229,835	2,070,824	1,911,774	1,752,621	1,593,385	1,433,984
	1,960	2,388,545	2,229,659	2,070,648	1,911,598	1,752,446	1,593,210	1,433,809
BNG (£ per unit)	1,970	2,388,369	2,229,484	2,070,473	1,911,423	1,752,270	1,593,035	1,433,634
2,020	1,980	2,388,193	2,229,308	2,070,298	1,911,247	1,752,095	1,592,859	1,433,459
	1,990	2,388,018	2,229,132	2,070,122	1,911,072	1,751,920	1,592,684	1,433,284
	2,000	2,387,842	2,228,957	2,069,947	1,910,897	1,751,745	1,592,509	1,433,109
	2,010	2,387,666	2,228,781	2,069,771	1,910,721	1,751,569	1,592,334	1,432,933
	2,020	2,387,491	2,228,605	2,069,596	1,910,546	1,751,394	1,592,158	1,432,758
	2,030	2,387,315	2,228,430	2,069,420	1,910,370	1,751,219	1,591,983	1,432,583
	2,040	2,387,139	2,228,254	2,069,245	1,910,195	1,751,044	1,591,808	1,432,408
	2,050	2,386,964	2,228,078	2,069,070	1,910,019	1,750,868	1,591,633	1,432,233

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,910,546	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	5,000	2,403,224	2,252,206	2,101,031	1,949,840	1,798,505	1,647,121	1,495,524
	10,000	2,418,958	2,275,799	2,132,466	1,989,134	1,845,615	1,702,041	1,558,290
Grant (£ per unit)	15,000	2,434,692	2,299,375	2,163,901	2,028,406	1,892,726	1,756,962	1,621,056
-	20,000	2,450,426	2,322,952	2,195,336	2,067,665	1,939,836	1,811,882	1,683,808
	25,000	2,466,159	2,346,528	2,226,772	2,106,924	1,986,947	1,866,802	1,746,534
	30,000	2,481,893	2,370,104	2,258,207	2,146,183	2,034,057	1,921,722	1,809,260
	35,000	2,497,627	2,393,681	2,289,642	2,185,442	2,081,165	1,976,643	1,871,986
	40,000	2,513,360	2,417,257	2,321,077	2,224,700	2,128,239	2,031,563	1,934,712
	45,000	2,529,094	2,440,833	2,352,512	2,263,959	2,175,314	2,086,483	1,997,438
	50,000	2,544,828	2,464,410	2,383,936	2,303,218	2,222,388	2,141,403	2,060,165
	55,000	2,560,561	2,487,986	2,415,343	2,342,477	2,269,463	2,196,313	2,122,889

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC High Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies I to K_v0.2

Appraisal Ref: J (see Typologies Matrix)
Scheme Typology: SODC Medium Value (Greenfield National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			9 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
AH tenure split %		Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			241.00	£ psm	

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.1	25.0%	1.1	25%	2.3
3 bed House	69.0%	3.1	69.0%	3.1	69%	6.2
4 bed House	6.0%	0.3	6.0%	0.3	6%	0.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.5	100.0%	4.5	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	79	848	79	848	158	1,695
3 bed House	295	3,175	295	3,175	590	6,350
4 bed House	33	360	33	360	67	721
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	407	4,383	407	4,383	814	8,766

AH % by floor area: 50.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	907,200
3 bed House	460,600	4,848	450	2,860,326
4 bed House	573,400	4,624	430	309,636
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				4,077,162

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC Medium Value (Greenfield National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.1	@	403,200	453,600
3 bed House	3.1	@	460,600	1,430,163
4 bed House	0.3	@	573,400	154,818
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	4.5			2,038,581
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	13,608
3 bed House	0.2	@	276,360	42,905
4 bed House	0.0	@	344,040	4,645
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.2			61,157
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	177,408	99,792
3 bed House	1.6	@	202,664	314,636
4 bed House	0.1	@	252,296	34,060
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	2.3			448,488
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	16,875
3 bed House	0.2	@	250,000	46,575
4 bed House	0.0	@	250,000	4,050
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.3			67,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	306,432	134,447
3 bed House	1.2	@	350,056	423,900
4 bed House	0.1	@	435,784	45,888
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	1.8	4.5		604,235
Sub-total GDV Residential	**9**			**3,219,962**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	857,200
	1,053 £ psm (total GIA sqm)		95,244 £ per unit (total units)	
Grant	5	AH units @	0 per unit	-
Total GDV				**3,219,962**

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC Medium Value (Greenfield National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(4,158)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				440	sqm	241.00	£ psm		(106,042)
CIL analysis:				3.29%	% of GDV	11,782	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			9	units @	3,615	per unit		(32,535)
	Sub-total							(32,535)	
S106 analysis:		162,675	£ per ha	1.01%	% of GDV	3,615	£ per unit (total units)		
AH Commuted Sum				814	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.20	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			9	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				158	sqm @	1,555	psm		(244,913)
3 bed House				590	sqm @	1,555	psm		(917,372)
4 bed House				67	sqm @	1,555	psm		(104,123)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			814	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(12,420)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444	psm	(2,160)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			33						
External works				1,280,987	@	15.0%			(192,148)
Ext. Works analysis:						21,350	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				9	units @	2,020	£ per unit		(18,180)
M4(2) Category 2 Housing	Aff units		5	units @		100.0% @	625	£ per unit	(2,813)
M4(2) Category 2 Housing	OMS units		5	units @		100.0% @	625	£ per unit	(2,813)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		5	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		5	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		9	units @			7,087	£ per unit	(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			9	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			9	units @			350	£ per unit	(3,150)
	Sub-total							(90,738)	
Policy Costs analysis:	(design costs only)					10,082	£ per unit (total units)		
Contingency (on construction)				1,563,874	@	5.0%			(78,194)

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology:	**SODC Medium Value (Greenfield National**	No Units:	**9**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees		1,563,874	@	6.5%		(101,652)
Disposal Costs -						
OMS Marketing and Promotion		2,038,581	OMS @	3.00%	6,795 £ per unit	(61,157)
Residential Sales Agent Costs		2,038,581	OMS @	1.00%	2,265 £ per unit	(20,386)
Residential Sales Legal Costs		2,038,581	OMS @	0.25%	566 £ per unit	(5,096)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				10,738 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(5,703)
Developers Profit -						
Profit on OMS		2,038,581		17.50%		(356,752)
Margin on AH		1,181,381		6.00%	on AH values	(70,883)
	Profit analysis:	3,219,962		13.28%	blended GDV (427,635)	
		1,998,797		21.39%	on costs (427,635)	
TOTAL COSTS						**(2,426,431)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						793,531
SDLT		793,531	@	HMRC formula		(29,177)
Acquisition Agent fees		793,531	@	1.0%		(7,935)
Acquisition Legal fees		793,531	@	0.5%		(3,968)
Interest on Land		793,531	@	7.50%		(59,515)
Residual Land Value						**692,936**
RLV analysis:	76,993 £ per plot	3,464,681	£ per ha (net)	1,402,137	£ per acre (net)	
		2,598,511	£ per ha (gross)	1,051,603	£ per acre (gross)	
				21.52%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.20	ha (net)	0.49	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.27	ha (gross)	0.66	acres (gross)	
	Density analysis:	4,072	sqm/ha (net)	17,738	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	28,554 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**256,984**
	BLV analysis:	963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**2,179,761** £ per ha (net)	**882,137** £ per acre (net)	**435,952**

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC Medium Value (Greenfield National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.

Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	882,137	20%	30%	40%	50%	60%	70%	80%
	100.00	1,427,910	1,282,190	1,136,470	990,730	844,937	699,145	553,289
	160.00	1,353,957	1,217,485	1,081,008	944,532	808,007	671,448	534,844
CIL £ psm	170.00	1,341,616	1,206,700	1,071,765	936,829	801,852	666,831	531,770
241.00	180.00	1,329,275	1,195,916	1,062,521	929,126	795,697	662,215	528,696
	190.00	1,316,933	1,185,132	1,053,277	921,423	789,542	657,599	525,622
	200.00	1,304,592	1,174,348	1,044,034	913,720	783,387	652,983	522,547
	210.00	1,292,251	1,163,552	1,034,790	906,017	777,233	648,367	519,473
	220.00	1,279,909	1,152,754	1,025,546	898,314	771,078	643,750	516,399
	230.00	1,267,568	1,141,955	1,016,303	890,611	764,918	639,134	513,325
	240.00	1,255,227	1,131,156	1,007,059	882,908	758,756	634,518	510,251
	250.00	1,242,885	1,120,358	997,816	875,205	752,593	629,902	507,176
	260.00	1,230,544	1,109,559	988,572	867,502	746,431	625,285	504,102
	270.00	1,218,203	1,098,760	979,318	859,799	740,269	620,669	501,028
	280.00	1,205,861	1,087,962	970,062	852,096	734,106	616,053	497,954
	290.00	1,193,520	1,077,163	960,806	844,393	727,944	611,437	494,880
	300.00	1,181,178	1,066,364	951,550	836,689	721,781	606,820	491,803
	310.00	1,168,837	1,055,565	942,294	828,986	715,619	602,204	488,726
	320.00	1,156,483	1,044,767	933,038	821,283	709,457	597,588	485,648
	330.00	1,144,123	1,033,968	923,782	813,580	703,294	592,972	482,571
	340.00	1,131,764	1,023,169	914,526	805,877	697,132	588,355	479,493
	350.00	1,119,404	1,012,371	905,270	798,169	690,969	583,739	476,416
	360.00	1,107,045	1,001,572	896,014	790,455	684,807	579,123	473,338
	370.00	1,094,685	990,764	886,758	782,742	678,645	574,507	470,261
	380.00	1,082,325	979,949	877,502	775,029	672,482	569,890	467,183
	390.00	1,069,966	969,134	868,246	767,315	666,320	565,274	464,106
	400.00	1,057,606	958,320	858,990	759,602	660,157	560,655	461,028

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	882,137	20%	30%	40%	50%	60%	70%	80%
	2,900	1,265,273	1,141,357	1,017,400	893,403	769,404	645,308	521,183
	3,000	1,263,695	1,139,779	1,015,825	891,827	767,829	643,734	519,611
Site Specific S106	3,100	1,262,118	1,138,202	1,014,249	890,251	766,254	642,161	518,039
3,615	3,200	1,260,540	1,136,624	1,012,674	888,676	764,678	640,587	516,467
	3,300	1,258,962	1,135,046	1,011,098	887,100	763,103	639,013	514,895
	3,400	1,257,385	1,133,468	1,009,522	885,525	761,527	637,440	513,323
	3,500	1,255,807	1,131,891	1,007,947	883,949	759,952	635,866	511,751
	3,600	1,254,229	1,130,313	1,006,371	882,374	758,376	634,292	510,179
	3,700	1,252,651	1,128,735	1,004,796	880,798	756,800	632,719	508,607
	3,800	1,251,074	1,127,158	1,003,220	879,222	755,225	631,145	507,035
	3,900	1,249,496	1,125,580	1,001,645	877,647	753,649	629,571	505,463
	4,000	1,247,918	1,124,002	1,000,069	876,071	752,074	627,998	503,891
	4,100	1,246,341	1,122,425	998,493	874,496	750,498	626,424	502,319
	4,200	1,244,763	1,120,847	996,918	872,920	748,922	624,850	500,747
	4,300	1,243,185	1,119,269	995,342	871,345	747,347	623,276	499,175

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	882,137	20%	30%	40%	50%	60%	70%	80%
	15.0%	1,395,893	1,254,239	1,112,560	970,825	829,090	687,269	545,418
	16.0%	1,339,133	1,204,574	1,069,990	935,350	800,710	665,984	531,228
Profit	17.0%	1,282,373	1,154,909	1,027,420	899,875	772,330	644,699	517,038
17.5%	18.0%	1,225,612	1,105,244	984,850	864,400	743,950	623,414	502,848
	19.0%	1,168,852	1,055,579	942,280	828,925	715,569	602,129	488,658
	20.0%	1,112,092	1,005,914	899,710	793,449	687,189	580,844	474,468

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	882,137	20%	30%	40%	50%	60%	70%	80%
	410,000	1,363,992	1,240,076	1,116,135	992,137	868,140	744,056	619,943
	430,000	1,343,992	1,220,076	1,096,135	972,137	848,140	724,056	599,943
BLV (£ per acre)	450,000	1,323,992	1,200,076	1,076,135	952,137	828,140	704,056	579,943
520,000	470,000	1,303,992	1,180,076	1,056,135	932,137	808,140	684,056	559,943
	490,000	1,283,992	1,160,076	1,036,135	912,137	788,140	664,056	539,943
	510,000	1,263,992	1,140,076	1,016,135	892,137	768,140	644,056	519,943
	530,000	1,243,992	1,120,076	996,135	872,137	748,140	624,056	499,943
	550,000	1,223,992	1,100,076	976,135	852,137	728,140	604,056	479,943
	570,000	1,203,992	1,080,076	956,135	832,137	708,140	584,056	459,943
	590,000	1,183,992	1,060,076	936,135	812,137	688,140	564,056	439,943
	610,000	1,163,992	1,040,076	916,135	792,137	668,140	544,056	419,943
	630,000	1,143,992	1,020,076	896,135	772,137	648,140	524,056	399,943
	650,000	1,123,992	1,000,076	876,135	752,137	628,140	504,056	379,943
	670,000	1,103,992	980,076	856,135	732,137	608,140	484,056	359,943
	690,000	1,083,992	960,076	836,135	712,137	588,140	464,056	339,943
	710,000	1,063,992	940,076	816,135	692,137	568,140	444,056	319,943

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: SODC Medium Value (Greenfield National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	882,137	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	35	859,772	763,393	666,994	570,551	474,109	377,599	281,067
	37	938,616	836,729	734,822	632,868	530,915	428,891	326,842
Density (dph)	39	1,017,460	910,066	802,650	695,186	587,721	480,182	372,617
45.0	41	1,096,304	983,403	870,478	757,503	644,527	531,473	418,393
	43	1,175,148	1,056,740	938,307	819,820	701,333	582,765	464,168
	45	1,253,992	1,130,076	1,006,135	882,137	758,140	634,056	509,943
	47	1,332,837	1,203,413	1,073,963	944,454	814,946	685,348	555,718
	49	1,411,681	1,276,750	1,141,791	1,006,772	871,752	736,639	601,494
	51	1,490,525	1,350,087	1,209,620	1,069,089	928,558	787,930	647,269
	53	1,569,369	1,423,423	1,277,448	1,131,406	985,364	839,222	693,044
	55	1,648,213	1,496,760	1,345,276	1,193,723	1,042,171	890,513	738,819

TABLE 6

Balance (RLV - BLV £ per acre (n))	882,137	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	98%	1,311,076	1,187,128	1,063,130	939,133	815,067	690,971	566,785
	100%	1,253,992	1,130,076	1,006,135	882,137	758,140	634,056	509,943
Build Cost	102%	1,196,909	1,072,993	949,077	825,142	701,144	577,141	453,046
100%	104%	1,139,765	1,015,909	891,993	768,077	644,149	520,151	396,131
(105% = 5% increase)	106%	1,082,585	958,734	834,883	710,993	587,077	463,156	339,158
	108%	1,025,393	901,554	777,703	653,852	529,993	406,077	282,161
	110%	968,110	844,307	720,503	596,672	472,821	348,970	225,078
	112%	910,826	787,023	663,220	539,417	415,614	291,790	167,939
	114%	853,438	729,666	605,894	482,122	358,331	234,527	110,724
	116%	796,039	672,271	548,499	424,727	300,955	177,183	53,411
	118%	738,525	614,767	491,009	367,251	243,493	119,735	(4,023)
	120%	680,965	557,204	433,443	309,683	185,922	62,161	(61,600)

TABLE 7

Balance (RLV - BLV £ per acre (n))	882,137	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	80%	359,401	347,985	336,352	324,499	312,378	300,024	287,431
	82%	449,299	426,496	403,520	380,362	357,012	333,462	309,684
Market Values	84%	539,049	504,916	470,646	436,223	401,646	366,888	331,937
100%	86%	628,687	583,230	537,682	492,022	446,232	400,294	354,190
(105% = 5% increase)	88%	718,190	661,485	604,715	547,815	490,817	433,701	376,443
	90%	807,633	739,691	671,666	603,587	535,403	467,108	398,696
	92%	897,011	817,834	738,617	659,319	579,970	500,515	420,949
	94%	986,319	895,944	805,527	715,050	624,512	533,918	443,202
	96%	1,075,587	974,028	872,405	770,781	669,055	567,297	465,454
	98%	1,164,822	1,052,052	939,283	826,459	713,597	600,677	487,705
	100%	1,253,992	1,130,076	1,006,135	882,137	758,140	634,056	509,943
	102%	1,343,163	1,208,082	1,072,949	937,815	802,658	667,436	532,181
	104%	1,432,300	1,286,031	1,139,762	993,493	847,164	700,815	554,419
	106%	1,521,385	1,363,980	1,206,576	1,049,145	891,670	734,194	576,656
	108%	1,610,469	1,441,929	1,273,379	1,104,777	936,176	767,574	598,894
	110%	1,699,554	1,519,866	1,340,138	1,160,410	980,681	800,937	621,132
	112%	1,788,606	1,597,751	1,406,897	1,216,042	1,025,187	834,293	643,370
	114%	1,877,618	1,675,637	1,473,655	1,271,674	1,069,693	867,650	665,607
	116%	1,966,629	1,753,522	1,540,414	1,327,307	1,114,168	901,007	687,845
	118%	2,055,641	1,831,407	1,607,173	1,382,924	1,158,644	934,363	710,083
	120%	2,144,653	1,909,292	1,673,918	1,438,518	1,203,119	967,720	732,321

TABLE 8

Balance (RLV - BLV £ per acre (n))	882,137	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	1,950	1,255,227	1,131,311	1,007,368	883,370	759,372	635,287	511,173
	1,960	1,255,051	1,131,135	1,007,192	883,194	759,196	635,111	510,997
BNG (£ per unit)	1,970	1,254,874	1,130,958	1,007,015	883,018	759,020	634,935	510,821
2,020	1,980	1,254,698	1,130,782	1,006,839	882,842	758,844	634,760	510,646
	1,990	1,254,522	1,130,606	1,006,663	882,666	758,668	634,584	510,470
	2,000	1,254,345	1,130,429	1,006,487	882,489	758,492	634,408	510,294
	2,010	1,254,169	1,130,253	1,006,311	882,313	758,316	634,232	510,119
	2,020	1,253,992	1,130,076	1,006,135	882,137	758,140	634,056	509,943
	2,030	1,253,816	1,129,900	1,005,959	881,961	757,964	633,880	509,768
	2,040	1,253,640	1,129,724	1,005,783	881,785	757,787	633,704	509,592
	2,050	1,253,463	1,129,547	1,005,607	881,609	757,611	633,529	509,416

TABLE 9

Balance (RLV - BLV £ per acre (n))	882,137	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	5,000	1,269,787	1,153,768	1,037,679	921,568	805,408	689,188	572,878
	10,000	1,285,581	1,177,449	1,069,223	960,998	852,663	744,290	635,813
Grant (£ per unit)	15,000	1,301,376	1,201,107	1,100,768	1,000,387	899,919	799,358	698,703
-	20,000	1,317,171	1,224,765	1,132,312	1,039,767	947,169	854,425	761,573
	25,000	1,332,965	1,248,424	1,163,856	1,079,146	994,370	909,491	824,443
	30,000	1,348,760	1,272,082	1,195,366	1,118,526	1,041,571	964,503	887,290
	35,000	1,364,535	1,295,740	1,226,870	1,157,906	1,088,772	1,019,514	950,104
	40,000	1,380,307	1,319,398	1,258,374	1,197,249	1,135,973	1,074,526	1,012,918
	45,000	1,396,080	1,343,057	1,289,878	1,236,583	1,183,150	1,129,537	1,075,732
	50,000	1,411,852	1,366,715	1,321,381	1,275,917	1,230,303	1,184,518	1,138,543
	55,000	1,427,624	1,390,346	1,352,885	1,315,252	1,277,455	1,239,480	1,201,309

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S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240827 SODC VOWH Typologies I to K_v0.2\J
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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology:	**SODC Medium Value (Greenfield National**	No Units:	**9**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies I to K_v0.2

Appraisal Ref: K (see Typologies Matrix)
Scheme Typology: VOWH Low Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			9 Units		
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			224.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.8	15.0%	0.5	15%	1.4
3 bed House	70.0%	3.8	70.0%	2.5	70%	6.3
4 bed House	15.0%	0.8	15.0%	0.5	15%	1.4
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	5.4	100.0%	3.6	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	57	610	38	407	95	1,017
3 bed House	359	3,865	239	2,577	599	6,442
4 bed House	100	1,081	67	721	167	1,802
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	516	5,557	344	3,705	860	9,261
AH % by floor area:			40.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	398,520
3 bed House	357,200	3,760	349	2,250,360
4 bed House	427,000	3,444	320	576,450
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	0
2 bed Flat	187,200	2,674	248	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				3,225,330

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: VOWH Low Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.8	@	295,200	239,112
3 bed House	3.8	@	357,200	1,350,216
4 bed House	0.8	@	427,000	345,870
5 bed House	0.0	@	554,200	-
1 bed Flat	0.0	@	186,200	-
2 bed Flat	0.0	@	187,200	-
3 bed Flat	0.0	@	0	-
	5.4			1,935,198
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,120	7,652
3 bed House	0.2	@	214,320	43,207
4 bed House	0.0	@	256,200	11,068
5 bed House	0.0	@	332,520	-
1 bed Flat	0.0	@	111,720	-
2 bed Flat	0.0	@	112,320	-
3 bed Flat	0.0	@	0	-
	0.3			61,926
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	129,888	43,487
3 bed House	1.6	@	157,168	245,559
4 bed House	0.3	@	187,880	62,902
5 bed House	0.0	@	243,848	-
1 bed Flat	0.0	@	81,928	-
2 bed Flat	0.0	@	82,368	-
3 bed Flat	0.0	@	0	-
	2.2			351,948
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	206,640	16,738
3 bed House	0.4	@	250,000	94,500
4 bed House	0.1	@	250,000	20,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	130,340	-
2 bed Flat	0.0	@	131,040	-
3 bed Flat	0.0	@	0	-
	0.5			131,488
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	224,352	18,173
3 bed House	0.4	@	271,472	102,616
4 bed House	0.1	@	324,520	26,286
5 bed House	0.0	@	421,192	-
1 bed Flat	0.0	@	141,512	-
2 bed Flat	0.0	@	142,272	-
3 bed Flat	0.0	@	0	-
	0.5	3.6		147,075
Sub-total GDV Residential	**9**			**2,627,635**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	597,695
	695 £ psm (total GIA sqm)		66,411 £ per unit (total units)	
Grant	4	AH units @	0 per unit	-
Total GDV				**2,627,635**

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: VOWH Low Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(4,158)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)			565 sqm		224.00 £ psm			(126,524)
CIL analysis:			4.82% % of GDV		14,058 £ per unit (total units)			
Site Specific S106 Contributions	Year 1			0				-
	Year 2			0				-
	Year 3			0				-
	Year 4			0				-
	Year 5			0				-
	Year 6			0				-
	Year 7			0				-
	Year 8			0				-
	Year 9			0				-
	Year 10			0				-
	Year 11			0				-
	Year 12			0				-
	Year 13			0				-
	Year 14			0				-
	Year 15			0				-
	Years 1-15		9 units @	3,615	per unit			(32,535)
	Sub-total						(32,535)	
S106 analysis:	162,675 £ per ha		1.24% % of GDV		3,615 £ per unit (total units)			
AH Commuted Sum			860 sqm (total)	0	£ psm			-
Comm. Sum analysis:			0.00% % of GDV					
Construction Costs -								
Site Clearance, Demolition & Remediation			0.20 ha @		£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	Year 11	0						-
	Year 12	0						-
	Year 13	0						-
	Year 14	0						-
	Year 15	0						-
	Years 1-15		9 units @	0	per unit			-
	Sub-total						-	
Infra. Costs analysis:	- £ per ha		0.00% % of GDV		0 £ per unit (total units)			
1 bed House			- sqm @	1,555	psm			-
2 bed House			95 sqm @	1,555	psm			(146,948)
3 bed House			599 sqm @	1,555	psm			(930,668)
4 bed House			167 sqm @	1,555	psm			(260,307)
5 bed House			- sqm @	1,555	psm			-
1 bed Flat			- sqm @	1,757	psm			-
2 bed Flat			- sqm @	1,757	psm			-
3 bed Flat		860	- sqm @	1,757	psm			-
Garages for 3B House (Mrkt only)	4	50%	units @	18 sqm @	444	psm		(15,120)
Garages for 4B House (Mrkt only)	1	100%	units @	18 sqm @	444	psm		(6,480)
Garages for 5B House (Mrkt only)	-	150%	units @	18 sqm @	444	psm		-
		49						
External works			1,359,522 @	15.0%				(203,928)
Ext. Works analysis:				22,659	£ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs			9 units @	2,020	£ per unit			(18,180)
M4(2) Category 2 Housing	Aff units	4	units @	100.0% @	625	£ per unit		(2,250)
M4(2) Category 2 Housing	OMS units	5	units @	100.0% @	625	£ per unit		(3,375)
M4(2) Category 2 Flats	Aff units	-	units @	100.0% @	1,090	£ per unit		-
M4(2) Category 2 Flats	OMS units	-	units @	100.0% @	1,090	£ per unit		-
M4(3) Category 3 Housing	Aff units	4	units @	0.0% @	12,368	£ per unit		-
M4(3) Category 3 Housing	OMS units	5	units @	0.0% @	12,368	£ per unit		-
M4(3) Category 3 Flats	Aff units	-	units @	0.0% @	9,469	£ per unit		-
M4(3) Category 3 Flats	OMS units	-	units @	0.0% @	9,469	£ per unit		-
Additional Low Carbon/Energy Reduction	Houses	9	units @		7,087	£ per unit		(63,783)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on		0	base cost		-
EV Charging Points - Houses		9	units @		0	£ per unit		-
EV Charging Points - Flats		-	units @	4 flats per charger	0	£ per 4 units		-
Water Efficiency		9	units @		350	£ per unit		(3,150)
	Sub-total						(90,738)	
Policy Costs analysis:	(design costs only)			10,082	£ per unit (total units)			
Contingency (on construction)			1,654,188 @	5.0%				(82,709)

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology:		**VOWH Low Value Greenfield (National Lar**		No Units:	**9**		
Site Typology:		Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:							

Professional Fees		1,654,188	@	6.5%			(107,522)
Disposal Costs -							
OMS Marketing and Promotion		1,935,198	OMS @	3.00%	6,451	£ per unit	(58,056)
Residential Sales Agent Costs		1,935,198	OMS @	1.00%	2,150	£ per unit	(19,352)
Residential Sales Legal Costs		1,935,198	OMS @	0.25%	538	£ per unit	(4,838)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
	Disposal Cost analysis:				10,250	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604%	pcm		(20,790)
Developers Profit -							
Profit on OMS		1,935,198		17.50%			(338,660)
Margin on AH		692,437		6.00%	on AH values		(41,546)
	Profit analysis:	2,627,635		14.47%	blended GDV	(380,206)	
		2,130,673		17.84%	on costs	(380,206)	
TOTAL COSTS							**(2,510,879)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							116,757
SDLT		116,757	@	HMRC formula			-
Acquisition Agent fees		116,757	@	1.0%			(1,168)
Acquisition Legal fees		116,757	@	0.5%			(584)
Interest on Land		116,757	@	7.50%			(8,757)
Residual Land Value							**106,248**
	RLV analysis:	11,805 £ per plot	531,242	£ per ha (net)	214,991	£ per acre (net)	
			398,432	£ per ha (gross)	161,243	£ per acre (gross)	
					4.04%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)							
Residential Density		45.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.27	ha (gross)	0.66	acres (gross)		
	Density analysis:	4,302	sqm/ha (net)	18,740	sqft/ac (net)		
		34	dph (gross)				
Benchmark Land Value (net)		25,259 £ per plot	1,136,660	£ per ha (net)	460,000	£ per acre (net)	**227,332**
	BLV analysis:		852,495	£ per ha (gross)	345,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(605,418)**	£ per ha (net)	**(245,009)**	£ per acre (net)	**(121,084)**

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: VOWH Low Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(245,009)	20%	30%	40%	50%	60%	70%	80%
	100.00	158,566	26,643	(109,418)	(249,113)	(393,173)	(551,222)	(719,059)
	160.00	77,026	(46,656)	(173,876)	(305,212)	(440,298)	(591,070)	(746,459)
CIL £ psm	170.00	63,379	(59,111)	(184,728)	(314,667)	(448,312)	(597,715)	(751,053)
224.00	180.00	49,711	(71,600)	(195,820)	(324,156)	(456,327)	(604,360)	(755,646)
	190.00	36,017	(84,103)	(206,941)	(333,685)	(464,770)	(611,013)	(760,239)
	200.00	22,309	(96,640)	(218,101)	(343,260)	(473,577)	(617,698)	(764,832)
	210.00	8,567	(109,200)	(229,286)	(352,877)	(482,385)	(624,384)	(769,445)
	220.00	(5,241)	(121,786)	(240,505)	(362,541)	(491,192)	(631,069)	(774,066)
	230.00	(19,514)	(134,412)	(251,772)	(372,256)	(499,999)	(637,754)	(778,687)
	240.00	(33,811)	(147,060)	(263,074)	(382,026)	(508,806)	(644,443)	(783,308)
	250.00	(48,139)	(159,750)	(274,418)	(391,854)	(517,613)	(651,169)	(787,929)
	260.00	(62,506)	(172,479)	(285,807)	(401,747)	(526,420)	(657,895)	(792,572)
	270.00	(76,895)	(185,275)	(297,246)	(411,717)	(535,279)	(664,620)	(797,221)
	280.00	(91,337)	(198,365)	(308,740)	(421,735)	(544,139)	(671,346)	(801,869)
	290.00	(105,815)	(211,514)	(320,294)	(431,753)	(552,999)	(678,073)	(806,518)
	300.00	(120,328)	(224,711)	(331,913)	(441,771)	(561,860)	(684,839)	(811,167)
	310.00	(134,894)	(237,961)	(343,602)	(451,788)	(570,720)	(691,605)	(815,841)
	320.00	(149,513)	(251,269)	(355,365)	(461,985)	(579,580)	(698,372)	(820,518)
	330.00	(164,183)	(264,641)	(367,207)	(472,994)	(588,440)	(705,138)	(825,195)
	340.00	(178,909)	(278,082)	(379,133)	(484,003)	(597,347)	(711,905)	(829,872)
	350.00	(193,919)	(291,598)	(391,150)	(495,011)	(606,261)	(718,711)	(834,550)
	360.00	(209,108)	(305,195)	(403,171)	(506,068)	(615,174)	(725,519)	(839,255)
	370.00	(224,374)	(318,878)	(415,193)	(517,144)	(624,088)	(732,326)	(843,961)
	380.00	(239,722)	(332,668)	(427,214)	(528,219)	(633,002)	(739,133)	(848,666)
	390.00	(255,159)	(346,562)	(439,236)	(539,294)	(641,957)	(745,941)	(853,371)
	400.00	(270,691)	(360,565)	(451,257)	(550,370)	(650,925)	(752,788)	(866,185)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(245,009)	20%	30%	40%	50%	60%	70%	80%
	2,900	1,071	(114,530)	(232,211)	(353,194)	(479,664)	(618,510)	(760,158)
	3,000	(572)	(116,249)	(233,999)	(355,035)	(481,769)	(620,641)	(762,353)
Site Specific S106	3,100	(2,218)	(117,968)	(235,787)	(356,882)	(483,874)	(622,771)	(764,549)
3,615	3,200	(3,872)	(119,687)	(237,574)	(358,733)	(485,979)	(624,902)	(766,747)
	3,300	(5,577)	(121,405)	(239,362)	(360,583)	(488,084)	(627,032)	(768,956)
	3,400	(7,283)	(123,124)	(241,150)	(362,434)	(490,189)	(629,163)	(771,165)
	3,500	(8,989)	(124,845)	(242,944)	(364,285)	(492,294)	(631,293)	(773,374)
	3,600	(10,694)	(126,571)	(244,740)	(366,138)	(494,399)	(633,423)	(775,583)
	3,700	(12,400)	(128,297)	(246,536)	(367,999)	(496,504)	(635,554)	(777,792)
	3,800	(14,106)	(130,023)	(248,331)	(369,859)	(498,608)	(637,684)	(780,001)
	3,900	(15,812)	(131,748)	(250,127)	(371,720)	(500,713)	(639,815)	(782,210)
	4,000	(17,517)	(133,474)	(251,923)	(373,581)	(502,818)	(641,945)	(784,419)
	4,100	(19,223)	(135,200)	(253,719)	(375,443)	(504,923)	(644,077)	(786,627)
	4,200	(20,929)	(136,926)	(255,515)	(377,314)	(507,028)	(646,220)	(788,836)
	4,300	(22,634)	(138,652)	(257,316)	(379,185)	(509,133)	(648,364)	(791,058)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(245,009)	20%	30%	40%	50%	60%	70%	80%
	7.5%	438,308	270,208	101,185	(71,980)	(254,030)	(439,936)	(645,387)
	10.0%	326,054	171,986	16,995	(144,586)	(313,420)	(486,900)	(678,019)
Profit	12.5%	213,801	73,764	(69,410)	(217,942)	(372,810)	(535,848)	(710,651)
17.5%	15.0%	101,547	(25,182)	(156,537)	(292,180)	(432,200)	(584,795)	(743,282)
	17.5%	(10,950)	(126,830)	(245,009)	(366,417)	(494,714)	(633,743)	(775,914)
	20.0%	(127,120)	(229,482)	(334,094)	(440,654)	(559,978)	(682,691)	(808,546)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(245,009)	20%	30%	40%	50%	60%	70%	80%
	410,000	39,050	(76,830)	(195,009)	(316,417)	(444,714)	(583,743)	(725,914)
	430,000	19,050	(96,830)	(215,009)	(336,417)	(464,714)	(603,743)	(745,914)
BLV (£ per acre)	450,000	(950)	(116,830)	(235,009)	(356,417)	(484,714)	(623,743)	(765,914)
460,000	470,000	(20,950)	(136,830)	(255,009)	(376,417)	(504,714)	(643,743)	(785,914)
	490,000	(40,950)	(156,830)	(275,009)	(396,417)	(524,714)	(663,743)	(805,914)
	510,000	(60,950)	(176,830)	(295,009)	(416,417)	(544,714)	(683,743)	(825,914)
	530,000	(80,950)	(196,830)	(315,009)	(436,417)	(564,714)	(703,743)	(845,914)
	550,000	(100,950)	(216,830)	(335,009)	(456,417)	(584,714)	(723,743)	(865,914)
	570,000	(120,950)	(236,830)	(355,009)	(476,417)	(604,714)	(743,743)	(885,914)
	590,000	(140,950)	(256,830)	(375,009)	(496,417)	(624,714)	(763,743)	(905,914)
	610,000	(160,950)	(276,830)	(395,009)	(516,417)	(644,714)	(783,743)	(925,914)
	630,000	(180,950)	(296,830)	(415,009)	(536,417)	(664,714)	(803,743)	(945,914)
	650,000	(200,950)	(316,830)	(435,009)	(556,417)	(684,714)	(823,743)	(965,914)
	670,000	(220,950)	(336,830)	(455,009)	(576,417)	(704,714)	(843,743)	(985,914)
	690,000	(240,950)	(356,830)	(475,009)	(596,417)	(724,714)	(863,743)	(1,005,914)
	710,000	(260,950)	(376,830)	(495,009)	(616,417)	(744,714)	(883,743)	(1,025,914)

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology: VOWH Low Value Greenfield (National Lar No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(245,009)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	35	(110,739)	(200,868)	(292,785)	(387,213)	(487,000)	(595,133)	(705,711)
	37	(90,781)	(186,060)	(283,230)	(383,054)	(488,543)	(602,855)	(719,752)
Density (dph)	39	(70,824)	(171,252)	(273,675)	(378,895)	(490,086)	(610,577)	(733,792)
45.0	41	(50,866)	(156,445)	(264,119)	(374,736)	(491,629)	(618,299)	(747,833)
	43	(30,908)	(141,637)	(254,564)	(370,576)	(493,171)	(626,021)	(761,874)
	45	(10,950)	(126,830)	(245,009)	(366,417)	(494,714)	(633,743)	(775,914)
	47	9,007	(112,022)	(235,454)	(362,258)	(496,257)	(641,465)	(789,955)
	49	28,965	(97,215)	(225,899)	(358,099)	(497,800)	(649,187)	(803,996)
	51	48,923	(82,407)	(216,344)	(353,939)	(499,343)	(656,909)	(818,036)
	53	68,881	(67,599)	(206,789)	(349,780)	(500,886)	(664,631)	(832,077)
	55	88,839	(52,792)	(197,233)	(345,621)	(502,429)	(672,353)	(846,117)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(245,009)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	86%	422,101	311,857	201,600	91,303	(19,562)	(133,809)	(249,623)
	88%	361,004	250,707	140,356	29,961	(83,204)	(198,003)	(315,384)
Build Cost	90%	299,739	189,345	78,885	(32,665)	(147,263)	(263,961)	(382,194)
100%	92%	238,279	127,743	17,100	(96,886)	(212,552)	(330,865)	(450,868)
(105% = 5% increase)	94%	176,557	65,832	(46,530)	(161,669)	(279,536)	(399,329)	(529,276)
	96%	114,552	3,541	(111,417)	(228,207)	(347,855)	(471,618)	(610,190)
	98%	52,164	(61,177)	(177,030)	(296,418)	(418,351)	(552,373)	(692,143)
	100%	(10,950)	(126,830)	(245,009)	(366,417)	(494,714)	(633,743)	(775,914)
	102%	(76,629)	(193,617)	(314,658)	(439,121)	(575,765)	(716,164)	(888,297)
	104%	(143,154)	(263,001)	(386,652)	(517,930)	(657,550)	(799,829)	(1,437,197)
	106%	(211,415)	(334,315)	(460,152)	(599,352)	(740,221)	(884,717)	(1,986,097)
	108%	(282,226)	(407,669)	(541,339)	(681,418)	(823,803)	(1,083,681)	(2,534,997)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(245,009)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	80%	(881,152)	(904,114)	(927,388)	(951,196)	(1,105,122)	(1,639,348)	(2,173,575)
	82%	(784,635)	(819,252)	(854,156)	(889,519)	(925,757)	(1,364,221)	(1,990,157)
Market Values	84%	(688,963)	(735,103)	(781,558)	(828,504)	(876,241)	(1,089,095)	(1,806,739)
100%	86%	(594,036)	(651,713)	(709,652)	(768,010)	(827,181)	(887,986)	(1,623,321)
(105% = 5% increase)	88%	(499,865)	(568,979)	(638,322)	(708,077)	(778,610)	(850,684)	(1,439,903)
	90%	(411,173)	(486,828)	(567,512)	(648,620)	(730,452)	(813,783)	(1,256,486)
	92%	(326,533)	(410,107)	(497,193)	(589,589)	(682,665)	(777,201)	(1,073,068)
	94%	(243,998)	(336,240)	(430,211)	(530,961)	(635,228)	(740,916)	(889,650)
	96%	(164,173)	(264,476)	(366,863)	(472,622)	(588,131)	(704,928)	(825,236)
	98%	(87,089)	(194,450)	(305,217)	(418,560)	(541,326)	(669,216)	(800,473)
	100%	(10,950)	(126,830)	(245,009)	(366,417)	(494,714)	(633,743)	(775,914)
	102%	62,231	(60,224)	(185,771)	(315,649)	(449,249)	(598,496)	(751,549)
	104%	134,681	5,516	(128,467)	(265,799)	(407,328)	(563,392)	(727,368)
	106%	206,767	68,944	(71,685)	(216,612)	(366,436)	(528,439)	(703,360)
	108%	278,596	132,074	(15,282)	(168,247)	(326,293)	(493,543)	(679,516)
	110%	350,201	194,959	39,335	(120,963)	(286,681)	(458,795)	(655,824)
	112%	421,626	257,660	93,355	(73,960)	(247,482)	(427,621)	(632,276)
	114%	492,917	320,206	147,205	(27,169)	(208,590)	(397,054)	(608,861)
	116%	564,072	382,621	200,910	18,661	(170,242)	(366,935)	(585,459)
	118%	635,131	444,933	254,491	63,567	(132,639)	(337,171)	(562,164)
	120%	706,125	507,168	307,971	108,359	(95,179)	(307,674)	(538,900)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(245,009)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	1,950	(9,612)	(125,475)	(243,599)	(364,959)	(493,061)	(632,070)	(774,179)
	1,960	(9,803)	(125,669)	(243,801)	(365,167)	(493,297)	(632,309)	(774,427)
BNG (£ per unit)	1,970	(9,994)	(125,862)	(244,002)	(365,375)	(493,533)	(632,548)	(774,675)
2,020	1,980	(10,186)	(126,056)	(244,203)	(365,582)	(493,770)	(632,787)	(774,923)
	1,990	(10,377)	(126,249)	(244,405)	(365,791)	(494,006)	(633,026)	(775,171)
	2,000	(10,568)	(126,443)	(244,606)	(365,999)	(494,242)	(633,265)	(775,419)
	2,010	(10,759)	(126,636)	(244,808)	(366,208)	(494,478)	(633,504)	(775,666)
	2,020	(10,950)	(126,830)	(245,009)	(366,417)	(494,714)	(633,743)	(775,914)
	2,030	(11,142)	(127,023)	(245,211)	(366,626)	(494,951)	(633,982)	(776,162)
	2,040	(11,333)	(127,217)	(245,412)	(366,835)	(495,187)	(634,221)	(776,410)
	2,050	(11,524)	(127,410)	(245,613)	(367,043)	(495,423)	(634,460)	(776,658)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(245,009)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	5,000	5,777	(101,005)	(209,264)	(320,492)	(434,135)	(559,460)	(688,592)
	10,000	22,225	(75,301)	(174,061)	(275,418)	(378,124)	(485,741)	(603,216)
Grant (£ per unit)	15,000	38,630	(49,697)	(139,678)	(230,970)	(323,744)	(417,508)	(518,878)
-	20,000	55,020	(24,184)	(105,502)	(186,996)	(270,430)	(354,184)	(438,569)
	25,000	71,359	1,083	(71,512)	(144,285)	(217,860)	(292,381)	(367,023)
	30,000	87,693	25,585	(37,668)	(101,943)	(166,218)	(231,542)	(297,261)
	35,000	103,976	50,014	(3,957)	(59,832)	(115,706)	(171,603)	(228,499)
	40,000	120,258	74,389	28,508	(17,908)	(65,496)	(113,148)	(160,887)
	45,000	136,496	98,719	60,872	22,933	(15,506)	(55,006)	(94,654)
	50,000	152,727	122,993	93,144	63,157	33,004	2,682	(28,711)
	55,000	168,930	147,218	125,339	103,274	80,979	58,458	35,668

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240827 SODC VOWH Typologies I to K_v0.2

Scheme Typology:	**VOWH Low Value Greenfield (National Lar**	No Units:	**9**				
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies I to K_v0.2 - Summary Table

Appraisal Ref:	**I**	**J**	**K**
Scheme Typology:	SODC High Value Greenfield (National Landscape)	SODC Medium Value (Greenfield National Landscape)	VOWH Low Value Greenfield (National Landscape)
No Units:	9	9	9
Location / Value Zone:	Higher	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH
Notes:			
Total GDV (£)	4,068,323	3,219,962	2,627,635
Policy Assumptions	-	-	-
AH Target % (& mix):	50%	50%	40%
Affordable Rent:	5%	5%	8%
Social Rent:	50%	50%	62%
First Homes:	6%	6%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%
CIL (£ psm)	348.00	241.00	224.00
CIL (£ per unit)	17,014	11,782	14,058
Site Specific S106 (£ per unit)	3,615	3,615	3,615
Sub-total CIL+S106 (£ per unit)	20,629	15,397	17,673
Site Infrastructure (£ per unit)	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	20,629	15,397	17,673
Profit KPI's	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.31%	13.28%	14.47%
Developers Profit (% on costs)	26.20%	21.39%	17.84%
Developers Profit Total (£)	541,626	427,635	380,206
Land Value KPI's	-	-	-
RLV (£/acre (net))	2,560,546	1,402,137	214,991
RLV (£/ha (net))	6,327,108	3,464,681	531,242
RLV (% of GDV)	31.10%	21.52%	4.04%
RLV Total (£)	1,265,422	692,936	106,248
BLV (£/acre (net))	650,000	520,000	460,000
BLV (£/ha (net))	1,606,150	1,284,920	1,136,660
BLV Total (£)	321,230	256,984	227,332
Surplus/Deficit (£/acre) [RLV-BLV]	1,910,546	882,137	(245,009)
Surplus/Deficit (£/ha)	4,720,958	2,179,761	(605,418)
Surplus/Deficit Total (£)	944,192	435,952	(121,084)
Plan Viability comments	**Viable**	**Viable**	**Marginal**

Plan Viability comments	**Viable**	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies L to N_v0.2

Appraisal Ref: L (see Typologies Matrix)
Scheme Typology: SODC High Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		9 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		348.00	£ psm	

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.1	25.0%	1.1	25%	2.3
3 bed House	69.0%	3.1	69.0%	3.1	69%	6.2
4 bed House	6.0%	0.3	6.0%	0.3	6%	0.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.5	100.0%	4.5	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	79	848	79	848	158	1,695
3 bed House	295	3,175	295	3,175	590	6,350
4 bed House	33	360	33	360	67	721
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	407	4,383	407	4,383	814	8,766

AH % by floor area: 50.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	1,230,750
3 bed House	564,000	5,937	552	3,502,440
4 bed House	817,000	6,589	612	441,180
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	0
2 bed Flat	482,000	6,886	640	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				5,174,370

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

Printed: 23/09/2024 17:57
S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240827 SODC VOWH Typologies L to N_v0.2\L
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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC High Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.1	@	547,000	615,375
3 bed House	3.1	@	564,000	1,751,220
4 bed House	0.3	@	817,000	220,590
5 bed House	0.0	@	1,060,000	-
1 bed Flat	0.0	@	382,000	-
2 bed Flat	0.0	@	482,000	-
3 bed Flat	0.0	@	0	-
	4.5			2,587,185
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	328,200	18,461
3 bed House	0.2	@	338,400	52,537
4 bed House	0.0	@	490,200	6,618
5 bed House	0.0	@	636,000	-
1 bed Flat	0.0	@	229,200	-
2 bed Flat	0.0	@	289,200	-
3 bed Flat	0.0	@	0	-
	0.2			77,616
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	240,680	135,383
3 bed House	1.6	@	248,160	385,268
4 bed House	0.1	@	359,480	48,530
5 bed House	0.0	@	466,400	-
1 bed Flat	0.0	@	168,080	-
2 bed Flat	0.0	@	212,080	-
3 bed Flat	0.0	@	0	-
	2.3			569,181
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	16,875
3 bed House	0.2	@	250,000	46,575
4 bed House	0.0	@	250,000	4,050
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.3			67,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	415,720	182,397
3 bed House	1.2	@	428,640	519,062
4 bed House	0.1	@	620,920	65,383
5 bed House	0.0	@	805,600	-
1 bed Flat	0.0	@	290,320	-
2 bed Flat	0.0	@	366,320	-
3 bed Flat	0.0	@	0	-
	1.8	4.5		766,842
Sub-total GDV Residential	**9**			**4,068,323**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	1,106,047
	1,358 £ psm (total GIA sqm)		122,894 £ per unit (total units)	
Grant	5	AH units @	0 per unit	-
Total GDV				**4,068,323**

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC High Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(4,158)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				440	sqm	348.00	£ psm		(153,123)
CIL analysis:				3.76%	% of GDV	17,014	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			9	units @	3,615	per unit		(32,535)
	Sub-total							(32,535)	
S106 analysis:		162,675	£ per ha	0.80%	% of GDV	3,615	£ per unit (total units)		
AH Commuted Sum				814	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.20	ha @	123,555	£ per ha (if brownfield)		(24,711)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			9	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				158	sqm @	1,555	psm		(244,913)
3 bed House				590	sqm @	1,555	psm		(917,372)
4 bed House				67	sqm @	1,555	psm		(104,123)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			814	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50%	units @		18 sqm @	444	psm	(12,420)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444	psm	(2,160)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			33						
External works				1,280,987	@	15.0%			(192,148)
Ext. Works analysis:						21,350	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				9	units @	2,020	£ per unit		(18,180)
M4(2) Category 2 Housing	Aff units		5	units @		100.0% @	625	£ per unit	(2,813)
M4(2) Category 2 Housing	OMS units		5	units @		100.0% @	625	£ per unit	(2,813)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		5	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		5	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		9	units @			7,087	£ per unit	(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			9	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			9	units @			350	£ per unit	(3,150)
	Sub-total							(90,738)	
Policy Costs analysis:	(design costs only)					10,082	£ per unit (total units)		
Contingency (on construction)				1,588,585	@	5.0%			(79,429)

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology:		**SODC High Value Brownfield (National La**		No Units:	**9**		
Site Typology:		Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:							
Professional Fees		1,588,585	@	6.5%			(103,258)
Disposal Costs -							
OMS Marketing and Promotion		2,587,185	OMS @	3.00%	8,624	£ per unit	(77,616)
Residential Sales Agent Costs		2,587,185	OMS @	1.00%	2,875	£ per unit	(25,872)
Residential Sales Legal Costs		2,587,185	OMS @	0.25%	719	£ per unit	(6,468)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
	Disposal Cost analysis:				13,328	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604%	pcm		(4,847)
Developers Profit -							
Profit on OMS		2,587,185		17.50%			(452,757)
Margin on AH		1,481,138		6.00%	on AH values		(88,868)
	Profit analysis:	4,068,323		13.31%	blended GDV	(541,626)	
		2,095,890		25.84%	on costs	(541,626)	
TOTAL COSTS							**(2,637,516)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							1,430,807
SDLT		1,430,807	@	HMRC formula			(61,040)
Acquisition Agent fees		1,430,807	@	1.0%			(14,308)
Acquisition Legal fees		1,430,807	@	0.5%			(7,154)
Interest on Land		1,430,807	@	7.50%			(107,311)
Residual Land Value							**1,240,994**
	RLV analysis: 137,888 £ per plot	6,204,970	£ per ha (net)	2,511,117	£ per acre (net)		
		6,204,970	£ per ha (gross)	2,511,117	£ per acre (gross)		
				30.50%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		45.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		0.20	ha (gross)	0.49	acres (gross)		
	Density analysis:	4,072	sqm/ha (net)	17,738	sqft/ac (net)		
		45	dph (gross)				
Benchmark Land Value (net)	63,148 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)		**568,330**
	BLV analysis:	2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**3,363,320** £ per ha (net)	**1,361,117** £ per acre (net)	**672,664**

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC High Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,361,117	20%	30%	40%	50%	60%	70%	80%
	100.00	2,142,749	1,945,743	1,748,675	1,551,540	1,354,405	1,157,143	959,853
	160.00	2,068,968	1,881,185	1,693,391	1,505,470	1,317,549	1,129,523	941,439
CIL £ psm	170.00	2,056,671	1,870,425	1,684,177	1,497,792	1,311,406	1,124,920	938,371
348.00	180.00	2,044,374	1,859,665	1,674,957	1,490,113	1,305,264	1,120,316	935,302
	190.00	2,032,077	1,848,906	1,665,734	1,482,435	1,299,121	1,115,713	932,233
	200.00	2,019,781	1,838,146	1,656,512	1,474,756	1,292,978	1,111,110	929,164
	210.00	2,007,484	1,827,386	1,647,289	1,467,078	1,286,836	1,106,506	926,095
	220.00	1,995,187	1,816,627	1,638,066	1,459,400	1,280,693	1,101,903	923,026
	230.00	1,982,890	1,805,867	1,628,844	1,451,721	1,274,550	1,097,300	919,957
	240.00	1,970,593	1,795,107	1,619,621	1,444,043	1,268,408	1,092,696	916,888
	250.00	1,958,296	1,784,347	1,610,398	1,436,365	1,262,265	1,088,093	913,820
	260.00	1,946,000	1,773,588	1,601,176	1,428,686	1,256,122	1,083,490	910,751
	270.00	1,933,703	1,762,828	1,591,953	1,421,008	1,249,980	1,078,886	907,682
	280.00	1,921,406	1,752,068	1,582,731	1,413,330	1,243,837	1,074,283	904,613
	290.00	1,909,109	1,741,309	1,573,508	1,405,651	1,237,694	1,069,680	901,544
	300.00	1,896,812	1,730,549	1,564,285	1,397,973	1,231,552	1,065,076	898,475
	310.00	1,884,516	1,719,789	1,555,063	1,390,295	1,225,409	1,060,473	895,406
	320.00	1,872,212	1,709,029	1,545,840	1,382,616	1,219,266	1,055,870	892,337
	330.00	1,859,902	1,698,270	1,536,618	1,374,938	1,213,124	1,051,266	889,268
	340.00	1,847,592	1,687,510	1,527,395	1,367,260	1,206,981	1,046,663	886,200
	350.00	1,835,282	1,676,750	1,518,172	1,359,581	1,200,838	1,042,060	883,131
	360.00	1,822,972	1,665,991	1,508,950	1,351,903	1,194,696	1,037,456	880,062
	370.00	1,810,662	1,655,231	1,499,727	1,344,223	1,188,553	1,032,853	876,993
	380.00	1,798,352	1,644,471	1,490,505	1,336,538	1,182,410	1,028,250	873,924
	390.00	1,786,042	1,633,711	1,481,282	1,328,852	1,176,268	1,023,646	870,855
	400.00	1,773,732	1,622,952	1,472,059	1,321,167	1,170,125	1,019,043	867,786

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,361,117	20%	30%	40%	50%	60%	70%	80%
	2,900	1,848,996	1,690,142	1,531,257	1,372,346	1,213,296	1,054,201	894,965
	3,000	1,847,422	1,688,570	1,529,685	1,370,776	1,211,726	1,052,631	893,396
Site Specific S106	3,100	1,845,848	1,686,998	1,528,113	1,369,205	1,210,155	1,051,062	891,826
3,615	3,200	1,844,275	1,685,426	1,526,541	1,367,635	1,208,585	1,049,493	890,257
	3,300	1,842,701	1,683,854	1,524,969	1,366,064	1,207,014	1,047,924	888,688
	3,400	1,841,127	1,682,282	1,523,397	1,364,494	1,205,444	1,046,354	887,118
	3,500	1,839,554	1,680,710	1,521,825	1,362,923	1,203,873	1,044,785	885,549
	3,600	1,837,980	1,679,138	1,520,253	1,361,353	1,202,302	1,043,216	883,980
	3,700	1,836,406	1,677,566	1,518,681	1,359,782	1,200,732	1,041,647	882,411
	3,800	1,834,833	1,675,994	1,517,109	1,358,212	1,199,161	1,040,077	880,841
	3,900	1,833,259	1,674,422	1,515,537	1,356,641	1,197,591	1,038,508	879,272
	4,000	1,831,685	1,672,850	1,513,965	1,355,071	1,196,020	1,036,939	877,703
	4,100	1,830,112	1,671,278	1,512,393	1,353,500	1,194,450	1,035,369	876,133
	4,200	1,828,538	1,669,706	1,510,821	1,351,929	1,192,879	1,033,800	874,564
	4,300	1,826,964	1,668,134	1,509,249	1,350,359	1,191,309	1,032,231	872,995

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,361,117	20%	30%	40%	50%	60%	70%	80%
	15.0%	2,017,831	1,836,479	1,655,082	1,473,672	1,292,111	1,110,513	928,766
	16.0%	1,945,796	1,773,448	1,601,056	1,428,650	1,256,093	1,083,500	910,758
Profit	17.0%	1,873,761	1,710,418	1,547,030	1,383,628	1,220,076	1,056,487	892,749
17.5%	18.0%	1,801,726	1,647,387	1,493,004	1,338,606	1,184,058	1,029,474	874,740
	19.0%	1,729,692	1,584,356	1,438,978	1,293,584	1,148,041	1,002,461	856,731
	20.0%	1,657,657	1,521,326	1,384,951	1,248,563	1,112,023	975,448	838,723

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,361,117	20%	30%	40%	50%	60%	70%	80%
	550,000	2,437,744	2,278,902	2,120,017	1,961,117	1,802,067	1,642,980	1,483,744
	600,000	2,387,744	2,228,902	2,070,017	1,911,117	1,752,067	1,592,980	1,433,744
BLV (£ per acre)	650,000	2,337,744	2,178,902	2,020,017	1,861,117	1,702,067	1,542,980	1,383,744
1,150,000	700,000	2,287,744	2,128,902	1,970,017	1,811,117	1,652,067	1,492,980	1,333,744
	750,000	2,237,744	2,078,902	1,920,017	1,761,117	1,602,067	1,442,980	1,283,744
	800,000	2,187,744	2,028,902	1,870,017	1,711,117	1,552,067	1,392,980	1,233,744
	850,000	2,137,744	1,978,902	1,820,017	1,661,117	1,502,067	1,342,980	1,183,744
	900,000	2,087,744	1,928,902	1,770,017	1,611,117	1,452,067	1,292,980	1,133,744
	950,000	2,037,744	1,878,902	1,720,017	1,561,117	1,402,067	1,242,980	1,083,744
	1,000,000	1,987,744	1,828,902	1,670,017	1,511,117	1,352,067	1,192,980	1,033,744
	1,050,000	1,937,744	1,778,902	1,620,017	1,461,117	1,302,067	1,142,980	983,744
	1,100,000	1,887,744	1,728,902	1,570,017	1,411,117	1,252,067	1,092,980	933,744
	1,150,000	1,837,744	1,678,902	1,520,017	1,361,117	1,202,067	1,042,980	883,744
	1,200,000	1,787,744	1,628,902	1,470,017	1,311,117	1,152,067	992,980	833,744
	1,250,000	1,737,744	1,578,902	1,420,017	1,261,117	1,102,067	942,980	783,744
	1,300,000	1,687,744	1,528,902	1,370,017	1,211,117	1,052,067	892,980	733,744

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC High Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,361,117	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	35	1,162,694	1,039,212	915,635	792,057	668,401	544,696	420,873
	37	1,297,704	1,167,150	1,036,511	905,872	775,134	644,360	513,447
Density (dph)	39	1,432,714	1,295,088	1,157,388	1,019,687	881,867	744,024	606,021
45.0	41	1,567,724	1,423,026	1,278,264	1,133,502	988,601	843,677	698,596
	43	1,702,734	1,550,964	1,399,140	1,247,315	1,095,334	943,329	791,170
	45	1,837,744	1,678,902	1,520,017	1,361,117	1,202,067	1,042,980	883,744
	47	1,972,754	1,806,840	1,640,893	1,474,919	1,308,800	1,142,632	976,319
	49	2,107,764	1,934,778	1,761,770	1,588,721	1,415,533	1,242,283	1,068,893
	51	2,242,774	2,062,716	1,882,646	1,702,523	1,522,266	1,341,935	1,161,467
	53	2,377,784	2,190,654	2,003,523	1,816,325	1,628,999	1,441,586	1,254,042
	55	2,512,786	2,318,592	2,124,399	1,930,127	1,735,733	1,541,238	1,346,616

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,361,117	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	98%	1,894,629	1,735,744	1,576,858	1,417,893	1,258,843	1,099,698	940,462
	100%	1,837,744	1,678,902	1,520,017	1,361,117	1,202,067	1,042,980	883,744
Build Cost	102%	1,780,829	1,622,061	1,463,175	1,304,290	1,145,291	986,241	827,027
100%	104%	1,723,915	1,565,173	1,406,334	1,247,448	1,088,515	929,465	770,309
(105% = 5% increase)	106%	1,667,000	1,508,258	1,349,492	1,190,607	1,031,721	872,689	713,591
	108%	1,610,085	1,451,343	1,292,602	1,133,765	974,880	815,913	656,863
	110%	1,553,162	1,394,429	1,235,687	1,076,924	918,038	759,137	600,087
	112%	1,496,167	1,337,514	1,178,772	1,020,031	861,197	702,311	543,311
	114%	1,439,171	1,280,552	1,121,858	963,116	804,355	645,470	486,535
	116%	1,382,176	1,223,557	1,064,938	906,201	747,460	588,628	429,743
	118%	1,325,180	1,166,561	1,007,943	849,287	690,545	531,787	372,901
	120%	1,268,139	1,109,566	950,947	792,328	633,630	474,889	316,060

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,361,117	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	80%	707,306	690,247	672,962	655,483	637,803	619,915	601,792
	82%	820,473	789,184	757,742	726,087	694,247	662,226	629,988
Market Values	84%	933,640	888,111	842,466	796,688	750,692	704,536	658,183
100%	86%	1,046,730	987,037	927,191	867,244	807,136	746,846	686,378
(105% = 5% increase)	88%	1,159,788	1,085,932	1,011,915	937,799	863,580	789,156	714,573
	90%	1,272,847	1,184,777	1,096,639	1,008,355	919,999	831,466	742,768
	92%	1,385,881	1,283,622	1,181,351	1,078,910	976,413	873,776	770,964
	94%	1,498,847	1,382,467	1,266,017	1,149,465	1,032,826	916,086	799,159
	96%	1,611,812	1,481,312	1,350,684	1,220,021	1,089,240	958,395	827,354
	98%	1,724,778	1,580,125	1,435,350	1,290,576	1,145,653	1,000,688	855,549
	100%	1,837,744	1,678,902	1,520,017	1,361,117	1,202,067	1,042,980	883,744
	102%	1,950,676	1,777,680	1,604,683	1,431,634	1,258,480	1,085,273	911,940
	104%	2,063,565	1,876,457	1,689,350	1,502,151	1,314,894	1,127,566	940,135
	106%	2,176,454	1,975,235	1,774,016	1,572,668	1,371,307	1,169,859	968,330
	108%	2,289,342	2,074,012	1,858,648	1,643,185	1,427,721	1,212,152	996,525
	110%	2,402,231	2,172,790	1,943,269	1,713,701	1,484,134	1,254,444	1,024,721
	112%	2,515,119	2,271,559	2,027,889	1,784,218	1,540,548	1,296,737	1,052,916
	114%	2,628,008	2,370,283	2,112,509	1,854,735	1,596,949	1,339,030	1,081,111
	116%	2,740,884	2,469,007	2,197,129	1,925,252	1,653,340	1,381,323	1,109,306
	118%	2,853,711	2,567,730	2,281,750	1,995,769	1,709,730	1,423,616	1,137,495
	120%	2,966,538	2,666,454	2,366,370	2,066,286	1,766,121	1,465,909	1,165,683

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,361,117	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	1,400	1,848,647	1,689,792	1,530,906	1,371,994	1,212,944	1,053,846	894,610
	1,500	1,846,889	1,688,035	1,529,150	1,370,239	1,211,189	1,052,093	892,858
BNG (£ per unit)	1,600	1,845,130	1,686,279	1,527,393	1,368,485	1,209,435	1,050,341	891,105
2,020	1,700	1,843,371	1,684,523	1,525,637	1,366,731	1,207,681	1,048,588	889,353
	1,800	1,841,613	1,682,766	1,523,881	1,364,977	1,205,926	1,046,836	887,600
	1,900	1,839,854	1,681,010	1,522,124	1,363,222	1,204,172	1,045,083	885,847
	2,000	1,838,096	1,679,254	1,520,368	1,361,468	1,202,418	1,043,331	884,095
	2,100	1,836,337	1,677,497	1,518,612	1,359,714	1,200,663	1,041,578	882,342
	2,200	1,834,578	1,675,741	1,516,855	1,357,959	1,198,909	1,039,826	880,590
	2,300	1,832,820	1,673,985	1,515,099	1,356,205	1,197,155	1,038,073	878,837
	2,400	1,831,061	1,672,228	1,513,343	1,354,451	1,195,401	1,036,321	877,085

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,361,117	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	5,000	1,853,496	1,702,503	1,551,484	1,400,411	1,249,220	1,097,943	946,559
	10,000	1,869,248	1,726,103	1,582,952	1,439,705	1,296,372	1,152,905	1,009,340
Grant (£ per unit)	15,000	1,884,989	1,749,704	1,614,419	1,478,999	1,343,525	1,207,867	1,072,106
-	20,000	1,900,722	1,773,304	1,645,886	1,518,293	1,390,658	1,262,830	1,134,872
	25,000	1,916,456	1,796,905	1,677,343	1,557,587	1,437,769	1,317,792	1,197,638
	30,000	1,932,190	1,820,505	1,708,778	1,596,881	1,484,880	1,372,754	1,260,404
	35,000	1,947,924	1,844,106	1,740,213	1,636,175	1,531,990	1,427,692	1,323,170
	40,000	1,963,657	1,867,707	1,771,649	1,675,469	1,579,101	1,482,612	1,385,936
	45,000	1,979,391	1,891,307	1,803,084	1,714,763	1,626,211	1,537,532	1,448,691
	50,000	1,995,125	1,914,908	1,834,519	1,754,040	1,673,322	1,592,452	1,511,417
	55,000	2,010,858	1,938,508	1,865,954	1,793,299	1,720,432	1,647,373	1,574,143

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: **SODC High Value Brownfield (National La** No Units: **9**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies L to N_v0.2

Appraisal Ref: M (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield (National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		9 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		241.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	1.1	25.0%	1.1	25%	2.3
3 bed House	69.0%	3.1	69.0%	3.1	69%	6.2
4 bed House	6.0%	0.3	6.0%	0.3	6%	0.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	4.5	100.0%	4.5	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	79	848	79	848	158	1,695
3 bed House	295	3,175	295	3,175	590	6,350
4 bed House	33	360	33	360	67	721
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	407	4,383	407	4,383	814	8,766

AH % by floor area: 50.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	907,200
3 bed House	460,600	4,848	450	2,860,326
4 bed House	573,400	4,624	430	309,636
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				4,077,162

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC Medium Value Brownfield (National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.1	@	403,200	453,600
3 bed House	3.1	@	460,600	1,430,163
4 bed House	0.3	@	573,400	154,818
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	4.5			2,038,581
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	13,608
3 bed House	0.2	@	276,360	42,905
4 bed House	0.0	@	344,040	4,645
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.2			61,157
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	177,408	99,792
3 bed House	1.6	@	202,664	314,636
4 bed House	0.1	@	252,296	34,060
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	2.3			448,488
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	16,875
3 bed House	0.2	@	250,000	46,575
4 bed House	0.0	@	250,000	4,050
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.3			67,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	306,432	134,447
3 bed House	1.2	@	350,056	423,900
4 bed House	0.1	@	435,784	45,888
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	1.8	4.5		604,235
Sub-total GDV Residential	**9**			**3,219,962**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	857,200
	1,053 £ psm (total GIA sqm)		95,244 £ per unit (total units)	
Grant	5	AH units @	0 per unit	-
Total GDV				**3,219,962**

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC Medium Value Brownfield (National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(4,158)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)				440 sqm		241.00 £ psm		(106,042)
CIL analysis:				3.29% % of GDV		11,782 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			9 units @	3,615	per unit		(32,535)
	Sub-total						(32,535)	
S106 analysis:		162,675 £ per ha		1.01% % of GDV		3,615 £ per unit (total units)		
AH Commuted Sum				814 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.20 ha @	123,555	£ per ha (if brownfield)		(24,711)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		9 units @		0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,555	psm		-
2 bed House				158 sqm @	1,555	psm		(244,913)
3 bed House				590 sqm @	1,555	psm		(917,372)
4 bed House				67 sqm @	1,555	psm		(104,123)
5 bed House				- sqm @	1,555	psm		-
1 bed Flat				- sqm @	1,757	psm		-
2 bed Flat				- sqm @	1,757	psm		-
3 bed Flat			814	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		3	50% units @		18 sqm @	444 psm		(12,420)
Garages for 4B House (Mrkt only)		0	100% units @		18 sqm @	444 psm		(2,160)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			33					
External works				1,280,987 @	15.0%			(192,148)
Ext. Works analysis:					21,350	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				9 units @	2,020	£ per unit		(18,180)
M4(2) Category 2 Housing	Aff units		5 units @		100.0% @	625 £ per unit		(2,813)
M4(2) Category 2 Housing	OMS units		5 units @		100.0% @	625 £ per unit		(2,813)
M4(2) Category 2 Flats	Aff units		- units @		100.0% @	1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units		- units @		100.0% @	1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units		5 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Housing	OMS units		5 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Flats	Aff units		- units @		0.0% @	9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units		- units @		0.0% @	9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses		9 units @			7,087 £ per unit		(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			0 base cost		-
EV Charging Points - Houses			9 units @			0 £ per unit		-
EV Charging Points - Flats			- units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			9 units @			350 £ per unit		(3,150)
	Sub-total						(90,738)	
Policy Costs analysis:	(design costs only)					10,082 £ per unit (total units)		
Contingency (on construction)				1,588,585 @	5.0%			(79,429)

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology:	**SODC Medium Value Brownfield (National**	No Units:	**9**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		1,588,585	@	6.5%		(103,258)
Disposal Costs -						
OMS Marketing and Promotion		2,038,581	OMS @	3.00%	6,795 £ per unit	(61,157)
Residential Sales Agent Costs		2,038,581	OMS @	1.00%	2,265 £ per unit	(20,386)
Residential Sales Legal Costs		2,038,581	OMS @	0.25%	566 £ per unit	(5,096)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					10,738 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(7,131)
Developers Profit -						
Profit on OMS		2,038,581		17.50%		(356,752)
Margin on AH		1,181,381		6.00%	on AH values	(70,883)
Profit analysis:		3,219,962		13.28%	blended GDV (427,635)	
		2,027,778		21.09%	on costs (427,635)	
TOTAL COSTS						**(2,455,413)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						764,549
SDLT		764,549	@	HMRC formula		(27,727)
Acquisition Agent fees		764,549	@	1.0%		(7,645)
Acquisition Legal fees		764,549	@	0.5%		(3,823)
Interest on Land		764,549	@	7.50%		(57,341)
Residual Land Value						**668,012**
RLV analysis:	74,224 £ per plot	3,340,061	£ per ha (net)	1,351,704	£ per acre (net)	
		3,340,061	£ per ha (gross)	1,351,704	£ per acre (gross)	
				20.75%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.20	ha (net)	0.49	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.20	ha (gross)	0.49	acres (gross)	
Density analysis:		4,072	sqm/ha (net)	17,738	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**498,154**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**849,293** £ per ha (net)	**343,704** £ per acre (net)	**169,859**

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC Medium Value Brownfield (National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	343,704	20%	30%	40%	50%	60%	70%	80%
	100.00	889,465	743,798	598,130	452,462	306,771	161,050	15,330
	160.00	815,413	679,005	542,594	406,182	269,770	133,320	(3,157)
CIL £ psm	170.00	803,053	668,207	533,338	398,469	263,600	128,698	(6,238)
241.00	180.00	790,694	657,408	524,082	390,755	257,429	124,076	(9,319)
	190.00	778,334	646,604	514,826	383,042	251,258	119,454	(12,400)
	200.00	765,974	635,789	505,570	375,329	245,088	114,832	(15,482)
	210.00	753,615	624,974	496,314	367,615	238,917	110,211	(18,563)
	220.00	741,255	614,160	487,058	359,902	232,746	105,589	(21,644)
	230.00	728,895	603,345	477,794	352,189	226,576	100,963	(24,725)
	240.00	716,536	592,530	468,525	344,475	220,405	96,335	(27,806)
	250.00	704,176	581,716	459,255	336,762	214,234	91,707	(30,888)
	260.00	691,817	570,901	449,985	329,049	208,064	87,079	(33,969)
	270.00	679,457	560,086	440,715	321,335	201,893	82,451	(37,050)
	280.00	667,097	549,272	431,446	313,620	195,722	77,823	(40,131)
	290.00	654,738	538,457	422,176	305,895	189,552	73,195	(43,213)
	300.00	642,377	527,642	412,906	298,170	183,381	68,567	(46,294)
	310.00	629,997	516,828	403,637	290,446	177,210	63,939	(49,375)
	320.00	617,617	506,013	394,367	282,721	171,040	59,311	(52,456)
	330.00	605,238	495,198	385,097	274,996	164,869	54,683	(55,537)
	340.00	592,858	484,375	375,827	267,271	158,698	50,055	(58,619)
	350.00	580,479	473,543	366,558	259,547	152,528	45,427	(61,700)
	360.00	568,099	462,711	357,288	251,822	146,356	40,799	(64,781)
	370.00	555,719	451,878	348,018	244,097	140,176	36,171	(67,862)
	380.00	543,340	441,046	338,749	236,372	133,996	31,543	(70,943)
	390.00	530,960	430,214	329,468	228,647	127,816	26,915	(74,025)
	400.00	518,581	419,382	320,183	220,923	121,636	22,287	(77,106)

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	343,704	20%	30%	40%	50%	60%	70%	80%
	2,900	726,597	602,746	478,895	354,985	231,068	107,148	(16,849)
	3,000	725,017	601,166	477,315	353,407	229,491	105,573	(18,425)
Site Specific S106	3,100	723,437	599,586	475,735	351,829	227,913	103,997	(20,000)
3,615	3,200	721,857	598,006	474,155	350,251	226,335	102,419	(21,576)
	3,300	720,277	596,426	472,575	348,674	224,758	100,842	(23,152)
	3,400	718,697	594,846	470,995	347,096	223,180	99,264	(24,727)
	3,500	717,117	593,266	469,415	345,518	221,602	97,686	(26,303)
	3,600	715,537	591,686	467,835	343,941	220,025	96,109	(27,878)
	3,700	713,957	590,106	466,255	342,363	218,447	94,531	(29,454)
	3,800	712,377	588,526	464,675	340,785	216,869	92,953	(31,029)
	3,900	710,797	586,946	463,094	339,208	215,292	91,375	(32,605)
	4,000	709,217	585,366	461,514	337,630	213,714	89,798	(34,181)
	4,100	707,637	583,786	459,934	336,052	212,136	88,220	(35,756)
	4,200	706,057	582,206	458,354	334,474	210,558	86,642	(37,332)
	4,300	704,477	580,626	456,774	332,897	208,981	85,065	(38,907)

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	343,704	20%	30%	40%	50%	60%	70%	80%
	15.0%	857,200	715,612	574,023	432,392	290,738	149,085	7,360
	16.0%	800,440	665,946	531,453	396,917	262,358	127,800	(6,830)
Profit	17.0%	743,680	616,281	488,883	361,442	233,978	106,514	(21,020)
17.5%	18.0%	686,920	566,616	446,313	325,966	205,598	85,229	(35,210)
	19.0%	630,160	516,951	403,742	290,491	177,218	63,944	(49,400)
	20.0%	573,399	467,286	361,172	255,016	148,838	42,659	(63,590)

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	343,704	20%	30%	40%	50%	60%	70%	80%
	550,000	1,173,300	1,049,449	925,598	801,704	677,788	553,872	429,885
	600,000	1,123,300	999,449	875,598	751,704	627,788	503,872	379,885
BLV (£ per acre)	650,000	1,073,300	949,449	825,598	701,704	577,788	453,872	329,885
1,008,000	700,000	1,023,300	899,449	775,598	651,704	527,788	403,872	279,885
	750,000	973,300	849,449	725,598	601,704	477,788	353,872	229,885
	800,000	923,300	799,449	675,598	551,704	427,788	303,872	179,885
	850,000	873,300	749,449	625,598	501,704	377,788	253,872	129,885
	900,000	823,300	699,449	575,598	451,704	327,788	203,872	79,885
	950,000	773,300	649,449	525,598	401,704	277,788	153,872	29,885
	1,000,000	723,300	599,449	475,598	351,704	227,788	103,872	(20,115)
	1,050,000	673,300	549,449	425,598	301,704	177,788	53,872	(70,115)
	1,100,000	623,300	499,449	375,598	251,704	127,788	3,872	(120,115)
	1,150,000	573,300	449,449	325,598	201,704	77,788	(46,128)	(170,115)
	1,200,000	523,300	399,449	275,598	151,704	27,788	(96,128)	(220,115)
	1,250,000	473,300	349,449	225,598	101,704	(22,212)	(146,128)	(270,115)
	1,300,000	423,300	299,449	175,598	51,704	(72,212)	(196,128)	(320,115)

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: SODC Medium Value Brownfield (National No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	343,704	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	35	321,050	224,721	128,393	32,064	(64,285)	(160,664)	(257,043)
	37	399,900	298,067	196,234	94,401	(7,470)	(109,357)	(211,251)
Density (dph)	39	478,750	371,412	264,075	156,737	49,344	(58,050)	(165,467)
45.0	41	557,600	444,758	331,916	219,060	106,159	(6,743)	(119,683)
	43	636,450	518,103	399,757	281,382	162,973	44,565	(73,899)
	45	715,300	591,449	467,598	343,704	219,788	95,872	(28,115)
	47	794,150	664,794	535,439	406,026	276,603	147,178	17,670
	49	873,000	738,140	603,279	468,348	333,417	198,473	63,454
	51	951,850	811,485	671,108	530,670	390,232	249,769	109,238
	53	1,030,700	884,831	738,937	592,992	447,046	301,064	155,022
	55	1,109,550	958,176	806,767	655,314	503,861	352,359	200,806

TABLE 6

Balance (RLV - BLV £ per acre (n))	343,704	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	98%	772,480	648,620	524,704	400,788	276,872	152,878	28,881
	100%	715,300	591,449	467,598	343,704	219,788	95,872	(28,115)
Build Cost	102%	658,120	534,269	410,418	286,567	162,704	38,788	(85,128)
100%	104%	600,850	477,046	353,238	229,387	105,536	(18,315)	(142,212)
(105% = 5% increase)	106%	543,566	419,763	295,960	172,157	48,354	(75,495)	(199,346)
	108%	486,224	362,452	238,677	114,874	(8,930)	(132,733)	(256,536)
	110%	428,829	305,057	181,285	57,513	(66,259)	(190,031)	(313,819)
	112%	371,377	247,619	123,861	104	(123,654)	(247,426)	(371,198)
	114%	313,863	190,105	66,348	(57,410)	(181,168)	(304,926)	(428,684)
	116%	256,265	132,504	8,743	(115,018)	(238,779)	(362,540)	(486,301)
	118%	198,616	74,835	(48,946)	(172,727)	(296,508)	(420,290)	(544,099)
	120%	140,840	17,059	(106,742)	(230,561)	(354,380)	(478,220)	(603,852)

TABLE 7

Balance (RLV - BLV £ per acre (n))	343,704	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	80%	(181,248)	(192,303)	(203,570)	(215,054)	(226,794)	(238,770)	(250,978)
	82%	(91,015)	(113,519)	(136,186)	(159,024)	(182,044)	(205,253)	(228,677)
Market Values	84%	(982)	(34,872)	(68,881)	(103,022)	(137,311)	(171,761)	(206,385)
100%	86%	88,889	43,673	(1,652)	(47,084)	(92,622)	(138,285)	(184,092)
(105% = 5% increase)	88%	178,635	122,105	65,500	8,837	(47,932)	(104,809)	(161,800)
	90%	268,273	200,460	132,627	64,698	(3,275)	(71,334)	(139,507)
	92%	357,795	278,774	199,674	120,560	41,359	(37,884)	(117,214)
	94%	447,280	356,994	266,708	176,368	85,993	(4,445)	(94,928)
	96%	536,659	435,200	333,695	232,161	130,618	28,994	(72,657)
	98%	626,032	513,339	400,646	287,954	175,203	62,433	(50,386)
	100%	715,300	591,449	467,598	343,704	219,788	95,872	(28,115)
	102%	804,568	669,558	534,498	399,435	264,373	129,290	(5,843)
	104%	893,793	747,584	601,375	455,167	308,958	162,697	16,428
	106%	982,963	825,608	668,253	510,898	353,508	196,103	38,699
	108%	1,072,133	903,632	735,130	566,590	398,050	229,510	60,970
	110%	1,161,295	981,620	801,944	622,268	442,593	262,917	83,241
	112%	1,250,380	1,059,569	868,758	677,946	487,135	296,324	105,498
	114%	1,339,465	1,137,518	935,571	733,624	531,678	329,731	127,751
	116%	1,428,550	1,215,467	1,002,385	789,302	576,219	363,112	150,004
	118%	1,517,635	1,293,417	1,069,193	844,959	620,725	396,491	172,257
	120%	1,606,673	1,371,312	1,135,952	900,591	665,231	429,870	194,510

TABLE 8

Balance (RLV - BLV £ per acre (n))	343,704	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	1,400	726,254	602,403	478,552	354,640	230,724	106,802	(17,196)
	1,500	724,487	600,636	476,785	352,876	228,960	105,041	(18,957)
BNG (£ per unit)	1,600	722,720	598,869	475,018	351,112	227,196	103,280	(20,718)
2,020	1,700	720,954	597,102	473,251	349,348	225,432	101,516	(22,479)
	1,800	719,187	595,336	471,484	347,584	223,668	99,752	(24,240)
	1,900	717,420	593,569	469,718	345,821	221,905	97,988	(26,001)
	2,000	715,653	591,802	467,951	344,057	220,141	96,225	(27,762)
	2,100	713,886	590,035	466,184	342,293	218,377	94,461	(29,523)
	2,200	712,120	588,269	464,417	340,529	216,613	92,697	(31,285)
	2,300	710,353	586,502	462,651	338,765	214,849	90,933	(33,046)
	2,400	708,586	584,735	460,884	337,001	213,085	89,169	(34,807)

TABLE 9

Balance (RLV - BLV £ per acre (n))	343,704	Affordable Housing - % on site 50%						
		20%	30%	40%	50%	60%	70%	80%
	5,000	731,119	615,177	499,209	383,190	267,171	151,086	34,974
	10,000	746,938	638,906	530,798	422,677	314,514	206,288	97,995
Grant (£ per unit)	15,000	762,757	662,611	562,387	462,163	361,830	261,471	161,003
-	20,000	778,576	686,303	593,976	501,600	409,146	316,603	223,979
	25,000	794,395	709,995	625,565	541,030	456,450	371,734	286,914
	30,000	810,214	733,687	657,142	580,461	503,706	426,858	349,849
	35,000	826,014	757,378	688,686	619,891	550,962	481,926	412,755
	40,000	841,808	781,070	720,230	659,306	598,217	536,994	475,626
	45,000	857,603	804,762	751,775	698,685	645,471	592,062	538,496
	50,000	873,397	828,454	783,319	738,065	692,672	647,120	601,366
	55,000	889,192	852,114	814,863	777,445	739,873	702,132	664,182

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: **SODC Medium Value Brownfield (National** No Units: **9**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies L to N_v0.2

Appraisal Ref: N (see Typologies Matrix)
Scheme Typology: VOWH Low Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		9 Units		
AH Policy requirement (% Target)		40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%		
AH tenure split %	Affordable Rent:		8.0%	
	Social Rent:		62.0%	70.0% % Rented
	First Homes:		15.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		224.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.8	15.0%	0.5	15%	1.4
3 bed House	70.0%	3.8	70.0%	2.5	70%	6.3
4 bed House	15.0%	0.8	15.0%	0.5	15%	1.4
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	5.4	100.0%	3.6	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	57	610	38	407	95	1,017
3 bed House	359	3,865	239	2,577	599	6,442
4 bed House	100	1,081	67	721	167	1,802
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	516	5,557	344	3,705	860	9,261
AH % by floor area:			40.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	398,520
3 bed House	357,200	3,760	349	2,250,360
4 bed House	427,000	3,444	320	576,450
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	0
2 bed Flat	187,200	2,674	248	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				3,225,330

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: VOWH Low Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.8	@	295,200	239,112
3 bed House	3.8	@	357,200	1,350,216
4 bed House	0.8	@	427,000	345,870
5 bed House	0.0	@	554,200	-
1 bed Flat	0.0	@	186,200	-
2 bed Flat	0.0	@	187,200	-
3 bed Flat	0.0	@	0	-
	5.4			1,935,198
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	177,120	7,652
3 bed House	0.2	@	214,320	43,207
4 bed House	0.0	@	256,200	11,068
5 bed House	0.0	@	332,520	-
1 bed Flat	0.0	@	111,720	-
2 bed Flat	0.0	@	112,320	-
3 bed Flat	0.0	@	0	-
	0.3			61,926
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	129,888	43,487
3 bed House	1.6	@	157,168	245,559
4 bed House	0.3	@	187,880	62,902
5 bed House	0.0	@	243,848	-
1 bed Flat	0.0	@	81,928	-
2 bed Flat	0.0	@	82,368	-
3 bed Flat	0.0	@	0	-
	2.2			351,948
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	206,640	16,738
3 bed House	0.4	@	250,000	94,500
4 bed House	0.1	@	250,000	20,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	130,340	-
2 bed Flat	0.0	@	131,040	-
3 bed Flat	0.0	@	0	-
	0.5			131,488
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	224,352	18,173
3 bed House	0.4	@	271,472	102,616
4 bed House	0.1	@	324,520	26,286
5 bed House	0.0	@	421,192	-
1 bed Flat	0.0	@	141,512	-
2 bed Flat	0.0	@	142,272	-
3 bed Flat	0.0	@	0	-
	0.5	3.6		147,075
Sub-total GDV Residential	**9**			**2,627,635**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	597,695
	695 £ psm (total GIA sqm)		66,411 £ per unit (total units)	
Grant	4	AH units @	0 per unit	-
Total GDV				**2,627,635**

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: VOWH Low Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(4,158)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)				565 sqm	224.00 £ psm			(126,524)
CIL analysis:				4.82% % of GDV	14,058 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			9 units @	3,615 per unit			(32,535)
	Sub-total						(32,535)	
S106 analysis:		162,675 £ per ha		1.24% % of GDV	3,615 £ per unit (total units)			
AH Commuted Sum				860 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.20 ha @	123,555 £ per ha (if brownfield)			(24,711)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		9 units @		0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				95 sqm @	1,555 psm			(146,948)
3 bed House				599 sqm @	1,555 psm			(930,668)
4 bed House				167 sqm @	1,555 psm			(260,307)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				- sqm @	1,757 psm			-
2 bed Flat				- sqm @	1,757 psm			-
3 bed Flat			860	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		4	50% units @		18 sqm @	444 psm		(15,120)
Garages for 4B House (Mrkt only)		1	100% units @		18 sqm @	444 psm		(6,480)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			49					
External works				1,359,522 @	15.0%			(203,928)
Ext. Works analysis:					22,659 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				9 units @	2,020 £ per unit			(18,180)
M4(2) Category 2 Housing	Aff units		4 units @		100.0% @	625 £ per unit		(2,250)
M4(2) Category 2 Housing	OMS units		5 units @		100.0% @	625 £ per unit		(3,375)
M4(2) Category 2 Flats	Aff units		- units @		100.0% @	1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units		- units @		100.0% @	1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units		4 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Housing	OMS units		5 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Flats	Aff units		- units @		0.0% @	9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units		- units @		0.0% @	9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses		9 units @			7,087 £ per unit		(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			0 base cost		-
EV Charging Points - Houses			9 units @			0 £ per unit		-
EV Charging Points - Flats			- units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			9 units @			350 £ per unit		(3,150)
	Sub-total						(90,738)	
Policy Costs analysis:	(design costs only)				10,082 £ per unit (total units)			
Contingency (on construction)				1,678,899 @	5.0%			(83,945)

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology:	**VOWH Low Value Brownfield (National La**	No Units:	**9**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		1,678,899	@	6.5%		(109,128)
Disposal Costs -						
OMS Marketing and Promotion		1,935,198	OMS @	3.00%	6,451 £ per unit	(58,056)
Residential Sales Agent Costs		1,935,198	OMS @	1.00%	2,150 £ per unit	(19,352)
Residential Sales Legal Costs		1,935,198	OMS @	0.25%	538 £ per unit	(4,838)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					10,250 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(27,060)
Developers Profit -						
Profit on OMS		1,935,198		17.50%		(338,660)
Margin on AH		692,437		6.00%	on AH values	(41,546)
Profit analysis:		2,627,635		14.47%	blended GDV (380,206)	
		2,164,495		17.57%	on costs (380,206)	
TOTAL COSTS						**(2,544,701)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						82,934
SDLT		82,934	@	HMRC formula		-
Acquisition Agent fees		82,934	@	1.0%		(829)
Acquisition Legal fees		82,934	@	0.5%		(415)
Interest on Land		82,934	@	7.50%		(6,220)
Residual Land Value						**75,470**
RLV analysis:	8,386 £ per plot	377,351	£ per ha (net)	152,712	£ per acre (net)	
		377,351	£ per ha (gross)	152,712	£ per acre (gross)	
				2.87%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.20	ha (net)	0.49	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.20	ha (gross)	0.49	acres (gross)	
Density analysis:		4,302	sqm/ha (net)	18,740	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	48,322 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**434,896**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(1,797,129)**	£ per ha (net)	**(727,288)** £ per acre (net)	**(359,426)**

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: VOWH Low Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(727,288)	20%	30%	40%	50%	60%	70%	80%
	100.00	(315,821)	(449,321)	(587,538)	(730,420)	(878,169)	(1,044,204)	(1,214,708)
	160.00	(398,128)	(524,606)	(654,274)	(788,139)	(930,830)	(1,084,439)	(1,242,668)
CIL £ psm	170.00	(411,920)	(537,243)	(665,569)	(797,913)	(939,637)	(1,091,165)	(1,247,345)
224.00	180.00	(425,817)	(549,917)	(676,896)	(807,738)	(948,455)	(1,097,891)	(1,252,022)
	190.00	(440,145)	(562,610)	(688,274)	(817,620)	(957,315)	(1,104,657)	(1,256,713)
	200.00	(454,514)	(575,355)	(699,694)	(827,561)	(966,175)	(1,111,423)	(1,261,418)
	210.00	(468,897)	(588,128)	(711,157)	(837,566)	(975,036)	(1,118,190)	(1,266,124)
	220.00	(483,337)	(600,931)	(722,667)	(847,584)	(983,896)	(1,124,956)	(1,270,829)
	230.00	(497,796)	(614,016)	(734,230)	(857,602)	(992,756)	(1,131,723)	(1,275,534)
	240.00	(512,298)	(627,206)	(745,850)	(867,620)	(1,001,616)	(1,138,528)	(1,299,943)
	250.00	(526,846)	(640,439)	(757,531)	(877,638)	(1,010,482)	(1,145,335)	(1,329,874)
	260.00	(541,426)	(653,721)	(769,280)	(888,413)	(1,019,395)	(1,152,143)	(1,359,805)
	270.00	(556,057)	(667,062)	(781,101)	(899,422)	(1,028,309)	(1,158,950)	(1,389,736)
	280.00	(570,744)	(680,467)	(792,998)	(910,430)	(1,037,223)	(1,165,757)	(1,419,667)
	290.00	(585,480)	(693,934)	(804,977)	(921,460)	(1,046,137)	(1,172,604)	(1,449,598)
	300.00	(600,269)	(707,469)	(816,999)	(932,535)	(1,055,051)	(1,179,452)	(1,479,530)
	310.00	(615,372)	(721,078)	(829,020)	(943,610)	(1,064,018)	(1,186,301)	(1,509,461)
	320.00	(630,622)	(734,765)	(841,042)	(954,686)	(1,072,986)	(1,193,149)	(1,539,392)
	330.00	(645,947)	(748,541)	(853,063)	(965,761)	(1,081,953)	(1,199,998)	(1,569,323)
	340.00	(661,351)	(762,419)	(865,085)	(976,836)	(1,090,921)	(1,206,886)	(1,599,254)
	350.00	(676,842)	(776,396)	(877,107)	(987,912)	(1,099,889)	(1,213,776)	(1,629,185)
	360.00	(692,427)	(790,421)	(890,034)	(999,044)	(1,108,907)	(1,220,666)	(1,659,116)
	370.00	(708,111)	(804,446)	(903,325)	(1,010,186)	(1,117,929)	(1,227,556)	(1,689,047)
	380.00	(723,901)	(818,471)	(916,615)	(1,021,329)	(1,126,950)	(1,234,447)	(1,718,979)
	390.00	(739,805)	(832,496)	(929,905)	(1,032,471)	(1,135,972)	(1,241,378)	(1,748,910)
	400.00	(755,829)	(846,522)	(943,196)	(1,043,613)	(1,144,994)	(1,248,310)	(1,778,841)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(727,288)	20%	30%	40%	50%	60%	70%	80%
	1,000	(444,085)	(560,432)	(679,551)	(801,833)	(932,151)	(1,071,436)	(1,214,244)
	1,200	(447,523)	(563,907)	(683,177)	(805,597)	(936,361)	(1,075,723)	(1,218,688)
Site Specific S106	1,400	(450,961)	(567,388)	(686,803)	(809,361)	(940,570)	(1,080,010)	(1,223,133)
3,615	1,600	(454,399)	(570,869)	(690,429)	(813,138)	(944,780)	(1,084,296)	(1,227,577)
	1,800	(457,837)	(574,350)	(694,068)	(816,923)	(949,005)	(1,088,583)	(1,232,024)
	2,000	(461,274)	(577,832)	(697,712)	(820,710)	(953,240)	(1,092,870)	(1,236,495)
	2,200	(464,712)	(581,313)	(701,356)	(824,518)	(957,475)	(1,097,156)	(1,240,966)
	2,400	(468,150)	(584,808)	(705,000)	(828,326)	(961,711)	(1,101,464)	(1,245,438)
	2,600	(471,596)	(588,304)	(708,659)	(832,149)	(965,946)	(1,105,777)	(1,249,909)
	2,800	(475,048)	(591,801)	(712,322)	(835,980)	(970,181)	(1,110,089)	(1,254,380)
	3,000	(478,499)	(595,298)	(715,985)	(839,811)	(974,416)	(1,114,402)	(1,258,879)
	3,200	(481,951)	(598,795)	(719,649)	(843,642)	(978,652)	(1,118,714)	(1,263,377)
	3,400	(485,403)	(602,299)	(723,330)	(847,473)	(982,887)	(1,123,027)	(1,267,875)
	3,600	(488,855)	(605,857)	(727,012)	(851,304)	(987,122)	(1,127,339)	(1,272,374)
	3,800	(492,306)	(609,449)	(730,694)	(855,135)	(991,358)	(1,131,652)	(1,278,523)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(727,288)	20%	30%	40%	50%	60%	70%	80%
	7.5%	(37,895)	(207,041)	(377,672)	(555,722)	(740,211)	(931,872)	(1,142,184)
	10.0%	(150,148)	(305,263)	(463,193)	(628,879)	(799,601)	(980,820)	(1,174,816)
Profit	12.5%	(262,402)	(403,485)	(550,320)	(703,116)	(858,991)	(1,029,767)	(1,207,447)
17.5%	15.0%	(374,655)	(504,427)	(638,203)	(777,353)	(922,176)	(1,078,715)	(1,240,079)
	17.5%	(489,114)	(606,127)	(727,288)	(851,591)	(987,440)	(1,127,663)	(1,272,711)
	20.0%	(605,316)	(710,059)	(816,373)	(930,361)	(1,052,704)	(1,176,611)	(1,305,343)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(727,288)	20%	30%	40%	50%	60%	70%	80%
	-	390,886	273,873	152,712	28,409	(107,440)	(247,663)	(392,711)
	100,000	290,886	173,873	52,712	(71,591)	(207,440)	(347,663)	(492,711)
BLV (£ per acre)	200,000	190,886	73,873	(47,288)	(171,591)	(307,440)	(447,663)	(592,711)
880,000	300,000	90,886	(26,127)	(147,288)	(271,591)	(407,440)	(547,663)	(692,711)
	400,000	(9,114)	(126,127)	(247,288)	(371,591)	(507,440)	(647,663)	(792,711)
	500,000	(109,114)	(226,127)	(347,288)	(471,591)	(607,440)	(747,663)	(892,711)
	600,000	(209,114)	(326,127)	(447,288)	(571,591)	(707,440)	(847,663)	(992,711)
	700,000	(309,114)	(426,127)	(547,288)	(671,591)	(807,440)	(947,663)	(1,092,711)
	800,000	(409,114)	(526,127)	(647,288)	(771,591)	(907,440)	(1,047,663)	(1,192,711)
	900,000	(509,114)	(626,127)	(747,288)	(871,591)	(1,007,440)	(1,147,663)	(1,292,711)
	1,000,000	(609,114)	(726,127)	(847,288)	(971,591)	(1,107,440)	(1,247,663)	(1,392,711)
	1,100,000	(709,114)	(826,127)	(947,288)	(1,071,591)	(1,207,440)	(1,347,663)	(1,492,711)
	1,200,000	(809,114)	(926,127)	(1,047,288)	(1,171,591)	(1,307,440)	(1,447,663)	(1,592,711)
	1,300,000	(909,114)	(1,026,127)	(1,147,288)	(1,271,591)	(1,407,440)	(1,547,663)	(1,692,711)
	1,400,000	(1,009,114)	(1,126,127)	(1,247,288)	(1,371,591)	(1,507,440)	(1,647,663)	(1,792,711)
	1,500,000	(1,109,114)	(1,226,127)	(1,347,288)	(1,471,591)	(1,607,440)	(1,747,663)	(1,892,711)

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: VOWH Low Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(727,288)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	35	(589,072)	(680,667)	(775,351)	(872,561)	(979,769)	(1,089,206)	(1,278,854)
	37	(569,077)	(665,747)	(765,725)	(868,367)	(981,303)	(1,096,892)	(1,273,494)
Density (dph)	39	(549,081)	(650,830)	(756,109)	(864,173)	(982,837)	(1,104,578)	(1,268,133)
45.0	41	(529,085)	(635,929)	(746,493)	(859,979)	(984,371)	(1,112,264)	(1,262,773)
	43	(509,093)	(621,028)	(736,886)	(855,785)	(985,906)	(1,119,956)	(1,258,699)
	45	(489,114)	(606,127)	(727,288)	(851,591)	(987,440)	(1,127,663)	(1,272,711)
	47	(469,134)	(591,232)	(717,690)	(847,397)	(988,974)	(1,135,370)	(1,286,723)
	49	(449,154)	(576,393)	(708,092)	(843,203)	(990,509)	(1,143,078)	(1,300,734)
	51	(429,175)	(561,564)	(698,498)	(839,009)	(992,043)	(1,150,785)	(1,314,746)
	53	(409,195)	(546,736)	(688,914)	(834,815)	(993,577)	(1,158,492)	(1,328,758)
	55	(389,216)	(531,907)	(679,331)	(830,621)	(995,111)	(1,166,199)	(1,342,770)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(727,288)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	82%	71,900	(38,344)	(148,597)	(258,894)	(369,206)	(481,521)	(595,834)
	84%	10,807	(99,490)	(209,823)	(320,189)	(430,878)	(545,280)	(661,132)
Build Cost	86%	(50,440)	(160,806)	(271,251)	(381,765)	(494,789)	(609,626)	(727,309)
100%	88%	(111,867)	(222,356)	(332,936)	(444,351)	(559,154)	(675,930)	(794,534)
(105% = 5% increase)	90%	(173,498)	(284,147)	(394,939)	(508,829)	(624,575)	(743,198)	(863,492)
	92%	(235,399)	(346,264)	(458,532)	(573,891)	(691,862)	(811,920)	(941,002)
	94%	(297,591)	(408,769)	(523,664)	(640,525)	(760,420)	(883,383)	(1,021,866)
	96%	(360,180)	(473,439)	(589,515)	(708,967)	(830,949)	(964,098)	(1,103,666)
	98%	(423,245)	(539,314)	(657,535)	(779,042)	(906,440)	(1,045,368)	(1,187,231)
	100%	(489,114)	(606,127)	(727,288)	(851,591)	(987,440)	(1,127,663)	(1,272,711)
	102%	(555,803)	(675,624)	(799,127)	(929,606)	(1,069,124)	(1,211,198)	(1,800,953)
	104%	(624,025)	(746,872)	(872,609)	(1,010,977)	(1,151,694)	(1,295,968)	(2,349,853)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(727,288)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	96%	(645,748)	(748,173)	(852,657)	(965,374)	(1,081,653)	(1,199,884)	(1,618,889)
	98%	(566,327)	(676,358)	(789,244)	(906,942)	(1,034,394)	(1,163,624)	(1,435,471)
Market Values	100%	(489,114)	(606,127)	(727,288)	(851,591)	(987,440)	(1,127,663)	(1,272,711)
100%	102%	(413,160)	(538,444)	(666,725)	(799,011)	(940,666)	(1,091,951)	(1,247,792)
(105% = 5% increase)	104%	(340,045)	(471,582)	(607,131)	(747,717)	(894,138)	(1,056,470)	(1,223,080)
	106%	(267,397)	(405,894)	(549,458)	(697,385)	(850,550)	(1,021,207)	(1,198,563)
	108%	(195,133)	(342,235)	(492,378)	(647,757)	(808,959)	(986,104)	(1,174,232)
	110%	(123,129)	(278,881)	(435,686)	(598,758)	(768,199)	(951,127)	(1,150,077)
	112%	(51,368)	(215,809)	(380,798)	(551,128)	(728,052)	(916,231)	(1,126,088)
	114%	20,206	(152,931)	(326,560)	(503,819)	(688,383)	(881,335)	(1,102,250)
	116%	91,635	(90,219)	(272,515)	(456,749)	(649,073)	(849,878)	(1,078,559)
	118%	162,928	(27,649)	(218,626)	(410,351)	(610,056)	(819,095)	(1,055,004)
	120%	234,104	34,808	(164,870)	(365,222)	(571,979)	(788,744)	(1,031,573)
	122%	305,203	97,177	(111,224)	(320,228)	(534,245)	(758,739)	(1,008,170)
	124%	376,230	159,437	(57,666)	(275,351)	(496,657)	(729,008)	(984,852)
	126%	447,165	221,632	(4,196)	(230,571)	(459,200)	(699,501)	(961,588)
	128%	518,075	283,781	49,194	(185,869)	(421,918)	(670,180)	(938,323)
	130%	588,896	345,846	102,548	(141,228)	(385,928)	(641,017)	(915,059)
	132%	659,698	407,892	155,818	(96,670)	(350,018)	(611,989)	(891,953)
	134%	730,453	469,869	209,071	(52,156)	(314,172)	(583,525)	(870,164)
	136%	801,158	531,821	262,253	(7,684)	(278,375)	(555,336)	(849,697)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(727,288)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	1,400	(477,115)	(593,893)	(714,509)	(838,265)	(972,708)	(1,112,662)	(1,257,064)
	1,500	(479,050)	(595,854)	(716,564)	(840,415)	(975,084)	(1,115,082)	(1,259,588)
BNG (£ per unit)	1,600	(480,986)	(597,814)	(718,618)	(842,564)	(977,460)	(1,117,501)	(1,262,111)
2,020	1,700	(482,921)	(599,775)	(720,679)	(844,713)	(979,836)	(1,119,921)	(1,264,635)
	1,800	(484,856)	(601,741)	(722,745)	(846,862)	(982,213)	(1,122,340)	(1,267,159)
	1,900	(486,791)	(603,712)	(724,810)	(849,012)	(984,589)	(1,124,760)	(1,269,683)
	2,000	(488,726)	(605,724)	(726,875)	(851,161)	(986,965)	(1,127,179)	(1,272,206)
	2,100	(490,662)	(607,738)	(728,941)	(853,310)	(989,341)	(1,129,598)	(1,274,730)
	2,200	(492,597)	(609,753)	(731,006)	(855,460)	(991,717)	(1,132,018)	(1,280,950)
	2,300	(494,536)	(611,767)	(733,075)	(857,609)	(994,093)	(1,134,452)	(1,297,003)
	2,400	(496,479)	(613,781)	(735,151)	(859,758)	(996,469)	(1,136,886)	(1,313,057)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(727,288)	Affordable Housing - % on site 40%						
		20%	30%	40%	50%	60%	70%	80%
	5,000	(471,829)	(579,797)	(690,658)	(803,969)	(924,029)	(1,052,515)	(1,183,610)
	10,000	(454,605)	(553,684)	(654,480)	(757,471)	(862,585)	(978,240)	(1,096,565)
Grant (£ per unit)	15,000	(437,414)	(527,702)	(618,653)	(711,876)	(806,107)	(904,528)	(1,011,405)
-	20,000	(420,382)	(501,840)	(583,575)	(666,960)	(751,231)	(836,269)	(927,137)
	25,000	(403,858)	(476,087)	(549,075)	(622,577)	(697,445)	(772,565)	(848,104)
	30,000	(387,353)	(450,433)	(514,783)	(579,156)	(644,444)	(710,338)	(776,290)
	35,000	(370,905)	(424,868)	(480,672)	(536,477)	(592,281)	(649,081)	(706,140)
	40,000	(354,467)	(400,201)	(446,709)	(494,059)	(541,430)	(588,829)	(636,986)
	45,000	(338,077)	(375,639)	(413,245)	(451,865)	(490,913)	(530,042)	(569,272)
	50,000	(321,698)	(351,136)	(380,672)	(410,310)	(440,652)	(471,608)	(502,726)
	55,000	(305,363)	(326,710)	(348,203)	(369,870)	(391,727)	(413,778)	(436,511)

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240827 SODC VOWH Typologies L to N_v0.2

Scheme Typology: VOWH Low Value Brownfield (National La No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies L to N_v0.2 - Summary Table

Appraisal Ref:	**L**	**M**	**N**
Scheme Typology:	SODC High Value Brownfield (National Landscape)	SODC Medium Value Brownfield (National Landscape)	VOWH Low Value Brownfield (National Landscape)
No Units:	9	9	9
Location / Value Zone:	Higher	Medium	Low
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH
Notes:			
Total GDV (£)	4,068,323	3,219,962	2,627,635
Policy Assumptions	-	-	-
AH Target % (& mix):	50%	50%	40%
Affordable Rent:	5%	5%	8%
Social Rent:	50%	50%	62%
First Homes:	6%	6%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%
CIL (£ psm)	348.00	241.00	224.00
CIL (£ per unit)	17,014	11,782	14,058
Site Specific S106 (£ per unit)	3,615	3,615	3,615
Sub-total CIL+S106 (£ per unit)	20,629	15,397	17,673
Site Infrastructure (£ per unit)	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	20,629	15,397	17,673
Profit KPI's	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.31%	13.28%	14.47%
Developers Profit (% on costs)	25.84%	21.09%	17.57%
Developers Profit Total (£)	541,626	427,635	380,206
Land Value KPI's	-	-	-
RLV (£/acre (net))	2,511,117	1,351,704	152,712
RLV (£/ha (net))	6,204,970	3,340,061	377,351
RLV (% of GDV)	30.50%	20.75%	2.87%
RLV Total (£)	1,240,994	668,012	75,470
BLV (£/acre (net))	1,150,000	1,008,000	880,000
BLV (£/ha (net))	2,841,650	2,490,768	2,174,480
BLV Total (£)	568,330	498,154	434,896
Surplus/Deficit (£/acre) [RLV-BLV]	1,361,117	343,704	(727,288)
Surplus/Deficit (£/ha)	3,363,320	849,293	(1,797,129)
Surplus/Deficit Total (£)	672,664	169,859	(359,426)
Plan Viability comments	**Viable**	**Viable**	**Marginal**

Plan Viability comments	**Viable**	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies O to R_v0.2

Appraisal Ref: O (see Typologies Matrix)
Scheme Typology: SODC High Value RES No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			9 Units		
AH Policy requirement (% Target)			75%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		25%		
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	33.8%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			385.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	0.6	25.0%	1.7	25%	2.3
3 bed House	69.0%	1.6	69.0%	4.7	69%	6.2
4 bed House	6.0%	0.1	6.0%	0.4	6%	0.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	2.3	100.0%	6.8	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	39	424	118	1,271	158	1,695
3 bed House	147	1,588	442	4,763	590	6,350
4 bed House	17	180	50	541	67	721
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	204	2,192	611	6,575	814	8,766
AH % by floor area:			75.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	1,230,750
3 bed House	564,000	5,937	552	3,502,440
4 bed House	817,000	6,589	612	441,180
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	0
2 bed Flat	482,000	6,886	640	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				5,174,370

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC High Value RES No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	0		-
2 bed House	0.6	@	547,000		307,688
3 bed House	1.6	@	564,000		875,610
4 bed House	0.1	@	817,000		110,295
5 bed House	0.0	@	1,060,000		-
1 bed Flat	0.0	@	382,000		-
2 bed Flat	0.0	@	482,000		-
3 bed Flat	0.0	@	0		-
	2.3				1,293,593
Affordable Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.1	@	328,200		27,692
3 bed House	0.2	@	338,400		78,805
4 bed House	0.0	@	490,200		9,927
5 bed House	0.0	@	636,000		-
1 bed Flat	0.0	@	229,200		-
2 bed Flat	0.0	@	289,200		-
3 bed Flat	0.0	@	0		-
	0.3				116,423
Social Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.8	@	240,680		203,074
3 bed House	2.3	@	248,160		577,903
4 bed House	0.2	@	359,480		72,795
5 bed House	0.0	@	466,400		-
1 bed Flat	0.0	@	168,080		-
2 bed Flat	0.0	@	212,080		-
3 bed Flat	0.0	@	0		-
	3.4				853,771
First Homes GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.1	@	250,000		25,313
3 bed House	0.3	@	250,000		69,863
4 bed House	0.0	@	250,000		6,075
5 bed House	0.0	@	250,000		-
1 bed Flat	0.0	@	250,000		-
2 bed Flat	0.0	@	250,000		-
3 bed Flat	0.0	@	0		-
	0.4				101,250
Other Intermediate GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.7	@	415,720		273,596
3 bed House	1.8	@	428,640		778,592
4 bed House	0.2	@	620,920		98,074
5 bed House	0.0	@	805,600		-
1 bed Flat	0.0	@	290,320		-
2 bed Flat	0.0	@	366,320		-
3 bed Flat	0.0	@	0		-
	2.6	6.8			1,150,262
Sub-total GDV Residential	**9**				**3,515,299**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,659,071
	2,037 £ psm (total GIA sqm)			184,341 £ per unit (total units)	
Grant	7	AH units @	0	per unit	-
Total GDV					**3,515,299**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC High Value RES — No Units: 9
Site Typology: Location / Value Zone: Higher — Greenfield/Brownfield: Greenfield — District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(4,158)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				220 sqm		385.00 £ psm			(84,702)
CIL analysis:				2.41% % of GDV		9,411 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			9 units @	3,615	per unit			(32,535)
	Sub-total							(32,535)	
S106 analysis:	162,675 £ per ha			0.93% % of GDV		3,615 £ per unit (total units)			
AH Commuted Sum				814 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				0.20 ha @		£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			9 units @	0	per unit			-
	Sub-total							-	
Infra. Costs analysis:	- £ per ha			0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	1,555	psm			-
2 bed House				158 sqm @	1,555	psm			(244,913)
3 bed House				590 sqm @	1,555	psm			(917,372)
4 bed House				67 sqm @	1,555	psm			(104,123)
5 bed House				- sqm @	1,555	psm			-
1 bed Flat				- sqm @	1,757	psm			-
2 bed Flat				- sqm @	1,757	psm			-
3 bed Flat			814	- sqm @	1,757	psm			-
Garages for 3B House (Mrkt only)		2	50% units @		18 sqm @	444	psm		(6,210)
Garages for 4B House (Mrkt only)		0	100% units @		18 sqm @	444	psm		(1,080)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm		-
			16						
External works				1,273,697 @	15.0%				(191,055)
Ext. Works analysis:					21,228	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				9 units @	394	£ per unit			(3,546)
M4(2) Category 2 Housing	Aff units		7 units @		100.0% @	625	£ per unit		(4,219)
M4(2) Category 2 Housing	OMS units		2 units @		100.0% @	625	£ per unit		(1,406)
M4(2) Category 2 Flats	Aff units		- units @		100.0% @	1,090	£ per unit		-
M4(2) Category 2 Flats	OMS units		- units @		100.0% @	1,090	£ per unit		-
M4(3) Category 3 Housing	Aff units		7 units @		0.0% @	12,368	£ per unit		-
M4(3) Category 3 Housing	OMS units		2 units @		0.0% @	12,368	£ per unit		-
M4(3) Category 3 Flats	Aff units		- units @		0.0% @	9,469	£ per unit		-
M4(3) Category 3 Flats	OMS units		- units @		0.0% @	9,469	£ per unit		-
Additional Low Carbon/Energy Reduction	Houses		9 units @			7,087	£ per unit		(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			0	base cost		-
EV Charging Points - Houses			9 units @			0	£ per unit		-
EV Charging Points - Flats			- units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			9 units @			350	£ per unit		(3,150)
	Sub-total							(76,104)	
Policy Costs analysis:	(design costs only)				8,456	£ per unit (total units)			
Contingency (on construction)				1,540,856 @	5.0%				(77,043)

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**SODC High Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							
Professional Fees		1,540,856	@	6.5%			(100,156)
Disposal Costs -							
OMS Marketing and Promotion		1,293,593	OMS @	3.00%	4,312	£ per unit	(38,808)
Residential Sales Agent Costs		1,293,593	OMS @	1.00%	1,437	£ per unit	(12,936)
Residential Sales Legal Costs		1,293,593	OMS @	0.25%	359	£ per unit	(3,234)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
Disposal Cost analysis:					7,220	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm			(2,519)
Developers Profit -							
Profit on OMS		1,293,593		17.50%			(226,379)
Margin on AH		2,221,707		6.00%	on AH values		(133,302)
Profit analysis:		3,515,299		10.23%	blended GDV	(359,681)	
		1,916,947		18.76%	on costs	(359,681)	
TOTAL COSTS							**(2,276,628)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							1,238,672
SDLT		1,238,672	@	HMRC formula			(51,434)
Acquisition Agent fees		1,238,672	@	1.0%			(12,387)
Acquisition Legal fees		1,238,672	@	0.5%			(6,193)
Interest on Land		1,238,672	@	7.50%			(92,900)
Residual Land Value							**1,075,758**
RLV analysis:	119,529 £ per plot	5,378,788	£ per ha (net)	2,176,766	£ per acre (net)		
		4,034,091	£ per ha (gross)	1,632,574	£ per acre (gross)		
				30.60%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		45.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.27	ha (gross)	0.66	acres (gross)		
Density analysis:		4,072	sqm/ha (net)	17,738	sqft/ac (net)		
		34	dph (gross)				
Benchmark Land Value (net)	4,942 £ per plot	222,390	£ per ha (net)	90,000	£ per acre (net)		**44,478**
BLV analysis:		166,793	£ per ha (gross)	67,500	£ per acre (gross)		

BALANCE				
Surplus/(Deficit)	**5,156,398** £ per ha (net)	**2,086,766** £ per acre (net)		**1,031,280**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC High Value RES No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 75%

Balance (RLV - BLV £ per acre (n))	2,086,766	45%	55%	65%	75%	85%	95%	105%
	100.00	2,788,042	2,590,752	2,393,462	2,196,022	1,998,530	1,800,798	1,602,884
	160.00	2,737,384	2,549,322	2,361,238	2,173,021	1,984,737	1,796,202	1,607,480
CIL £ psm	170.00	2,728,938	2,542,417	2,355,868	2,169,187	1,982,438	1,795,436	1,608,246
385.00	180.00	2,720,491	2,535,512	2,350,497	2,165,354	1,980,139	1,794,670	1,609,012
	190.00	2,712,045	2,528,607	2,345,127	2,161,520	1,977,840	1,793,904	1,609,778
	200.00	2,703,599	2,521,702	2,339,756	2,157,687	1,975,541	1,793,138	1,610,544
	210.00	2,695,153	2,514,797	2,334,386	2,153,853	1,973,242	1,792,372	1,611,310
	220.00	2,686,707	2,507,892	2,329,015	2,150,019	1,970,943	1,791,606	1,612,076
	230.00	2,678,261	2,500,987	2,323,644	2,146,186	1,968,644	1,790,840	1,612,842
	240.00	2,669,814	2,494,082	2,318,274	2,142,352	1,966,345	1,790,074	1,613,608
	250.00	2,661,368	2,487,177	2,312,903	2,138,519	1,964,046	1,789,308	1,614,374
	260.00	2,652,922	2,480,272	2,307,533	2,134,685	1,961,747	1,788,542	1,615,140
	270.00	2,644,476	2,473,367	2,302,162	2,130,852	1,959,449	1,787,776	1,615,906
	280.00	2,636,030	2,466,462	2,296,792	2,127,018	1,957,148	1,787,010	1,616,672
	290.00	2,627,584	2,459,557	2,291,421	2,123,185	1,954,848	1,786,244	1,617,438
	300.00	2,619,137	2,452,652	2,286,051	2,119,351	1,952,548	1,785,478	1,618,204
	310.00	2,610,691	2,445,747	2,280,680	2,115,517	1,950,248	1,784,712	1,618,970
	320.00	2,602,245	2,438,842	2,275,310	2,111,684	1,947,948	1,783,946	1,619,736
	330.00	2,593,799	2,431,937	2,269,939	2,107,850	1,945,648	1,783,180	1,620,502
	340.00	2,585,353	2,425,032	2,264,568	2,104,017	1,943,348	1,782,414	1,621,268
	350.00	2,576,907	2,418,127	2,259,198	2,100,183	1,941,047	1,781,648	1,622,034
	360.00	2,568,460	2,411,222	2,253,827	2,096,350	1,938,747	1,780,882	1,622,800
	370.00	2,560,014	2,404,317	2,248,457	2,092,516	1,936,447	1,780,116	1,623,566
	380.00	2,551,568	2,397,412	2,243,086	2,088,683	1,934,147	1,779,350	1,624,332
	390.00	2,543,122	2,390,507	2,237,716	2,084,849	1,931,847	1,778,584	1,625,098
	400.00	2,534,676	2,383,602	2,232,345	2,081,015	1,929,547	1,777,818	1,625,864

TABLE 2

Affordable Housing - % on site 75%

Balance (RLV - BLV £ per acre (n))	2,086,766	45%	55%	65%	75%	85%	95%	105%
	2,800	2,560,145	2,406,749	2,253,191	2,099,547	1,945,778	1,791,736	1,637,484
	2,900	2,558,574	2,405,180	2,251,621	2,097,979	1,944,210	1,790,170	1,635,917
Site Specific S106	3,000	2,557,004	2,403,611	2,250,052	2,096,410	1,942,642	1,788,603	1,634,350
3,615	3,100	2,555,433	2,402,041	2,248,483	2,094,842	1,941,073	1,787,036	1,632,784
	3,200	2,553,863	2,400,472	2,246,914	2,093,274	1,939,505	1,785,469	1,631,217
	3,300	2,552,292	2,398,903	2,245,344	2,091,706	1,937,937	1,783,902	1,629,650
	3,400	2,550,722	2,397,333	2,243,775	2,090,137	1,936,369	1,782,336	1,628,083
	3,500	2,549,151	2,395,764	2,242,206	2,088,569	1,934,800	1,780,769	1,626,516
	3,600	2,547,581	2,394,195	2,240,636	2,087,001	1,933,232	1,779,202	1,624,950
	3,700	2,546,010	2,392,626	2,239,067	2,085,433	1,931,664	1,777,635	1,623,383
	3,800	2,544,439	2,391,056	2,237,498	2,083,864	1,930,096	1,776,069	1,621,816
	3,900	2,542,869	2,389,487	2,235,929	2,082,296	1,928,528	1,774,502	1,620,249
	4,000	2,541,298	2,387,918	2,234,359	2,080,728	1,926,959	1,772,935	1,618,683
	4,100	2,539,728	2,386,348	2,232,790	2,079,160	1,925,391	1,771,368	1,617,116
	4,200	2,538,157	2,384,779	2,231,221	2,077,592	1,923,823	1,769,801	1,615,549

TABLE 3

Affordable Housing - % on site 75%

Balance (RLV - BLV £ per acre (n))	2,086,766	45%	55%	65%	75%	85%	95%	105%
	15.0%	2,671,155	2,495,259	2,319,189	2,143,043	1,966,763	1,790,223	1,613,459
	16.0%	2,621,631	2,454,739	2,287,674	2,120,532	1,953,257	1,785,720	1,617,961
Profit	17.0%	2,572,107	2,414,219	2,256,159	2,098,021	1,939,750	1,781,218	1,622,464
17.5%	18.0%	2,522,583	2,373,700	2,224,643	2,075,510	1,926,244	1,776,716	1,626,966
	19.0%	2,473,059	2,333,180	2,193,128	2,052,999	1,912,737	1,772,214	1,631,468
	20.0%	2,423,535	2,292,660	2,161,613	2,030,488	1,899,231	1,767,712	1,635,970

TABLE 4

Affordable Housing - % on site 75%

Balance (RLV - BLV £ per acre (n))	2,086,766	45%	55%	65%	75%	85%	95%	105%
	55,000	2,582,345	2,428,959	2,275,401	2,121,766	1,967,997	1,813,967	1,659,715
	60,000	2,577,345	2,423,959	2,270,401	2,116,766	1,962,997	1,808,967	1,654,715
BLV (£ per acre)	65,000	2,572,345	2,418,959	2,265,401	2,111,766	1,957,997	1,803,967	1,649,715
90,000	70,000	2,567,345	2,413,959	2,260,401	2,106,766	1,952,997	1,798,967	1,644,715
	75,000	2,562,345	2,408,959	2,255,401	2,101,766	1,947,997	1,793,967	1,639,715
	80,000	2,557,345	2,403,959	2,250,401	2,096,766	1,942,997	1,788,967	1,634,715
	85,000	2,552,345	2,398,959	2,245,401	2,091,766	1,937,997	1,783,967	1,629,715
	90,000	2,547,345	2,393,959	2,240,401	2,086,766	1,932,997	1,778,967	1,624,715
	95,000	2,542,345	2,388,959	2,235,401	2,081,766	1,927,997	1,773,967	1,619,715
	100,000	2,537,345	2,383,959	2,230,401	2,076,766	1,922,997	1,768,967	1,614,715
	105,000	2,532,345	2,378,959	2,225,401	2,071,766	1,917,997	1,763,967	1,609,715
	110,000	2,527,345	2,373,959	2,220,401	2,066,766	1,912,997	1,758,967	1,604,715
	115,000	2,522,345	2,368,959	2,215,401	2,061,766	1,907,997	1,753,967	1,599,715
	120,000	2,517,345	2,363,959	2,210,401	2,056,766	1,902,997	1,748,967	1,594,715
	125,000	2,512,345	2,358,959	2,205,401	2,051,766	1,897,997	1,743,967	1,589,715
	130,000	2,507,345	2,353,959	2,200,401	2,046,766	1,892,997	1,738,967	1,584,715

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC High Value RES No Units: 9
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	2,086,766	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	35	1,961,268	1,841,968	1,722,534	1,603,040	1,483,442	1,363,641	1,243,667
	37	2,078,484	1,952,367	1,826,107	1,699,785	1,573,353	1,446,706	1,319,877
Density (dph)	39	2,195,699	2,062,765	1,929,681	1,796,530	1,663,264	1,529,771	1,396,086
45.0	41	2,312,914	2,173,163	2,033,254	1,893,275	1,753,175	1,612,837	1,472,296
	43	2,430,130	2,283,561	2,136,828	1,990,021	1,843,086	1,695,902	1,548,505
	45	2,547,345	2,393,959	2,240,401	2,086,766	1,932,997	1,778,967	1,624,715
	47	2,664,560	2,504,358	2,343,974	2,183,511	2,022,908	1,862,032	1,700,924
	49	2,781,776	2,614,756	2,447,548	2,280,256	2,112,819	1,945,098	1,777,134
	51	2,898,991	2,725,154	2,551,121	2,377,001	2,202,730	2,028,163	1,853,343
	53	3,016,206	2,835,552	2,654,695	2,473,746	2,292,641	2,111,228	1,929,553
	55	3,133,422	2,945,950	2,758,268	2,570,491	2,382,552	2,194,293	2,005,762

TABLE 6

Balance (RLV - BLV £ per acre (n))	2,086,766	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	98%	2,604,121	2,450,677	2,297,119	2,143,433	1,989,635	1,835,555	1,681,281
	100%	2,547,345	2,393,959	2,240,401	2,086,766	1,932,997	1,778,967	1,624,715
Build Cost	102%	2,490,569	2,337,201	2,183,683	2,030,099	1,876,330	1,722,379	1,568,127
100%	104%	2,433,793	2,280,425	2,126,965	1,973,407	1,819,663	1,665,764	1,511,539
(105% = 5% increase)	106%	2,377,017	2,223,649	2,070,248	1,916,689	1,762,996	1,609,140	1,454,952
	108%	2,320,189	2,166,873	2,013,505	1,859,971	1,706,329	1,552,516	1,398,364
	110%	2,263,347	2,110,097	1,956,729	1,803,254	1,649,662	1,495,892	1,341,776
	112%	2,206,506	2,053,308	1,899,953	1,746,536	1,592,977	1,439,226	1,285,189
	114%	2,149,664	1,996,466	1,843,177	1,689,809	1,536,260	1,382,559	1,228,601
	116%	2,092,823	1,939,625	1,786,401	1,633,033	1,479,542	1,325,892	1,172,013
	118%	2,035,919	1,882,783	1,729,585	1,576,257	1,422,824	1,269,225	1,115,398
	120%	1,979,004	1,825,941	1,672,743	1,519,481	1,366,106	1,212,548	1,058,774

TABLE 7

Balance (RLV - BLV £ per acre (n))	2,086,766	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	80%	1,771,446	1,759,325	1,746,985	1,734,402	1,721,591	1,708,508	1,695,174
	82%	1,849,057	1,822,790	1,796,326	1,769,646	1,742,731	1,715,554	1,688,128
Market Values	84%	1,926,668	1,886,255	1,845,668	1,804,890	1,763,872	1,722,600	1,681,082
100%	86%	2,004,279	1,949,720	1,895,010	1,840,125	1,785,013	1,729,646	1,674,036
(105% = 5% increase)	88%	2,081,890	2,013,186	1,944,351	1,875,359	1,806,153	1,736,692	1,666,990
	90%	2,159,501	2,076,651	1,993,693	1,910,594	1,827,294	1,743,738	1,659,944
	92%	2,237,071	2,140,116	2,043,035	1,945,828	1,848,434	1,750,783	1,652,898
	94%	2,314,639	2,203,581	2,092,376	1,981,063	1,869,575	1,757,829	1,645,852
	96%	2,392,208	2,267,046	2,141,718	2,016,297	1,890,716	1,764,875	1,638,807
	98%	2,469,776	2,330,512	2,191,059	2,051,531	1,911,856	1,771,921	1,631,761
	100%	2,547,345	2,393,959	2,240,401	2,086,766	1,932,997	1,778,967	1,624,715
	102%	2,624,914	2,457,399	2,289,743	2,122,000	1,954,138	1,786,013	1,617,669
	104%	2,702,482	2,520,838	2,339,084	2,157,235	1,975,278	1,793,059	1,610,623
	106%	2,780,051	2,584,277	2,388,426	2,192,469	1,996,419	1,800,105	1,603,577
	108%	2,857,619	2,647,716	2,437,767	2,227,703	2,017,560	1,807,151	1,596,531
	110%	2,935,188	2,711,156	2,487,109	2,262,938	2,038,700	1,814,197	1,589,485
	112%	3,012,739	2,774,595	2,536,451	2,298,172	2,059,837	1,821,243	1,582,439
	114%	3,090,276	2,838,034	2,585,792	2,333,406	2,080,975	1,828,289	1,575,393
	116%	3,167,813	2,901,473	2,635,134	2,368,641	2,102,113	1,835,334	1,568,347
	118%	3,245,349	2,964,913	2,684,476	2,403,875	2,123,251	1,842,380	1,561,301
	120%	3,322,886	3,028,352	2,733,816	2,439,110	2,144,388	1,849,426	1,554,256

TABLE 8

Balance (RLV - BLV £ per acre (n))	2,086,766	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	350	2,548,117	2,394,731	2,241,172	2,087,536	1,933,767	1,779,736	1,625,484
	360	2,547,941	2,394,555	2,240,997	2,087,361	1,933,592	1,779,562	1,625,309
BNG (£ per unit)	370	2,547,766	2,394,380	2,240,822	2,087,186	1,933,417	1,779,387	1,625,134
394	380	2,547,591	2,394,205	2,240,646	2,087,011	1,933,242	1,779,212	1,624,959
	390	2,547,415	2,394,030	2,240,471	2,086,836	1,933,067	1,779,037	1,624,785
	400	2,547,240	2,393,854	2,240,296	2,086,661	1,932,892	1,778,862	1,624,610
	410	2,547,064	2,393,679	2,240,121	2,086,486	1,932,717	1,778,687	1,624,435
	420	2,546,889	2,393,504	2,239,945	2,086,310	1,932,542	1,778,512	1,624,260
	430	2,546,713	2,393,329	2,239,770	2,086,135	1,932,367	1,778,338	1,624,085
	440	2,546,538	2,393,153	2,239,595	2,085,960	1,932,192	1,778,163	1,623,910
	450	2,546,363	2,392,978	2,239,420	2,085,785	1,932,016	1,777,988	1,623,736

TABLE 9

Balance (RLV - BLV £ per acre (n))	2,086,766	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	5,000	2,582,710	2,437,144	2,291,437	2,145,609	1,999,657	1,853,416	1,706,977
	10,000	2,618,074	2,480,329	2,342,474	2,204,452	2,066,304	1,927,866	1,789,232
Grant (£ per unit)	15,000	2,653,439	2,523,513	2,393,510	2,263,295	2,132,950	2,002,315	1,871,487
-	20,000	2,688,803	2,566,698	2,444,524	2,322,138	2,199,597	2,076,765	1,953,742
	25,000	2,724,168	2,609,883	2,495,521	2,380,981	2,266,243	2,151,214	2,035,997
	30,000	2,759,515	2,653,067	2,546,519	2,439,824	2,332,890	2,225,663	2,118,252
	35,000	2,794,848	2,696,252	2,597,516	2,498,651	2,399,508	2,300,101	2,200,507
	40,000	2,830,181	2,739,437	2,648,513	2,557,457	2,466,120	2,374,522	2,282,762
	45,000	2,865,514	2,782,621	2,699,511	2,616,262	2,532,733	2,448,943	2,365,017
	50,000	2,900,847	2,825,806	2,750,508	2,675,068	2,599,346	2,523,364	2,447,272
	55,000	2,936,180	2,868,971	2,801,506	2,733,874	2,665,958	2,597,785	2,529,527

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**SODC High Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies O to R_v0.2

Appraisal Ref: P (see Typologies Matrix)
Scheme Typology: SODC Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		9 Units		
AH Policy requirement (% Target)		75%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	25%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	33.8% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	25.0%	0.6	25.0%	1.7	25%	2.3
3 bed House	69.0%	1.6	69.0%	4.7	69%	6.2
4 bed House	6.0%	0.1	6.0%	0.4	6%	0.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0		0.0	0%	0.0
2 bed Flat	0.0%	0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	2.3	100.0%	6.8	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	39	424	118	1,271	158	1,695
3 bed House	147	1,588	442	4,763	590	6,350
4 bed House	17	180	50	541	67	721
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	204	2,192	611	6,575	814	8,766
AH % by floor area:			75.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	907,200
3 bed House	460,600	4,848	450	2,860,326
4 bed House	573,400	4,624	430	309,636
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				4,077,162

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	0		-
2 bed House	0.6	@	403,200		226,800
3 bed House	1.6	@	460,600		715,082
4 bed House	0.1	@	573,400		77,409
5 bed House	0.0	@	766,100		-
1 bed Flat	0.0	@	294,000		-
2 bed Flat	0.0	@	360,000		-
3 bed Flat	0.0	@	0		-
	2.3				1,019,291
Affordable Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.1	@	241,920		20,412
3 bed House	0.2	@	276,360		64,357
4 bed House	0.0	@	344,040		6,967
5 bed House	0.0	@	459,660		-
1 bed Flat	0.0	@	176,400		-
2 bed Flat	0.0	@	216,000		-
3 bed Flat	0.0	@	0		-
	0.3				91,736
Social Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.8	@	177,408		149,688
3 bed House	2.3	@	202,664		471,954
4 bed House	0.2	@	252,296		51,090
5 bed House	0.0	@	337,084		-
1 bed Flat	0.0	@	129,360		-
2 bed Flat	0.0	@	158,400		-
3 bed Flat	0.0	@	0		-
	3.4				672,732
First Homes GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.1	@	250,000		25,313
3 bed House	0.3	@	250,000		69,863
4 bed House	0.0	@	250,000		6,075
5 bed House	0.0	@	250,000		-
1 bed Flat	0.0	@	205,800		-
2 bed Flat	0.0	@	250,000		-
3 bed Flat	0.0	@	0		-
	0.4				101,250
Other Intermediate GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.7	@	306,432		201,671
3 bed House	1.8	@	350,056		635,850
4 bed House	0.2	@	435,784		68,832
5 bed House	0.0	@	582,236		-
1 bed Flat	0.0	@	223,440		-
2 bed Flat	0.0	@	273,600		-
3 bed Flat	0.0	@	0		-
	2.6	6.8			906,353
Sub-total GDV Residential	**9**				**2,791,361**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,285,801
	1,579 £ psm (total GIA sqm)			142,867 £ per unit (total units)	
Grant	7	AH units @	0	per unit	-
Total GDV					**2,791,361**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(4,158)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				220	sqm	278.00	£ psm		(61,161)
CIL analysis:				2.19%	% of GDV	6,796	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			9	units @	3,615	per unit		(32,535)
	Sub-total							(32,535)	
S106 analysis:		162,675	£ per ha	1.17%	% of GDV	3,615	£ per unit (total units)		
AH Commuted Sum				814	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.20	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			9	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				158	sqm @	1,555	psm		(244,913)
3 bed House				590	sqm @	1,555	psm		(917,372)
4 bed House				67	sqm @	1,555	psm		(104,123)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				-	sqm @	1,757	psm		-
2 bed Flat				-	sqm @	1,757	psm		-
3 bed Flat			814	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		2	50%	units @		18 sqm @	444	psm	(6,210)
Garages for 4B House (Mrkt only)		0	100%	units @		18 sqm @	444	psm	(1,080)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			16						
External works				1,273,697	@	15.0%			(191,055)
Ext. Works analysis:						21,228	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				9	units @	394	£ per unit		(3,546)
M4(2) Category 2 Housing	Aff units		7	units @		100.0% @	625	£ per unit	(4,219)
M4(2) Category 2 Housing	OMS units		2	units @		100.0% @	625	£ per unit	(1,406)
M4(2) Category 2 Flats	Aff units		-	units @		100.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		-	units @		100.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		7	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units		2	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units		-	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		-	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		9	units @			7,087	£ per unit	(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			0	base cost	-
EV Charging Points - Houses			9	units @			0	£ per unit	-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			9	units @			350	£ per unit	(3,150)
	Sub-total							(76,104)	
Policy Costs analysis:	(design costs only)					8,456	£ per unit (total units)		
Contingency (on construction)				1,540,856	@	5.0%			(77,043)

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**SODC Medium Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							
Professional Fees		1,540,856	@	6.5%			(100,156)
Disposal Costs -							
OMS Marketing and Promotion		1,019,291	OMS @	3.00%	3,398	£ per unit	(30,579)
Residential Sales Agent Costs		1,019,291	OMS @	1.00%	1,133	£ per unit	(10,193)
Residential Sales Legal Costs		1,019,291	OMS @	0.25%	283	£ per unit	(2,548)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
Disposal Cost analysis:					5,924	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm			(3,865)
Developers Profit -							
Profit on OMS		1,019,291		17.50%			(178,376)
Margin on AH		1,772,071		6.00%	on AH values		(106,324)
Profit analysis:		2,791,361		10.20%	blended GDV	(284,700)	
		1,883,094		15.12%	on costs	(284,700)	
TOTAL COSTS							**(2,167,794)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							623,567
SDLT		623,567	@	HMRC formula			(20,678)
Acquisition Agent fees		623,567	@	1.0%			(6,236)
Acquisition Legal fees		623,567	@	0.5%			(3,118)
Interest on Land		623,567	@	7.50%			(46,768)
Residual Land Value							**546,768**
RLV analysis:	60,752 £ per plot	2,733,839	£ per ha (net)	1,106,370	£ per acre (net)		
		2,050,379	£ per ha (gross)	829,777	£ per acre (gross)		
				19.59%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		45.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.27	ha (gross)	0.66	acres (gross)		
Density analysis:		4,072	sqm/ha (net)	17,738	sqft/ac (net)		
		34	dph (gross)				
Benchmark Land Value (net)	4,942 £ per plot	222,390	£ per ha (net)	90,000	£ per acre (net)		**44,478**
BLV analysis:		166,793	£ per ha (gross)	67,500	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**2,511,449** £ per ha (net)	**1,016,370** £ per acre (net)	**502,290**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	1,016,370	45%	55%	65%	75%	85%	95%	105%
	100.00	1,522,220	1,376,428	1,230,636	1,084,789	938,906	792,931	646,860
	160.00	1,471,405	1,334,882	1,198,322	1,061,733	925,072	788,324	651,464
CIL £ psm	170.00	1,462,932	1,327,958	1,192,937	1,057,890	922,766	787,556	652,231
278.00	180.00	1,454,459	1,321,033	1,187,551	1,054,047	920,460	786,788	652,998
	190.00	1,445,985	1,314,109	1,182,165	1,050,205	918,155	786,020	653,765
	200.00	1,437,512	1,307,185	1,176,780	1,046,362	915,849	785,252	654,532
	210.00	1,429,039	1,300,260	1,171,394	1,042,519	913,543	784,484	655,300
	220.00	1,420,565	1,293,332	1,166,009	1,038,676	911,238	783,717	656,067
	230.00	1,412,092	1,286,400	1,160,623	1,034,833	908,932	782,949	656,834
	240.00	1,403,619	1,279,467	1,155,237	1,030,988	906,626	782,181	657,601
	250.00	1,395,145	1,272,534	1,149,852	1,027,141	904,321	781,413	658,369
	260.00	1,386,672	1,265,602	1,144,466	1,023,294	902,015	780,645	659,136
	270.00	1,378,199	1,258,669	1,139,081	1,019,447	899,709	779,877	659,903
	280.00	1,369,725	1,251,736	1,133,695	1,015,600	897,404	779,110	660,670
	290.00	1,361,252	1,244,803	1,128,309	1,011,753	895,098	778,342	661,437
	300.00	1,352,779	1,237,871	1,122,924	1,007,906	892,792	777,574	662,205
	310.00	1,344,306	1,230,938	1,117,538	1,004,060	890,487	776,806	662,972
	320.00	1,335,832	1,224,005	1,112,153	1,000,213	888,181	776,038	663,739
	330.00	1,327,359	1,217,073	1,106,767	996,366	885,876	775,270	664,506
	340.00	1,318,884	1,210,140	1,101,381	992,519	883,570	774,503	665,273
	350.00	1,310,399	1,203,207	1,095,996	988,672	881,264	773,735	666,041
	360.00	1,301,914	1,196,274	1,090,610	984,825	878,959	772,967	666,808
	370.00	1,293,430	1,189,342	1,085,218	980,978	876,653	772,199	667,575
	380.00	1,284,945	1,182,409	1,079,826	977,132	874,347	771,431	668,342
	390.00	1,276,460	1,175,476	1,074,434	973,285	872,042	770,663	669,110
	400.00	1,267,975	1,168,544	1,069,042	969,438	869,736	769,896	669,877

TABLE 2

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	1,016,370	45%	55%	65%	75%	85%	95%	105%
	2,800	1,384,261	1,265,964	1,147,598	1,029,195	910,677	792,063	673,306
	2,900	1,382,686	1,264,388	1,146,024	1,027,621	909,105	790,493	671,737
Site Specific S106	3,000	1,381,110	1,262,813	1,144,450	1,026,048	907,533	788,922	670,168
3,615	3,100	1,379,534	1,261,237	1,142,877	1,024,474	905,961	787,351	668,599
	3,200	1,377,959	1,259,661	1,141,303	1,022,900	904,389	785,781	667,029
	3,300	1,376,383	1,258,086	1,139,729	1,021,327	902,817	784,210	665,460
	3,400	1,374,808	1,256,510	1,138,156	1,019,753	901,245	782,640	663,891
	3,500	1,373,232	1,254,935	1,136,582	1,018,179	899,673	781,069	662,321
	3,600	1,371,656	1,253,359	1,135,008	1,016,606	898,101	779,499	660,752
	3,700	1,370,081	1,251,783	1,133,434	1,015,032	896,529	777,928	659,183
	3,800	1,368,505	1,250,208	1,131,861	1,013,458	894,957	776,358	657,614
	3,900	1,366,930	1,248,632	1,130,287	1,011,885	893,385	774,787	656,044
	4,000	1,365,354	1,247,057	1,128,713	1,010,311	891,813	773,217	654,475
	4,100	1,363,779	1,245,481	1,127,140	1,008,737	890,241	771,646	652,906
	4,200	1,362,203	1,243,906	1,125,566	1,007,164	888,669	770,076	651,336

TABLE 3

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	1,016,370	45%	55%	65%	75%	85%	95%	105%
	15.0%	1,468,977	1,332,942	1,196,854	1,060,713	924,471	788,132	651,648
	16.0%	1,429,954	1,301,014	1,172,021	1,042,976	913,829	784,584	655,195
Profit	17.0%	1,390,931	1,269,086	1,147,188	1,025,238	903,186	781,037	658,743
17.5%	18.0%	1,351,909	1,237,159	1,122,356	1,007,501	892,544	777,489	662,290
	19.0%	1,312,886	1,205,231	1,097,523	989,763	881,901	773,942	665,838
	20.0%	1,273,864	1,173,304	1,072,691	972,026	871,259	770,394	669,386

TABLE 4

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	1,016,370	45%	55%	65%	75%	85%	95%	105%
	55,000	1,406,420	1,288,123	1,169,772	1,051,370	932,865	814,263	695,517
	60,000	1,401,420	1,283,123	1,164,772	1,046,370	927,865	809,263	690,517
BLV (£ per acre)	65,000	1,396,420	1,278,123	1,159,772	1,041,370	922,865	804,263	685,517
90,000	70,000	1,391,420	1,273,123	1,154,772	1,036,370	917,865	799,263	680,517
	75,000	1,386,420	1,268,123	1,149,772	1,031,370	912,865	794,263	675,517
	80,000	1,381,420	1,263,123	1,144,772	1,026,370	907,865	789,263	670,517
	85,000	1,376,420	1,258,123	1,139,772	1,021,370	902,865	784,263	665,517
	90,000	1,371,420	1,253,123	1,134,772	1,016,370	897,865	779,263	660,517
	95,000	1,366,420	1,248,123	1,129,772	1,011,370	892,865	774,263	655,517
	100,000	1,361,420	1,243,123	1,124,772	1,006,370	887,865	769,263	650,517
	105,000	1,356,420	1,238,123	1,119,772	1,001,370	882,865	764,263	645,517
	110,000	1,351,420	1,233,123	1,114,772	996,370	877,865	759,263	640,517
	115,000	1,346,420	1,228,123	1,109,772	991,370	872,865	754,263	635,517
	120,000	1,341,420	1,223,123	1,104,772	986,370	867,865	749,263	630,517
	125,000	1,336,420	1,218,123	1,099,772	981,370	862,865	744,263	625,517
	130,000	1,331,420	1,213,123	1,094,772	976,370	857,865	739,263	620,517

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: SODC Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,016,370	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	35	1,046,660	954,651	862,601	770,510	678,339	586,094	493,735
	37	1,111,612	1,014,345	917,035	819,682	722,244	624,728	527,092
Density (dph)	39	1,176,564	1,074,040	971,469	868,854	766,150	663,361	560,448
45.0	41	1,241,516	1,133,734	1,025,903	918,026	810,055	701,995	593,804
	43	1,306,468	1,193,428	1,080,338	967,198	853,960	740,629	627,160
	45	1,371,420	1,253,123	1,134,772	1,016,370	897,865	779,263	660,517
	47	1,436,372	1,312,817	1,189,206	1,065,542	941,770	817,897	693,873
	49	1,501,324	1,372,511	1,243,641	1,114,714	985,675	856,531	727,229
	51	1,566,276	1,432,206	1,298,075	1,163,886	1,029,580	895,165	760,586
	53	1,631,228	1,491,900	1,352,509	1,213,058	1,073,485	933,799	793,942
	55	1,696,180	1,551,594	1,406,944	1,262,229	1,117,390	972,433	827,298

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,016,370	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	98%	1,428,416	1,310,089	1,191,687	1,073,230	954,699	836,039	717,225
	100%	1,371,420	1,253,123	1,134,772	1,016,370	897,865	779,263	660,517
Build Cost	102%	1,314,405	1,196,127	1,077,830	959,455	841,023	722,487	603,799
100%	104%	1,257,321	1,139,113	1,020,834	902,537	784,138	665,658	547,052
(105% = 5% increase)	106%	1,200,238	1,082,029	963,821	845,542	727,223	608,817	490,276
	108%	1,143,065	1,024,931	906,737	788,529	670,249	551,906	433,452
	110%	1,085,886	967,751	849,616	731,446	613,237	494,956	376,589
	112%	1,028,608	910,530	792,436	674,302	556,154	437,946	318,037
	114%	971,298	853,247	735,169	617,092	498,987	380,852	259,038
	116%	913,903	795,867	677,831	559,794	441,731	322,166	199,930
	118%	856,420	738,409	620,398	502,386	384,363	262,840	139,663
	120%	798,853	680,850	562,847	444,845	325,466	203,346	78,868

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,016,370	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	80%	757,736	751,475	744,952	738,138	731,070	723,699	716,058
	82%	819,269	801,729	783,964	765,977	747,760	729,256	710,504
Market Values	84%	880,725	851,942	822,976	793,816	764,438	734,812	704,950
100%	86%	942,173	902,156	861,988	821,655	781,117	740,368	699,396
(105% = 5% increase)	88%	1,003,553	952,331	900,978	849,473	797,795	745,925	693,841
	90%	1,064,925	1,002,489	939,952	877,289	814,473	751,481	688,287
	92%	1,126,270	1,052,647	978,927	905,105	831,152	757,038	682,733
	94%	1,187,575	1,102,792	1,017,901	932,921	847,830	762,594	677,179
	96%	1,248,880	1,152,902	1,056,876	960,737	864,508	768,150	671,625
	98%	1,310,174	1,203,012	1,095,829	988,553	881,187	773,707	666,071
	100%	1,371,420	1,253,123	1,134,772	1,016,370	897,865	779,263	660,517
	102%	1,432,666	1,303,233	1,173,715	1,044,185	914,543	784,820	654,963
	104%	1,493,912	1,353,313	1,212,657	1,071,983	931,222	790,376	649,408
	106%	1,555,158	1,403,382	1,251,600	1,099,780	947,900	795,932	643,854
	108%	1,616,359	1,453,451	1,290,543	1,127,577	964,578	801,489	638,300
	110%	1,677,555	1,503,520	1,329,485	1,155,374	981,256	807,045	632,746
	112%	1,738,750	1,553,589	1,368,408	1,183,171	997,935	812,602	627,192
	114%	1,799,946	1,603,658	1,407,324	1,210,968	1,014,607	818,158	621,638
	116%	1,861,142	1,653,714	1,446,240	1,238,766	1,031,277	823,714	616,084
	118%	1,922,337	1,703,749	1,485,156	1,266,563	1,047,946	829,271	610,530
	120%	1,983,496	1,753,784	1,524,072	1,294,360	1,064,615	834,827	604,975

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,016,370	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	350	1,372,195	1,253,898	1,135,546	1,017,143	898,638	780,035	661,288
	360	1,372,019	1,253,721	1,135,370	1,016,968	898,462	779,860	661,113
BNG (£ per unit)	370	1,371,843	1,253,545	1,135,194	1,016,792	898,286	779,684	660,937
394	380	1,371,667	1,253,369	1,135,018	1,016,616	898,111	779,509	660,762
	390	1,371,491	1,253,193	1,134,842	1,016,440	897,935	779,333	660,587
	400	1,371,314	1,253,017	1,134,667	1,016,264	897,760	779,158	660,412
	410	1,371,138	1,252,841	1,134,491	1,016,088	897,584	778,983	660,236
	420	1,370,962	1,252,665	1,134,315	1,015,912	897,408	778,807	660,061
	430	1,370,786	1,252,489	1,134,139	1,015,736	897,233	778,632	659,886
	440	1,370,610	1,252,313	1,133,963	1,015,561	897,057	778,456	659,711
	450	1,370,434	1,252,136	1,133,787	1,015,385	896,881	778,281	659,535

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,016,370	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	5,000	1,406,907	1,296,492	1,185,966	1,075,390	964,723	853,920	742,938
	10,000	1,442,395	1,339,810	1,237,159	1,134,391	1,031,522	928,512	825,318
Grant (£ per unit)	15,000	1,477,882	1,383,128	1,288,315	1,193,392	1,098,322	1,003,104	907,699
-	20,000	1,513,344	1,426,445	1,339,450	1,252,346	1,165,100	1,077,675	990,036
	25,000	1,548,786	1,469,763	1,390,584	1,311,287	1,231,840	1,152,210	1,072,343
	30,000	1,584,227	1,513,041	1,441,719	1,370,228	1,298,580	1,226,745	1,154,629
	35,000	1,619,669	1,556,309	1,492,817	1,429,169	1,365,320	1,301,279	1,236,915
	40,000	1,655,111	1,599,576	1,543,900	1,488,058	1,432,027	1,375,785	1,319,202
	45,000	1,690,553	1,642,844	1,594,982	1,546,946	1,498,716	1,450,272	1,401,488
	50,000	1,725,966	1,686,111	1,646,064	1,605,834	1,565,405	1,524,760	1,483,774
	55,000	1,761,367	1,729,359	1,697,146	1,664,722	1,632,094	1,599,219	1,566,060

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**SODC Medium Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies O to R_v0.2

Appraisal Ref: Q (see Typologies Matrix)
Scheme Typology: VOWH Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			9 Units		
AH Policy requirement (% Target)			75%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		25%		
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			0.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.3	15.0%	1.0	15%	1.4
3 bed House	70.0%	1.6	70.0%	4.7	70%	6.3
4 bed House	15.0%	0.3	15.0%	1.0	15%	1.4
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	2.3	100.0%	6.8	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	24	254	71	763	95	1,017
3 bed House	150	1,611	449	4,832	599	6,442
4 bed House	42	450	126	1,351	167	1,802
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	215	2,315	645	6,946	860	9,261
AH % by floor area:			75.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	544,320
3 bed House	460,600	4,848	450	2,901,780
4 bed House	573,400	4,624	430	774,090
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	0
2 bed Flat	360,000	5,143	478	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				4,220,190

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.3	@	403,200	136,080
3 bed House	1.6	@	460,600	725,445
4 bed House	0.3	@	573,400	193,523
5 bed House	0.0	@	766,100	-
1 bed Flat	0.0	@	294,000	-
2 bed Flat	0.0	@	360,000	-
3 bed Flat	0.0	@	0	-
	2.3			1,055,048
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	19,596
3 bed House	0.4	@	276,360	104,464
4 bed House	0.1	@	344,040	27,867
5 bed House	0.0	@	459,660	-
1 bed Flat	0.0	@	176,400	-
2 bed Flat	0.0	@	216,000	-
3 bed Flat	0.0	@	0	-
	0.5			151,927
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	177,408	111,368
3 bed House	2.9	@	202,664	593,704
4 bed House	0.6	@	252,296	158,379
5 bed House	0.0	@	337,084	-
1 bed Flat	0.0	@	129,360	-
2 bed Flat	0.0	@	158,400	-
3 bed Flat	0.0	@	0	-
	4.2			863,451
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	250,000	37,969
3 bed House	0.7	@	250,000	177,188
4 bed House	0.2	@	250,000	37,969
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	205,800	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	1.0			253,125
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	306,432	46,539
3 bed House	0.7	@	350,056	248,102
4 bed House	0.2	@	435,784	66,185
5 bed House	0.0	@	582,236	-
1 bed Flat	0.0	@	223,440	-
2 bed Flat	0.0	@	273,600	-
3 bed Flat	0.0	@	0	-
	1.0	6.8		360,826
Sub-total GDV Residential	**9**			**2,684,376**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	1,535,814
	1,785 £ psm (total GIA sqm)		170,646 £ per unit (total units)	
Grant	7	AH units @	0 per unit	-
Total GDV				**2,684,376**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(4,158)
Planning Application Professional Fees, Surveys and reports									(10,000)
CIL (Mrkt only + garages)				235 sqm		0.00 £ psm			-
CIL analysis:				0.00% % of GDV		0 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			9 units @	3,615	per unit			(32,535)
	Sub-total							(32,535)	
S106 analysis:	162,675 £ per ha			1.21% % of GDV		3,615 £ per unit (total units)			
AH Commuted Sum				860 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				0.20 ha @		£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			9 units @	0	per unit			-
	Sub-total							-	
Infra. Costs analysis:	- £ per ha			0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	1,555	psm			-
2 bed House				95 sqm @	1,555	psm			(146,948)
3 bed House				599 sqm @	1,555	psm			(930,668)
4 bed House				167 sqm @	1,555	psm			(260,307)
5 bed House				- sqm @	1,555	psm			-
1 bed Flat				- sqm @	1,757	psm			-
2 bed Flat				- sqm @	1,757	psm			-
3 bed Flat			860	- sqm @	1,757	psm			-
Garages for 3B House (Mrkt only)		2	50% units @		18 sqm @	444	psm		(6,300)
Garages for 4B House (Mrkt only)		0	100% units @		18 sqm @	444	psm		(2,700)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm		-
			20						
External works				1,346,922 @	15.0%				(202,038)
Ext. Works analysis:					22,449	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				9 units @	394	£ per unit			(3,546)
M4(2) Category 2 Housing	Aff units		7 units @		100.0% @	625	£ per unit		(4,219)
M4(2) Category 2 Housing	OMS units		2 units @		100.0% @	625	£ per unit		(1,406)
M4(2) Category 2 Flats	Aff units		- units @		100.0% @	1,090	£ per unit		-
M4(2) Category 2 Flats	OMS units		- units @		100.0% @	1,090	£ per unit		-
M4(3) Category 3 Housing	Aff units		7 units @		0.0% @	12,368	£ per unit		-
M4(3) Category 3 Housing	OMS units		2 units @		0.0% @	12,368	£ per unit		-
M4(3) Category 3 Flats	Aff units		- units @		0.0% @	9,469	£ per unit		-
M4(3) Category 3 Flats	OMS units		- units @		0.0% @	9,469	£ per unit		-
Additional Low Carbon/Energy Reduction	Houses		9 units @			7,087	£ per unit		(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			0	base cost		-
EV Charging Points - Houses			9 units @			0	£ per unit		-
EV Charging Points - Flats			- units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			9 units @			350	£ per unit		(3,150)
	Sub-total							(76,104)	
Policy Costs analysis:	(design costs only)				8,456	£ per unit (total units)			
Contingency (on construction)				1,625,064 @	5.0%				(81,253)

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**VOWH Medium Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							
Professional Fees		1,625,064	@	6.5%			(105,629)
Disposal Costs -							
OMS Marketing and Promotion		1,055,048	OMS @	3.00%	3,517	£ per unit	(31,651)
Residential Sales Agent Costs		1,055,048	OMS @	1.00%	1,172	£ per unit	(10,550)
Residential Sales Legal Costs		1,055,048	OMS @	0.25%	293	£ per unit	(2,638)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
Disposal Cost analysis:					6,093	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm			(4,620)
Developers Profit -							
Profit on OMS		1,055,048		17.50%			(184,633)
Margin on AH		1,629,329		6.00%	on AH values		(97,760)
Profit analysis:		2,684,376		10.52%	blended GDV	(282,393)	
		1,918,099		14.72%	on costs	(282,393)	
TOTAL COSTS							**(2,200,492)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							483,884
SDLT		483,884	@	HMRC formula			(13,694)
Acquisition Agent fees		483,884	@	1.0%			(4,839)
Acquisition Legal fees		483,884	@	0.5%			(2,419)
Interest on Land		483,884	@	7.50%			(36,291)
Residual Land Value							**426,640**
RLV analysis:	47,404 £ per plot	2,133,202	£ per ha (net)	863,295	£ per acre (net)		
		1,599,901	£ per ha (gross)	647,471	£ per acre (gross)		
				15.89%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		45.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.27	ha (gross)	0.66	acres (gross)		
Density analysis:		4,302	sqm/ha (net)	18,740	sqft/ac (net)		
		34	dph (gross)				
Benchmark Land Value (net)	4,942 £ per plot	222,390	£ per ha (net)	90,000	£ per acre (net)		**44,478**
BLV analysis:		166,793	£ per ha (gross)	67,500	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**1,910,812** £ per ha (net)	**773,295** £ per acre (net)	**382,162**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 75%						
	773,295	45%	55%	65%	75%	85%	95%	105%
	0.00	1,404,396	1,194,029	983,662	773,295	562,917	352,050	133,159
	10.00	1,395,331	1,186,612	977,894	769,175	560,441	351,196	134,032
CIL £ psm	20.00	1,386,267	1,179,196	972,125	765,052	557,966	350,342	134,905
0.00	30.00	1,377,203	1,171,780	966,357	760,926	555,491	349,488	135,778
	40.00	1,368,138	1,164,364	960,586	756,801	553,015	348,635	136,651
	50.00	1,359,074	1,156,946	954,810	752,675	550,540	347,781	137,524
	60.00	1,350,004	1,149,519	949,034	748,549	548,064	346,927	138,397
	70.00	1,340,928	1,142,093	943,258	744,424	545,589	346,073	139,270
	80.00	1,331,851	1,134,667	937,482	740,298	543,114	345,219	140,144
	90.00	1,322,775	1,127,241	931,707	736,172	540,638	344,365	141,017
	100.00	1,313,698	1,119,814	925,931	732,047	538,163	343,511	141,890
	110.00	1,304,622	1,112,388	920,155	727,921	535,687	342,657	142,763
	120.00	1,295,545	1,104,962	914,379	723,795	533,212	341,803	143,636
	130.00	1,286,469	1,097,536	908,603	719,670	530,737	340,949	144,509
	140.00	1,277,392	1,090,110	902,827	715,544	528,261	340,095	145,382
	150.00	1,268,316	1,082,683	897,051	711,418	525,786	339,241	146,255
	160.00	1,259,240	1,075,257	891,275	707,293	523,310	338,388	147,128
	170.00	1,250,163	1,067,831	885,499	703,167	520,835	337,534	148,002
	180.00	1,241,087	1,060,405	879,723	699,041	518,360	336,680	148,875
	190.00	1,232,010	1,052,979	873,947	694,916	515,884	335,826	149,748
	200.00	1,222,934	1,045,552	868,171	690,790	513,409	334,972	150,621
	210.00	1,213,857	1,038,126	862,395	686,664	510,933	334,118	151,494
	220.00	1,204,781	1,030,700	856,619	682,539	508,458	333,264	152,367
	230.00	1,195,695	1,023,272	850,843	678,413	505,983	332,410	153,240
	240.00	1,186,605	1,015,835	845,065	674,287	503,507	331,556	154,113
	250.00	1,177,515	1,008,398	839,281	670,162	501,032	330,702	154,986

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 75%						
	773,295	45%	55%	65%	75%	85%	95%	105%
	2,800	1,417,237	1,206,870	996,503	786,136	575,769	365,357	146,765
	2,900	1,415,661	1,205,294	994,927	784,560	574,193	363,724	145,095
Site Specific S106	3,000	1,414,085	1,203,719	993,352	782,985	572,618	362,091	143,426
3,615	3,100	1,412,510	1,202,143	991,776	781,409	571,042	360,459	141,756
	3,200	1,410,934	1,200,567	990,200	779,834	569,464	358,826	140,087
	3,300	1,409,359	1,198,992	988,625	778,258	567,887	357,193	138,417
	3,400	1,407,783	1,197,416	987,049	776,682	566,309	355,561	136,748
	3,500	1,406,208	1,195,841	985,474	775,107	564,731	353,928	135,079
	3,600	1,404,632	1,194,265	983,898	773,531	563,154	352,295	133,409
	3,700	1,403,056	1,192,689	982,323	771,956	561,576	350,662	131,740
	3,800	1,401,481	1,191,114	980,747	770,380	559,998	349,030	130,070
	3,900	1,399,905	1,189,538	979,171	768,805	558,420	347,397	128,401
	4,000	1,398,330	1,187,963	977,596	767,229	556,843	345,764	126,731
	4,100	1,396,754	1,186,387	976,020	765,652	555,265	344,131	125,060
	4,200	1,395,178	1,184,812	974,445	764,074	553,687	342,499	123,388

TABLE 3

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 75%						
	773,295	45%	55%	65%	75%	85%	95%	105%
	15.0%	1,505,374	1,276,648	1,047,921	819,194	590,457	361,550	123,445
	16.0%	1,464,983	1,243,600	1,022,217	800,835	579,441	357,750	127,331
Profit	17.0%	1,424,591	1,210,553	996,514	782,475	568,425	353,950	131,216
17.5%	18.0%	1,384,200	1,177,505	970,810	764,115	557,409	350,150	135,101
	19.0%	1,343,808	1,144,457	945,106	745,755	546,393	346,350	138,987
	20.0%	1,303,417	1,111,410	919,403	727,395	535,377	342,550	142,872

TABLE 4

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 75%						
	773,295	45%	55%	65%	75%	85%	95%	105%
	55,000	1,439,396	1,229,029	1,018,662	808,295	597,917	387,050	168,159
	60,000	1,434,396	1,224,029	1,013,662	803,295	592,917	382,050	163,159
BLV (£ per acre)	65,000	1,429,396	1,219,029	1,008,662	798,295	587,917	377,050	158,159
90,000	70,000	1,424,396	1,214,029	1,003,662	793,295	582,917	372,050	153,159
	75,000	1,419,396	1,209,029	998,662	788,295	577,917	367,050	148,159
	80,000	1,414,396	1,204,029	993,662	783,295	572,917	362,050	143,159
	85,000	1,409,396	1,199,029	988,662	778,295	567,917	357,050	138,159
	90,000	1,404,396	1,194,029	983,662	773,295	562,917	352,050	133,159
	95,000	1,399,396	1,189,029	978,662	768,295	557,917	347,050	128,159
	100,000	1,394,396	1,184,029	973,662	763,295	552,917	342,050	123,159
	105,000	1,389,396	1,179,029	968,662	758,295	547,917	337,050	118,159
	110,000	1,384,396	1,174,029	963,662	753,295	542,917	332,050	113,159
	115,000	1,379,396	1,169,029	958,662	748,295	537,917	327,050	108,159
	120,000	1,374,396	1,164,029	953,662	743,295	532,917	322,050	103,159
	125,000	1,369,396	1,159,029	948,662	738,295	527,917	317,050	98,159
	130,000	1,364,396	1,154,029	943,662	733,295	522,917	312,050	93,159

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Medium Value RES No Units: 9
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	773,295	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	35	1,072,308	908,689	745,070	581,452	417,824	253,817	83,568
	37	1,138,725	965,757	792,789	619,820	446,843	273,463	93,486
Density (dph)	39	1,205,143	1,022,825	840,507	658,189	475,861	293,110	103,404
45.0	41	1,271,560	1,079,893	888,225	696,558	504,880	312,757	113,322
	43	1,337,978	1,136,961	935,944	734,926	533,898	332,404	123,241
	45	1,404,396	1,194,029	983,662	773,295	562,917	352,050	133,159
	47	1,470,813	1,251,097	1,031,380	811,664	591,935	371,697	143,077
	49	1,537,231	1,308,165	1,079,098	850,032	620,954	391,344	152,995
	51	1,603,648	1,365,233	1,126,817	888,401	649,972	410,990	162,913
	53	1,670,066	1,422,301	1,174,535	926,770	678,991	430,637	172,831
	55	1,736,484	1,479,368	1,222,253	965,138	708,010	450,284	182,750

TABLE 6

Balance (RLV - BLV £ per acre (n))	773,295	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	98%	1,464,610	1,254,243	1,043,876	833,509	623,142	412,775	196,691
	100%	1,404,396	1,194,029	983,662	773,295	562,917	352,050	133,159
Build Cost	102%	1,344,156	1,133,769	923,383	712,996	502,610	289,594	69,204
100%	104%	1,283,849	1,073,462	863,076	652,641	442,205	227,002	4,970
(105% = 5% increase)	106%	1,223,537	1,013,102	802,667	592,204	381,681	163,703	(59,724)
	108%	1,163,128	952,693	742,199	531,664	319,423	99,207	(128,766)
	110%	1,102,705	892,193	681,647	470,996	256,437	34,282	(202,867)
	112%	1,042,187	831,630	620,989	410,175	193,173	(31,320)	(281,950)
	114%	981,614	770,982	560,199	348,572	128,255	(98,878)	(753,271)
	116%	920,975	710,220	499,255	285,171	62,633	(174,721)	(1,302,150)
	118%	860,213	649,328	438,131	221,433	(3,839)	(254,810)	(1,851,050)
	120%	799,352	588,281	376,763	156,573	(71,677)	(335,774)	(2,399,950)

TABLE 7

Balance (RLV - BLV £ per acre (n))	773,295	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	80%	769,154	674,337	579,520	484,652	389,773	292,345	194,018
	82%	832,845	726,431	619,997	513,563	407,098	298,321	188,053
Market Values	84%	896,468	778,470	660,472	542,458	424,423	304,291	181,991
100%	86%	960,072	830,504	700,918	571,333	441,748	310,261	175,887
(105% = 5% increase)	88%	1,023,614	882,479	741,343	600,208	459,073	316,231	169,783
	90%	1,087,139	934,453	781,768	629,083	476,387	322,201	163,679
	92%	1,150,643	986,405	822,168	657,930	493,693	328,171	157,575
	94%	1,214,098	1,038,323	862,548	686,774	510,999	334,141	151,471
	96%	1,277,553	1,090,241	902,929	715,617	528,305	340,110	145,367
	98%	1,341,001	1,142,159	943,309	744,460	545,611	346,080	139,263
	100%	1,404,396	1,194,029	983,662	773,295	562,917	352,050	133,159
	102%	1,467,790	1,245,897	1,024,004	802,111	580,217	358,020	127,055
	104%	1,531,184	1,297,765	1,064,346	830,926	597,507	363,990	120,947
	106%	1,594,579	1,349,633	1,104,687	859,742	614,796	369,836	114,836
	108%	1,657,928	1,401,485	1,145,029	888,557	632,085	375,605	108,725
	110%	1,721,270	1,453,311	1,185,351	917,373	649,375	381,374	102,615
	112%	1,784,613	1,505,136	1,225,660	946,183	666,664	387,140	96,504
	114%	1,847,955	1,556,962	1,265,968	974,975	683,954	392,903	90,393
	116%	1,911,297	1,608,787	1,306,277	1,003,767	701,243	398,666	84,282
	118%	1,974,640	1,660,613	1,346,586	1,032,559	718,532	404,429	78,172
	120%	2,037,942	1,712,438	1,386,895	1,061,351	735,807	410,192	72,058

TABLE 8

Balance (RLV - BLV £ per acre (n))	773,295	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	350	1,405,171	1,194,804	984,437	774,070	563,693	352,853	133,980
	360	1,404,994	1,194,627	984,261	773,894	563,517	352,671	133,793
BNG (£ per unit)	370	1,404,818	1,194,451	984,084	773,718	563,340	352,488	133,607
394	380	1,404,642	1,194,275	983,908	773,541	563,164	352,306	133,420
	390	1,404,466	1,194,099	983,732	773,365	562,987	352,123	133,233
	400	1,404,290	1,193,923	983,556	773,189	562,811	351,941	133,047
	410	1,404,114	1,193,747	983,380	773,013	562,635	351,758	132,860
	420	1,403,938	1,193,571	983,204	772,837	562,458	351,576	132,673
	430	1,403,762	1,193,395	983,028	772,661	562,282	351,393	132,487
	440	1,403,586	1,193,219	982,852	772,485	562,106	351,211	132,300
	450	1,403,409	1,193,043	982,676	772,309	561,929	351,028	132,114

TABLE 9

Balance (RLV - BLV £ per acre (n))	773,295	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	5,000	1,439,883	1,237,402	1,034,921	832,440	629,960	427,479	220,069
	10,000	1,475,370	1,280,776	1,086,181	891,570	696,946	502,322	305,631
Grant (£ per unit)	15,000	1,510,858	1,324,136	1,137,388	950,640	763,892	577,090	390,251
-	20,000	1,546,326	1,367,454	1,188,582	1,009,709	830,771	651,812	472,757
	25,000	1,581,767	1,410,771	1,239,775	1,068,718	897,639	726,470	555,201
	30,000	1,617,209	1,454,089	1,290,932	1,127,720	964,455	801,106	637,608
	35,000	1,652,651	1,497,407	1,342,066	1,186,721	1,031,254	875,698	719,989
	40,000	1,688,093	1,540,679	1,393,201	1,245,663	1,098,048	950,290	802,349
	45,000	1,723,534	1,583,947	1,444,335	1,304,604	1,164,788	1,024,832	884,652
	50,000	1,758,959	1,627,215	1,495,435	1,363,544	1,231,528	1,099,367	966,938
	55,000	1,794,360	1,670,482	1,546,518	1,422,471	1,298,268	1,173,901	1,049,224

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**VOWH Medium Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies O to R_v0.2

Appraisal Ref: R (see Typologies Matrix)
Scheme Typology: VOWH Low Value RES No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		9 Units		
AH Policy requirement (% Target)		75%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	25%		
AH tenure split %	Affordable Rent:		8.0%	
	Social Rent:		62.0%	70.0% % Rented
	First Homes:		15.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)			£ psm	

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	15.0%	0.3	15.0%	1.0	15%	1.4
3 bed House	70.0%	1.6	70.0%	4.7	70%	6.3
4 bed House	15.0%	0.3	15.0%	1.0	15%	1.4
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat		0.0		0.0	0%	0.0
2 bed Flat		0.0		0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	2.3	100.0%	6.8	100%	9.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	24	254	71	763	95	1,017
3 bed House	150	1,611	449	4,832	599	6,442
4 bed House	42	450	126	1,351	167	1,802
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	215	2,315	645	6,946	860	9,261

AH % by floor area: 75.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	398,520
3 bed House	357,200	3,760	349	2,250,360
4 bed House	427,000	3,444	320	576,450
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	0
2 bed Flat	187,200	2,674	248	0
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				3,225,330

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Low Value RES No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	0		-
2 bed House	0.3	@	295,200		99,630
3 bed House	1.6	@	357,200		562,590
4 bed House	0.3	@	427,000		144,113
5 bed House	0.0	@	554,200		-
1 bed Flat	0.0	@	186,200		-
2 bed Flat	0.0	@	187,200		-
3 bed Flat	0.0	@	0		-
	2.3				806,333
Affordable Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.1	@	177,120		14,347
3 bed House	0.4	@	214,320		81,013
4 bed House	0.1	@	256,200		20,752
5 bed House	0.0	@	332,520		-
1 bed Flat	0.0	@	111,720		-
2 bed Flat	0.0	@	112,320		-
3 bed Flat	0.0	@	0		-
	0.5				116,112
Social Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.6	@	129,888		81,537
3 bed House	2.9	@	157,168		460,424
4 bed House	0.6	@	187,880		117,942
5 bed House	0.0	@	243,848		-
1 bed Flat	0.0	@	81,928		-
2 bed Flat	0.0	@	82,368		-
3 bed Flat	0.0	@	0		-
	4.2				659,903
First Homes GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.2	@	206,640		31,383
3 bed House	0.7	@	250,000		177,188
4 bed House	0.2	@	250,000		37,969
5 bed House	0.0	@	250,000		-
1 bed Flat	0.0	@	130,340		-
2 bed Flat	0.0	@	131,040		-
3 bed Flat	0.0	@	0		-
	1.0				246,540
Other Intermediate GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.2	@	224,352		34,073
3 bed House	0.7	@	271,472		192,406
4 bed House	0.2	@	324,520		49,286
5 bed House	0.0	@	421,192		-
1 bed Flat	0.0	@	141,512		-
2 bed Flat	0.0	@	142,272		-
3 bed Flat	0.0	@	0		-
	1.0	6.8			275,766
Sub-total GDV Residential	**9**				**2,104,652**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,120,678
	1,303 £ psm (total GIA sqm)			124,520 £ per unit (total units)	
Grant	7	AH units @	0	per unit	-
Total GDV					**2,104,652**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: **VOWH Low Value RES** No Units: **9**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(4,158)
Planning Application Professional Fees, Surveys and reports								(10,000)
CIL (Mrkt only + garages)				235 sqm	0.00 £ psm			-
CIL analysis:				0.00% % of GDV	0 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			9 units @	3,615 per unit			(32,535)
	Sub-total						(32,535)	
S106 analysis:		162,675 £ per ha		1.55% % of GDV	3,615 £ per unit (total units)			
AH Commuted Sum				860 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.20 ha @	£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			9 units @	0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				95 sqm @	1,555 psm			(146,948)
3 bed House				599 sqm @	1,555 psm			(930,668)
4 bed House				167 sqm @	1,555 psm			(260,307)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				- sqm @	1,757 psm			-
2 bed Flat				- sqm @	1,757 psm			-
3 bed Flat			860	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		2	50% units @		18 sqm @	444 psm		(6,300)
Garages for 4B House (Mrkt only)		0	100% units @		18 sqm @	444 psm		(2,700)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			20					
External works				1,346,922 @	15.0%			(202,038)
Ext. Works analysis:					22,449 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				9 units @	394 £ per unit			(3,546)
M4(2) Category 2 Housing	Aff units		7 units @		100.0% @	625 £ per unit		(4,219)
M4(2) Category 2 Housing	OMS units		2 units @		100.0% @	625 £ per unit		(1,406)
M4(2) Category 2 Flats	Aff units		- units @		100.0% @	1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units		- units @		100.0% @	1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units		7 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Housing	OMS units		2 units @		0.0% @	12,368 £ per unit		-
M4(3) Category 3 Flats	Aff units		- units @		0.0% @	9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units		- units @		0.0% @	9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses		9 units @			7,087 £ per unit		(63,783)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			0 base cost		-
EV Charging Points - Houses			9 units @			0 £ per unit		-
EV Charging Points - Flats			- units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			9 units @			350 £ per unit		(3,150)
	Sub-total						(76,104)	
Policy Costs analysis:	(design costs only)				8,456 £ per unit (total units)			
Contingency (on construction)				1,625,064 @	5.0%			(81,253)

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology:	**VOWH Low Value RES**		No Units:	**9**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							
Professional Fees		1,625,064	@	6.5%			(105,629)
Disposal Costs -							
OMS Marketing and Promotion		806,333	OMS @	3.00%	2,688	£ per unit	(24,190)
Residential Sales Agent Costs		806,333	OMS @	1.00%	896	£ per unit	(8,063)
Residential Sales Legal Costs		806,333	OMS @	0.25%	224	£ per unit	(2,016)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs							-
Disposal Cost analysis:					4,919	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm			(22,585)
Developers Profit -							
Profit on OMS		806,333		17.50%			(141,108)
Margin on AH		1,298,320		6.00%	on AH values		(77,899)
Profit analysis:		2,104,652		10.41%	blended GDV	(219,007)	
		1,925,494		11.37%	on costs	(219,007)	
TOTAL COSTS							**(2,144,501)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(39,849)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.50%			-
Residual Land Value							**(39,849)**
RLV analysis:	(4,428) £ per plot	(199,243)	£ per ha (net)	(80,632)	£ per acre (net)		
		(149,432)	£ per ha (gross)	(60,474)	£ per acre (gross)		
				-1.89%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		45.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.27	ha (gross)	0.66	acres (gross)		
Density analysis:		4,302	sqm/ha (net)	18,740	sqft/ac (net)		
		34	dph (gross)				
Benchmark Land Value (net)	4,942 £ per plot	222,390	£ per ha (net)	90,000	£ per acre (net)		**44,478**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)		

BALANCE				
Surplus/(Deficit)	**(421,633)**	£ per ha (net)	**(170,632)**	£ per acre (net)	**(84,327)**

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Low Value RES No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	(170,632)	45%	55%	65%	75%	85%	95%	105%
	0.00	320,177	164,909	4,294	(170,632)	(360,879)	(1,717,721)	(3,504,265)
	10.00	310,499	156,700	(2,314)	(176,137)	(364,324)	(1,725,204)	(3,496,782)
CIL £ psm	20.00	300,812	148,462	(8,952)	(181,641)	(367,769)	(1,732,687)	(3,489,300)
0.00	30.00	291,102	140,222	(15,608)	(187,146)	(371,214)	(1,740,169)	(3,481,817)
	40.00	281,392	131,957	(22,283)	(192,650)	(374,674)	(1,747,652)	(3,474,334)
	50.00	271,663	123,685	(28,987)	(198,154)	(378,139)	(1,755,135)	(3,466,851)
	60.00	261,920	115,388	(35,719)	(203,684)	(381,605)	(1,762,618)	(3,459,368)
	70.00	252,174	107,082	(42,475)	(209,222)	(385,071)	(1,770,101)	(3,451,886)
	80.00	242,397	98,748	(49,260)	(214,760)	(388,537)	(1,777,583)	(3,444,403)
	90.00	232,620	90,407	(56,075)	(220,297)	(392,019)	(1,785,066)	(3,436,920)
	100.00	222,815	82,030	(62,926)	(225,835)	(395,506)	(1,792,549)	(3,429,437)
	110.00	213,002	73,640	(69,814)	(231,373)	(398,992)	(1,800,032)	(3,421,955)
	120.00	203,165	65,226	(76,740)	(236,910)	(402,479)	(1,807,514)	(3,414,472)
	130.00	193,315	56,782	(83,706)	(242,448)	(405,966)	(1,814,997)	(3,406,989)
	140.00	183,377	48,319	(90,786)	(247,986)	(409,471)	(1,822,480)	(3,399,506)
	150.00	173,266	39,826	(98,492)	(253,546)	(412,979)	(1,829,963)	(3,392,023)
	160.00	163,123	31,298	(106,198)	(259,117)	(416,487)	(1,837,446)	(3,384,541)
	170.00	152,968	22,741	(113,904)	(264,688)	(419,995)	(1,844,928)	(3,377,058)
	180.00	142,773	14,153	(121,610)	(270,259)	(423,503)	(1,852,411)	(3,369,575)
	190.00	132,560	5,530	(129,316)	(275,830)	(427,032)	(1,859,894)	(3,362,092)
	200.00	122,321	(3,135)	(137,023)	(281,420)	(430,561)	(1,867,377)	(3,354,610)
	210.00	112,042	(11,843)	(144,729)	(287,025)	(434,090)	(1,874,860)	(3,347,127)
	220.00	101,736	(20,595)	(152,435)	(292,630)	(437,619)	(1,882,342)	(3,339,644)
	230.00	91,400	(29,395)	(160,141)	(298,235)	(447,489)	(1,889,825)	(3,332,161)
	240.00	81,020	(38,245)	(167,847)	(303,839)	(469,937)	(1,897,308)	(3,324,678)
	250.00	70,599	(47,151)	(175,582)	(309,461)	(492,386)	(1,904,791)	(3,317,196)

TABLE 2

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	(170,632)	45%	55%	65%	75%	85%	95%	105%
	2,800	333,882	179,109	18,950	(153,477)	(343,058)	(1,601,116)	(3,387,660)
	2,900	332,205	177,371	17,155	(155,582)	(345,241)	(1,615,423)	(3,401,967)
Site Specific S106	3,000	330,523	175,634	15,359	(157,687)	(347,423)	(1,629,730)	(3,416,275)
3,615	3,100	328,841	173,891	13,563	(159,792)	(349,605)	(1,644,038)	(3,430,582)
	3,200	327,159	172,147	11,767	(161,897)	(351,788)	(1,658,345)	(3,444,889)
	3,300	325,476	170,403	9,971	(164,002)	(353,970)	(1,672,653)	(3,459,197)
	3,400	323,794	168,659	8,173	(166,107)	(356,159)	(1,686,960)	(3,473,504)
	3,500	322,112	166,915	6,368	(168,212)	(358,354)	(1,701,267)	(3,487,812)
	3,600	320,429	165,171	4,564	(170,317)	(360,550)	(1,715,575)	(3,502,119)
	3,700	318,747	163,427	2,760	(172,422)	(362,745)	(1,729,882)	(3,516,427)
	3,800	317,065	161,683	956	(174,527)	(364,941)	(1,744,190)	(3,530,734)
	3,900	315,383	159,939	(849)	(176,632)	(367,137)	(1,758,497)	(3,545,041)
	4,000	313,700	158,195	(2,657)	(178,736)	(369,332)	(1,772,805)	(3,559,349)
	4,100	312,018	156,451	(4,470)	(180,841)	(371,528)	(1,787,112)	(3,573,656)
	4,200	310,336	154,701	(6,283)	(182,946)	(373,733)	(1,801,419)	(3,587,964)

TABLE 3

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	(170,632)	45%	55%	65%	75%	85%	95%	105%
	7.5%	630,429	424,720	211,588	(14,901)	(262,984)	(1,685,089)	(3,536,897)
	10.0%	553,254	361,413	160,192	(52,019)	(287,457)	(1,693,247)	(3,528,739)
Profit	12.5%	476,080	296,068	108,226	(89,138)	(311,931)	(1,701,405)	(3,520,581)
17.5%	15.0%	398,906	230,722	56,260	(129,843)	(336,405)	(1,709,563)	(3,512,423)
	17.5%	320,177	164,909	4,294	(170,632)	(360,879)	(1,717,721)	(3,504,265)
	20.0%	240,311	98,095	(47,673)	(211,422)	(385,353)	(1,725,879)	(3,496,107)

TABLE 4

		Affordable Housing - % on site 75%						
Balance (RLV - BLV £ per acre (n))	(170,632)	45%	55%	65%	75%	85%	95%	105%
	55,000	355,177	199,909	39,294	(135,632)	(325,879)	(1,682,721)	(3,469,265)
	60,000	350,177	194,909	34,294	(140,632)	(330,879)	(1,687,721)	(3,474,265)
BLV (£ per acre)	65,000	345,177	189,909	29,294	(145,632)	(335,879)	(1,692,721)	(3,479,265)
90,000	70,000	340,177	184,909	24,294	(150,632)	(340,879)	(1,697,721)	(3,484,265)
	75,000	335,177	179,909	19,294	(155,632)	(345,879)	(1,702,721)	(3,489,265)
	80,000	330,177	174,909	14,294	(160,632)	(350,879)	(1,707,721)	(3,494,265)
	85,000	325,177	169,909	9,294	(165,632)	(355,879)	(1,712,721)	(3,499,265)
	90,000	320,177	164,909	4,294	(170,632)	(360,879)	(1,717,721)	(3,504,265)
	95,000	315,177	159,909	(706)	(175,632)	(365,879)	(1,722,721)	(3,509,265)
	100,000	310,177	154,909	(5,706)	(180,632)	(370,879)	(1,727,721)	(3,514,265)
	105,000	305,177	149,909	(10,706)	(185,632)	(375,879)	(1,732,721)	(3,519,265)
	110,000	300,177	144,909	(15,706)	(190,632)	(380,879)	(1,737,721)	(3,524,265)
	115,000	295,177	139,909	(20,706)	(195,632)	(385,879)	(1,742,721)	(3,529,265)
	120,000	290,177	134,909	(25,706)	(200,632)	(390,879)	(1,747,721)	(3,534,265)
	125,000	285,177	129,909	(30,706)	(205,632)	(395,879)	(1,752,721)	(3,539,265)
	130,000	280,177	124,909	(35,706)	(210,632)	(400,879)	(1,757,721)	(3,544,265)

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: VOWH Low Value RES No Units: 9
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(170,632)	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	35	229,027	108,263	(16,661)	(152,714)	(300,684)	(1,356,005)	(2,745,540)
	37	247,257	119,592	(12,470)	(156,298)	(312,723)	(1,428,348)	(2,897,285)
Density (dph)	39	265,487	130,921	(8,279)	(159,881)	(324,762)	(1,500,692)	(3,049,030)
45.0	41	283,717	142,251	(4,088)	(163,465)	(336,801)	(1,573,035)	(3,200,775)
	43	301,947	153,580	103	(167,049)	(348,840)	(1,645,378)	(3,352,520)
	45	320,177	164,909	4,294	(170,632)	(360,879)	(1,717,721)	(3,504,265)
	47	338,407	176,238	8,484	(174,216)	(372,918)	(1,790,064)	(3,656,010)
	49	356,637	187,568	12,675	(177,800)	(384,957)	(1,862,407)	(3,807,755)
	51	374,867	198,897	16,866	(181,383)	(396,996)	(1,934,751)	(3,959,501)
	53	393,097	210,226	21,057	(184,967)	(409,035)	(2,007,094)	(4,111,246)
	55	411,328	221,556	25,248	(188,551)	(421,074)	(2,079,437)	(4,262,991)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(170,632)	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	82%	871,483	724,236	576,971	429,705	279,460	125,609	(30,563)
	84%	810,983	663,717	516,395	369,046	216,563	61,036	(96,442)
Build Cost	86%	750,404	603,082	455,684	306,185	152,635	(4,109)	(170,236)
100%	88%	689,721	542,310	394,795	242,958	87,570	(70,279)	(249,301)
(105% = 5% increase)	90%	628,911	481,372	332,543	179,211	21,802	(143,368)	(759,765)
	92%	567,949	420,247	268,988	113,663	(45,148)	(223,078)	(1,308,665)
	94%	506,812	358,589	205,007	47,315	(116,748)	(304,272)	(1,857,565)
	96%	445,429	294,709	139,422	(20,324)	(196,855)	(619,921)	(2,406,465)
	98%	383,768	230,362	72,539	(90,264)	(277,958)	(1,168,821)	(2,955,365)
	100%	320,177	164,909	4,294	(170,632)	(360,879)	(1,717,721)	(3,504,265)
	102%	255,484	97,533	(66,225)	(251,713)	(480,077)	(2,266,621)	(4,053,165)
	104%	190,095	28,763	(144,410)	(333,944)	(1,028,977)	(2,815,521)	(4,602,065)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(170,632)	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	80%	(248,354)	(320,898)	(394,367)	(469,972)	(1,306,810)	(2,176,266)	(3,045,721)
	82%	(183,579)	(267,415)	(352,118)	(438,864)	(1,169,247)	(2,130,411)	(3,091,575)
Market Values	84%	(119,245)	(214,341)	(310,250)	(408,099)	(1,031,684)	(2,084,557)	(3,137,430)
100%	86%	(58,395)	(161,654)	(268,709)	(377,623)	(894,120)	(2,038,702)	(3,183,284)
(105% = 5% increase)	88%	(786)	(109,233)	(227,487)	(347,417)	(756,557)	(1,992,848)	(3,229,138)
	90%	55,140	(59,891)	(186,533)	(317,482)	(618,994)	(1,946,993)	(3,274,993)
	92%	109,929	(13,263)	(145,749)	(287,770)	(481,430)	(1,901,139)	(3,320,847)
	94%	163,940	32,235	(105,037)	(258,268)	(416,195)	(1,855,284)	(3,366,702)
	96%	216,714	76,960	(66,876)	(228,964)	(397,595)	(1,809,430)	(3,412,556)
	98%	268,601	121,141	(30,955)	(199,713)	(379,163)	(1,763,575)	(3,458,411)
	100%	320,177	164,909	4,294	(170,632)	(360,879)	(1,717,721)	(3,504,265)
	102%	371,354	207,883	39,055	(141,552)	(342,735)	(1,671,867)	(3,550,120)
	104%	420,782	250,162	73,451	(112,482)	(324,723)	(1,626,012)	(3,595,974)
	106%	470,070	292,235	107,562	(84,405)	(306,835)	(1,580,158)	(3,641,829)
	108%	519,240	334,167	141,446	(58,843)	(289,064)	(1,534,303)	(3,687,683)
	110%	568,313	375,649	175,160	(33,647)	(271,403)	(1,488,449)	(3,733,537)
	112%	617,310	415,948	208,220	(8,745)	(253,843)	(1,442,594)	(3,779,392)
	114%	666,229	456,161	240,926	15,931	(236,292)	(1,396,740)	(3,825,246)
	116%	715,082	496,307	273,535	40,422	(218,780)	(1,350,885)	(3,871,101)
	118%	763,905	536,402	306,059	64,765	(201,332)	(1,305,031)	(3,916,955)
	120%	812,656	576,427	338,514	88,976	(183,884)	(1,259,177)	(3,962,810)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(170,632)	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	350	321,006	165,769	5,184	(169,593)	(359,795)	(1,710,657)	(3,497,202)
	360	320,818	165,574	4,982	(169,829)	(360,041)	(1,712,263)	(3,498,807)
BNG (£ per unit)	370	320,629	165,378	4,779	(170,066)	(360,288)	(1,713,868)	(3,500,412)
394	380	320,441	165,183	4,577	(170,302)	(360,534)	(1,715,474)	(3,502,018)
	390	320,252	164,987	4,374	(170,538)	(360,781)	(1,717,079)	(3,503,623)
	400	320,064	164,792	4,172	(170,774)	(361,027)	(1,718,684)	(3,505,228)
	410	319,875	164,596	3,970	(171,010)	(361,273)	(1,720,290)	(3,506,834)
	420	319,687	164,401	3,767	(171,247)	(361,520)	(1,721,895)	(3,508,439)
	430	319,499	164,205	3,565	(171,483)	(361,766)	(1,723,500)	(3,510,045)
	440	319,310	164,010	3,363	(171,719)	(362,012)	(1,725,106)	(3,511,650)
	450	319,122	163,814	3,160	(171,955)	(362,259)	(1,726,711)	(3,513,255)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(170,632)	Affordable Housing - % on site 75%						
		45%	55%	65%	75%	85%	95%	105%
	5,000	358,008	212,167	62,332	(91,986)	(269,128)	(1,037,925)	(2,752,912)
	10,000	394,711	258,616	119,386	(23,180)	(179,395)	(358,129)	(2,001,558)
Grant (£ per unit)	15,000	431,018	304,799	175,754	43,272	(91,429)	(246,060)	(1,250,205)
-	20,000	467,225	350,775	230,643	108,491	(15,372)	(146,624)	(499,097)
	25,000	503,344	395,554	284,958	172,942	58,487	(56,486)	(181,624)
	30,000	539,390	439,667	339,009	235,765	131,270	25,577	(80,333)
	35,000	575,377	483,668	391,959	297,946	203,038	106,370	9,321
	40,000	611,317	527,574	443,830	359,869	273,190	186,489	97,814
	45,000	647,180	571,404	495,578	419,744	343,074	264,478	185,775
	50,000	683,017	615,143	547,223	479,251	411,196	342,219	271,529
	55,000	718,803	658,828	598,787	538,652	478,397	417,996	357,093

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240827 SODC VOWH Typologies O to R_v0.2

Scheme Typology: **VOWH Low Value RES** No Units: **9**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies O to R_v0.2 - Summary Table

Appraisal Ref:	**O**	**P**	**Q**	**R**
Scheme Typology:	SODC High Value RES	SODC Medium Value RES	VOWH Medium Value RES	VOWH Low Value RES
No Units:	9	9	9	9
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	3,515,299	2,791,361	2,684,376	2,104,652
Policy Assumptions	-	-	-	-
AH Target % (& mix):	75%	75%	75%	75%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	385.00	278.00	-	-
CIL (£ per unit)	9,411	6,796	-	-
Site Specific S106 (£ per unit)	3,615	3,615	3,615	3,615
Sub-total CIL+S106 (£ per unit)	13,026	10,411	3,615	3,615
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	13,026	10,411	3,615	3,615
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	10.23%	10.20%	10.52%	10.41%
Developers Profit (% on costs)	18.76%	15.12%	14.72%	11.37%
Developers Profit Total (£)	359,681	284,700	282,393	219,007
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	2,176,766	1,106,370	863,295	(80,632)
RLV (£/ha (net))	5,378,788	2,733,839	2,133,202	(199,243)
RLV (% of GDV)	30.60%	19.59%	15.89%	-1.89%
RLV Total (£)	1,075,758	546,768	426,640	(39,849)
BLV (£/acre (net))	90,000	90,000	90,000	90,000
BLV (£/ha (net))	222,390	222,390	222,390	222,390
BLV Total (£)	44,478	44,478	44,478	44,478
Surplus/Deficit (£/acre) [RLV-BLV]	2,086,766	1,016,370	773,295	(170,632)
Surplus/Deficit (£/ha)	5,156,398	2,511,449	1,910,812	(421,633)
Surplus/Deficit Total (£)	1,031,280	502,290	382,162	(84,327)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Not Viable**

Plan Viability comments	**Viable**	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies Y to AB_v0.2

Appraisal Ref: Y (see Typologies Matrix)
Scheme Typology: SODC High Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			25 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
AH tenure split %		Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	1.3	17.0%	2.1	14%	3.4
3 bed House	69.0%	8.6	46.0%	5.8	58%	14.4
4 bed House	6.0%	0.8	9.0%	1.1	8%	1.9
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.6	8.0%	1.0	7%	1.6
2 bed Flat	10.0%	1.3	20.0%	2.5	15%	3.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	12.5	100.0%	12.5	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	88	942	149	1,601	236	2,543
3 bed House	819	8,820	546	5,880	1,366	14,699
4 bed House	93	1,001	140	1,502	233	2,503
5 bed House	0	0	0	0	0	0
1 bed Flat	37	396	59	633	96	1,029
2 bed Flat	103	1,108	206	2,216	309	3,324
3 bed Flat	0	0	0	0	0	0
	1,140	12,266	1,099	11,832	2,239	24,098
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	1,846,125
3 bed House	564,000	5,937	552	8,107,500
4 bed House	817,000	6,589	612	1,531,875
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	620,750
2 bed Flat	482,000	6,886	640	1,807,500
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				13,913,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.3	@	547,000	683,750
3 bed House	8.6	@	564,000	4,864,500
4 bed House	0.8	@	817,000	612,750
5 bed House	0.0	@	1,060,000	-
1 bed Flat	0.6	@	382,000	238,750
2 bed Flat	1.3	@	482,000	602,500
3 bed Flat	0.0	@	0	-
	12.5			7,002,250
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	328,200	34,871
3 bed House	0.3	@	338,400	97,290
4 bed House	0.1	@	490,200	27,574
5 bed House	0.0	@	636,000	-
1 bed Flat	0.1	@	229,200	11,460
2 bed Flat	0.1	@	289,200	36,150
3 bed Flat	0.0	@	0	-
	0.6			207,345
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.1	@	240,680	255,723
3 bed House	2.9	@	248,160	713,460
4 bed House	0.6	@	359,480	202,208
5 bed House	0.0	@	466,400	-
1 bed Flat	0.5	@	168,080	84,040
2 bed Flat	1.3	@	212,080	265,100
3 bed Flat	0.0	@	0	-
	6.3			1,520,530
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	31,875
3 bed House	0.3	@	250,000	86,250
4 bed House	0.1	@	250,000	16,875
5 bed House	0.0	@	250,000	-
1 bed Flat	0.1	@	250,000	15,000
2 bed Flat	0.2	@	250,000	37,500
3 bed Flat	0.0	@	0	-
	0.8			187,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	415,720	344,528
3 bed House	2.2	@	428,640	961,225
4 bed House	0.4	@	620,920	272,429
5 bed House	0.0	@	805,600	-
1 bed Flat	0.4	@	290,320	113,225
2 bed Flat	1.0	@	366,320	357,162
3 bed Flat	0.0	@	0	-
	4.9	12.5		2,048,569
Sub-total GDV Residential	**25**			**10,966,194**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,947,556
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	13	AH units @	0 per unit	-
Total GDV				**10,966,194**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,231 sqm		348.00 £ psm		(428,286)
CIL analysis:				3.91% % of GDV		17,131 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			25 units @	26,548	per unit		(663,700)
	Sub-total						(663,700)	
S106 analysis:		1,194,660 £ per ha		6.05% % of GDV		26,548 £ per unit (total units)		
AH Commuted Sum				2,239 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.56 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			25 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,555	psm		-
2 bed House				236 sqm @	1,555	psm		(367,369)
3 bed House				1,366 sqm @	1,555	psm		(2,123,547)
4 bed House				233 sqm @	1,555	psm		(361,538)
5 bed House				- sqm @	1,555	psm		-
1 bed Flat				96 sqm @	1,757	psm		(167,949)
2 bed Flat				309 sqm @	1,757	psm		(542,603)
3 bed Flat			2,239	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		9	50%	units @	18 sqm @	444	psm	(34,500)
Garages for 4B House (Mrkt only)		1	100%	units @	18 sqm @	444	psm	(6,000)
Garages for 5B House (Mrkt only)		-	150%	units @	18 sqm @	444	psm	-
			91					
External works				3,603,504 @	15.0%			(540,526)
Ext. Works analysis:					21,621	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				25 units @	850	£ per unit		(21,250)
M4(2) Category 2 Housing	Aff units	9	units @		99.0% @	625	£ per unit	(5,569)
M4(2) Category 2 Housing	OMS units	11	units @		98.5% @	625	£ per unit	(6,541)
M4(2) Category 2 Flats	Aff units	4	units @		99.0% @	1,090	£ per unit	(3,777)
M4(2) Category 2 Flats	OMS units	2	units @		98.5% @	1,090	£ per unit	(2,013)
M4(3) Category 3 Housing	Aff units	9	units @		1.0% @	12,368	£ per unit	(1,113)
M4(3) Category 3 Housing	OMS units	11	units @		1.5% @	12,368	£ per unit	(1,971)
M4(3) Category 3 Flats	Aff units	4	units @		1.0% @	9,469	£ per unit	(331)
M4(3) Category 3 Flats	OMS units	2	units @		1.5% @	9,469	£ per unit	(266)
Additional Low Carbon/Energy Reduction	Houses	20	units @			7,087	£ per unit	(139,082)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			710,551	base cost	(44,054)
EV Charging Points - Houses		20	units @			0	£ per unit	-
EV Charging Points - Flats		5	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		25	units @			350	£ per unit	(8,750)
	Sub-total						(234,718)	
Policy Costs analysis:	(design costs only)				9,389	£ per unit (total units)		
Contingency (on construction)				4,378,748 @	5.0%			(218,937)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

Professional Fees		4,378,748	@	6.5%		(284,619)
Disposal Costs -						
OMS Marketing and Promotion		7,002,250	OMS @	3.00%	8,403 £ per unit	(210,068)
Residential Sales Agent Costs		7,002,250	OMS @	1.00%	2,801 £ per unit	(70,023)
Residential Sales Legal Costs		7,002,250	OMS @	0.25%	700 £ per unit	(17,506)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					12,304 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(13,631)
Developers Profit -						
Profit on OMS		7,002,250		17.50%		(1,225,394)
Margin on AH		3,963,944		6.00%	on AH values	(237,837)
Profit analysis:		10,966,194		13.34%	blended GDV (1,463,230)	
		6,337,066		23.09%	on costs (1,463,230)	
TOTAL COSTS						**(7,800,296)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						3,165,897
SDLT		3,165,897	@	HMRC formula		(147,795)
Acquisition Agent fees		3,165,897	@	1.0%		(31,659)
Acquisition Legal fees		3,165,897	@	0.5%		(15,829)
Interest on Land		3,165,897	@	7.50%		(237,442)
Residual Land Value						**2,733,172**
RLV analysis:	109,327 £ per plot	4,919,709 £ per ha (net)		1,990,979 £ per acre (net)		
		3,689,782 £ per ha (gross)		1,493,234 £ per acre (gross)		
				24.92% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.74	ha (gross)	1.83	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	35,692 £ per plot	1,606,150	£ per ha (net)	650,000	£ per acre (net)	**892,306**
BLV analysis:		1,204,613	£ per ha (gross)	487,500	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,313,559** £ per ha (net)	**1,340,979** £ per acre (net)	**1,840,866**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	2,296,072	2,105,326	1,914,517	1,723,708	1,532,877	1,341,940	1,150,998
	160.00	2,212,405	2,030,994	1,849,512	1,667,989	1,486,466	1,304,829	1,123,169
CIL £ psm	170.00	2,198,460	2,018,599	1,838,678	1,658,703	1,478,727	1,298,643	1,118,530
348.00	180.00	2,184,516	2,006,204	1,827,844	1,649,416	1,470,989	1,292,458	1,113,891
	190.00	2,170,571	1,993,809	1,817,009	1,640,130	1,463,250	1,286,273	1,109,253
	200.00	2,156,627	1,981,414	1,806,175	1,630,843	1,455,511	1,280,088	1,104,614
	210.00	2,142,682	1,969,018	1,795,341	1,621,557	1,447,773	1,273,903	1,099,975
	220.00	2,128,738	1,956,623	1,784,507	1,612,271	1,440,034	1,267,718	1,095,336
	230.00	2,114,793	1,944,228	1,773,663	1,602,984	1,432,295	1,261,532	1,090,697
	240.00	2,100,848	1,931,833	1,762,818	1,593,698	1,424,557	1,255,347	1,086,058
	250.00	2,086,904	1,919,438	1,751,972	1,584,411	1,416,818	1,249,162	1,081,419
	260.00	2,072,959	1,907,043	1,741,126	1,575,125	1,409,079	1,242,977	1,076,780
	270.00	2,059,015	1,894,648	1,730,280	1,565,838	1,401,341	1,236,792	1,072,142
	280.00	2,045,070	1,882,252	1,719,435	1,556,552	1,393,602	1,230,607	1,067,503
	290.00	2,031,126	1,869,857	1,708,589	1,547,266	1,385,863	1,224,421	1,062,864
	300.00	2,017,181	1,857,462	1,697,743	1,537,979	1,378,125	1,218,236	1,058,225
	310.00	2,003,237	1,845,067	1,686,897	1,528,693	1,370,386	1,212,051	1,053,586
	320.00	1,989,288	1,832,672	1,676,052	1,519,406	1,362,647	1,205,866	1,048,947
	330.00	1,975,326	1,820,277	1,665,206	1,510,120	1,354,909	1,199,681	1,044,308
	340.00	1,961,365	1,807,882	1,654,360	1,500,833	1,347,170	1,193,496	1,039,669
	350.00	1,947,403	1,795,487	1,643,514	1,491,542	1,339,431	1,187,310	1,035,031
	360.00	1,933,442	1,783,091	1,632,669	1,482,246	1,331,692	1,181,124	1,030,392
	370.00	1,919,481	1,770,696	1,621,823	1,472,949	1,323,954	1,174,933	1,025,753
	380.00	1,905,519	1,758,301	1,610,977	1,463,653	1,316,215	1,168,742	1,021,114
	390.00	1,891,558	1,745,906	1,600,131	1,454,357	1,308,476	1,162,551	1,016,475
	400.00	1,877,597	1,733,504	1,589,286	1,445,060	1,300,738	1,156,360	1,011,836

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	2,076,898	1,924,615	1,772,333	1,619,919	1,467,493	1,314,944	1,162,341
	19,500	2,061,161	1,908,879	1,756,597	1,604,199	1,451,773	1,299,239	1,146,648
Site Specific S106	20,500	2,045,424	1,893,142	1,740,860	1,588,479	1,436,053	1,283,533	1,130,944
26,548	21,500	2,029,687	1,877,405	1,725,123	1,572,759	1,420,333	1,267,828	1,115,239
	22,500	2,013,950	1,861,668	1,709,386	1,557,039	1,404,613	1,252,123	1,099,534
	23,500	1,998,213	1,845,931	1,693,649	1,541,319	1,388,893	1,236,417	1,083,828
	24,500	1,982,464	1,830,195	1,677,913	1,525,599	1,373,173	1,220,712	1,068,123
	25,500	1,966,708	1,814,458	1,662,176	1,509,879	1,357,453	1,205,007	1,052,418
	26,500	1,950,952	1,798,721	1,646,439	1,494,157	1,341,733	1,189,301	1,036,712
	27,500	1,935,196	1,782,984	1,630,702	1,478,420	1,326,013	1,173,588	1,021,007
	28,500	1,919,440	1,767,247	1,614,965	1,462,683	1,310,293	1,157,868	1,005,302
	29,500	1,903,685	1,751,510	1,599,228	1,446,946	1,294,573	1,142,148	989,596
	30,500	1,887,929	1,735,770	1,583,492	1,431,210	1,278,853	1,126,428	973,891
	31,500	1,872,173	1,720,014	1,567,755	1,415,473	1,263,133	1,110,708	958,186
	32,500	1,856,417	1,704,258	1,552,018	1,399,736	1,247,413	1,094,988	942,480

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	2,147,596	1,973,433	1,799,217	1,625,002	1,450,646	1,276,281	1,101,759
	16.0%	2,068,636	1,903,246	1,737,804	1,572,362	1,406,779	1,241,188	1,075,438
Profit	17.0%	1,989,676	1,833,059	1,676,390	1,519,722	1,362,912	1,206,094	1,049,118
17.5%	18.0%	1,910,716	1,762,872	1,614,977	1,467,081	1,319,045	1,171,001	1,022,798
	19.0%	1,831,755	1,692,685	1,553,563	1,414,441	1,275,179	1,135,907	996,478
	20.0%	1,752,795	1,622,498	1,492,150	1,361,801	1,231,312	1,100,814	970,158

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	450,000	2,150,196	1,997,966	1,845,684	1,693,401	1,540,979	1,388,548	1,235,958
	470,000	2,130,196	1,977,966	1,825,684	1,673,401	1,520,979	1,368,548	1,215,958
BLV (£ per acre)	490,000	2,110,196	1,957,966	1,805,684	1,653,401	1,500,979	1,348,548	1,195,958
650,000	510,000	2,090,196	1,937,966	1,785,684	1,633,401	1,480,979	1,328,548	1,175,958
	530,000	2,070,196	1,917,966	1,765,684	1,613,401	1,460,979	1,308,548	1,155,958
	550,000	2,050,196	1,897,966	1,745,684	1,593,401	1,440,979	1,288,548	1,135,958
	570,000	2,030,196	1,877,966	1,725,684	1,573,401	1,420,979	1,268,548	1,115,958
	590,000	2,010,196	1,857,966	1,705,684	1,553,401	1,400,979	1,248,548	1,095,958
	610,000	1,990,196	1,837,966	1,685,684	1,533,401	1,380,979	1,228,548	1,075,958
	630,000	1,970,196	1,817,966	1,665,684	1,513,401	1,360,979	1,208,548	1,055,958
	650,000	1,950,196	1,797,966	1,645,684	1,493,401	1,340,979	1,188,548	1,035,958
	670,000	1,930,196	1,777,966	1,625,684	1,473,401	1,320,979	1,168,548	1,015,958
	690,000	1,910,196	1,757,966	1,605,684	1,453,401	1,300,979	1,148,548	995,958
	710,000	1,890,196	1,737,966	1,585,684	1,433,401	1,280,979	1,128,548	975,958
	730,000	1,870,196	1,717,966	1,565,684	1,413,401	1,260,979	1,108,548	955,958
	750,000	1,850,196	1,697,966	1,545,684	1,393,401	1,240,979	1,088,548	935,958

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Scheme Typology: SODC High Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	1,372,374	1,253,973	1,135,532	1,017,090	898,539	779,981	661,301
	37	1,487,939	1,362,772	1,237,562	1,112,352	987,027	861,695	736,232
Density (dph)	39	1,603,503	1,471,570	1,339,592	1,207,615	1,075,515	943,408	811,164
45.0	41	1,719,067	1,580,369	1,441,623	1,302,877	1,164,003	1,025,121	886,095
	43	1,834,631	1,689,167	1,543,653	1,398,139	1,252,491	1,106,834	961,027
	45	1,950,196	1,797,966	1,645,684	1,493,401	1,340,979	1,188,548	1,035,958
	47	2,065,760	1,906,764	1,747,714	1,588,664	1,429,467	1,270,261	1,110,890
	49	2,181,324	2,015,562	1,849,744	1,683,926	1,517,955	1,351,974	1,185,821
	51	2,296,889	2,124,361	1,951,775	1,779,188	1,606,443	1,433,687	1,260,753
	53	2,412,453	2,233,159	2,053,805	1,874,451	1,694,931	1,515,400	1,335,684
	55	2,528,017	2,341,958	2,155,835	1,969,713	1,783,419	1,597,114	1,410,616

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	2,008,846	1,856,481	1,704,116	1,551,678	1,399,170	1,246,588	1,093,916
	100%	1,950,196	1,797,966	1,645,684	1,493,401	1,340,979	1,188,548	1,035,958
Build Cost	102%	1,891,514	1,739,439	1,587,251	1,435,052	1,282,788	1,130,445	978,000
100%	104%	1,832,833	1,680,840	1,528,819	1,376,703	1,224,588	1,072,337	920,042
(105% = 5% increase)	106%	1,774,151	1,622,242	1,470,333	1,318,354	1,166,322	1,014,229	862,053
	108%	1,715,438	1,563,644	1,411,818	1,259,992	1,108,056	956,106	804,028
	110%	1,656,665	1,505,026	1,353,303	1,201,560	1,049,790	897,924	746,003
	112%	1,597,893	1,446,337	1,294,781	1,143,128	991,469	839,741	687,958
	114%	1,539,121	1,387,648	1,236,176	1,084,697	933,121	781,544	629,858
	116%	1,480,276	1,328,959	1,177,570	1,026,181	874,772	723,279	571,758
	118%	1,421,404	1,270,182	1,118,960	967,658	816,353	665,014	513,604
	120%	1,362,533	1,211,394	1,060,256	909,117	757,914	606,691	455,422

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	708,771	695,225	681,431	667,382	653,073	638,500	623,656
	82%	833,279	805,747	778,017	750,079	721,922	693,533	664,903
Market Values	84%	957,659	916,193	874,570	832,771	790,770	748,567	706,151
100%	86%	1,081,966	1,026,578	971,050	915,390	859,574	803,580	747,386
(105% = 5% increase)	88%	1,206,148	1,136,890	1,067,531	998,008	928,366	858,576	788,610
	90%	1,330,295	1,247,153	1,163,937	1,080,627	997,158	913,572	829,835
	92%	1,454,341	1,357,405	1,260,325	1,163,199	1,065,950	968,569	871,060
	94%	1,578,388	1,467,563	1,356,713	1,245,749	1,134,743	1,023,565	912,284
	96%	1,702,340	1,577,721	1,453,065	1,328,300	1,203,488	1,078,561	953,509
	98%	1,826,268	1,687,879	1,549,374	1,410,851	1,272,234	1,133,557	994,734
	100%	1,950,196	1,797,966	1,645,684	1,493,401	1,340,979	1,188,548	1,035,958
	102%	2,074,074	1,908,033	1,741,993	1,575,899	1,409,724	1,243,514	1,077,183
	104%	2,197,900	2,018,101	1,838,302	1,658,393	1,478,469	1,298,480	1,118,408
	106%	2,321,726	2,128,168	1,934,560	1,740,887	1,547,215	1,353,446	1,159,632
	108%	2,445,552	2,238,225	2,030,803	1,823,382	1,615,960	1,408,412	1,200,857
	110%	2,569,378	2,348,217	2,127,047	1,905,876	1,684,675	1,463,379	1,242,082
	112%	2,693,130	2,458,210	2,223,290	1,988,370	1,753,383	1,518,345	1,283,292
	114%	2,816,871	2,568,202	2,319,533	2,070,865	1,822,091	1,573,311	1,324,500
	116%	2,940,613	2,678,195	2,415,777	2,153,320	1,890,799	1,628,277	1,365,708
	118%	3,064,354	2,788,187	2,512,020	2,235,769	1,959,506	1,683,243	1,406,915
	120%	3,188,096	2,898,179	2,608,223	2,318,219	2,028,214	1,738,209	1,448,123

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,959,001	1,806,759	1,654,476	1,502,186	1,349,761	1,197,319	1,044,730
	450	1,957,240	1,805,000	1,652,718	1,500,430	1,348,004	1,195,565	1,042,976
BNG (£ per unit)	550	1,955,479	1,803,241	1,650,959	1,498,673	1,346,248	1,193,810	1,041,221
850	650	1,953,718	1,801,483	1,649,201	1,496,917	1,344,492	1,192,056	1,039,467
	750	1,951,957	1,799,724	1,647,442	1,495,160	1,342,735	1,190,302	1,037,713
	850	1,950,196	1,797,966	1,645,684	1,493,401	1,340,979	1,188,548	1,035,958
	950	1,948,435	1,796,207	1,643,925	1,491,643	1,339,223	1,186,793	1,034,204
	1,050	1,946,674	1,794,448	1,642,166	1,489,884	1,337,466	1,185,039	1,032,450
	1,150	1,944,912	1,792,690	1,640,408	1,488,126	1,335,710	1,183,284	1,030,695
	1,250	1,943,151	1,790,931	1,638,649	1,486,367	1,333,954	1,181,528	1,028,941
	1,350	1,941,390	1,789,173	1,636,891	1,484,608	1,332,197	1,179,772	1,027,187

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,340,979	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,958,082	1,813,717	1,669,311	1,524,872	1,380,313	1,235,700	1,090,970
	10,000	1,965,968	1,829,469	1,692,939	1,556,339	1,419,647	1,282,853	1,145,970
Grant (£ per unit)	15,000	1,973,854	1,845,221	1,716,567	1,587,807	1,458,982	1,330,006	1,200,932
-	20,000	1,981,740	1,860,973	1,740,195	1,619,274	1,498,312	1,377,158	1,255,894
	25,000	1,989,626	1,876,725	1,763,823	1,650,741	1,537,606	1,424,311	1,310,857
	30,000	1,997,503	1,892,477	1,787,433	1,682,209	1,576,900	1,471,464	1,365,819
	35,000	2,005,379	1,908,229	1,811,034	1,713,676	1,616,194	1,518,592	1,420,781
	40,000	2,013,255	1,923,981	1,834,634	1,745,143	1,655,488	1,565,702	1,475,744
	45,000	2,021,131	1,939,732	1,858,235	1,776,611	1,694,782	1,612,813	1,530,669
	50,000	2,029,007	1,955,484	1,881,835	1,808,077	1,734,076	1,659,924	1,585,589
	55,000	2,036,883	1,971,236	1,905,436	1,839,512	1,773,370	1,707,034	1,640,510

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Scheme Typology: **SODC High Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies Y to AB_v0.2

Appraisal Ref: Z (see Typologies Matrix)
Scheme Typology: SODC Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			25 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
AH tenure split %		Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			241.00	£ psm	

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	1.3	17.0%	2.1	14%	3.4
3 bed House	69.0%	8.6	46.0%	5.8	58%	14.4
4 bed House	6.0%	0.8	9.0%	1.1	8%	1.9
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.6	8.0%	1.0	7%	1.6
2 bed Flat	10.0%	1.3	20.0%	2.5	15%	3.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	12.5	100.0%	12.5	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	88	942	149	1,601	236	2,543
3 bed House	819	8,820	546	5,880	1,366	14,699
4 bed House	93	1,001	140	1,502	233	2,503
5 bed House	0	0	0	0	0	0
1 bed Flat	37	396	59	633	96	1,029
2 bed Flat	103	1,108	206	2,216	309	3,324
3 bed Flat	0	0	0	0	0	0
	1,140	12,266	1,099	11,832	2,239	24,098
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	1,360,800
3 bed House	460,600	4,848	450	6,621,125
4 bed House	573,400	4,624	430	1,075,125
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	477,750
2 bed Flat	360,000	5,143	478	1,350,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				10,884,800

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.3	@	403,200	504,000
3 bed House	8.6	@	460,600	3,972,675
4 bed House	0.8	@	573,400	430,050
5 bed House	0.0	@	766,100	-
1 bed Flat	0.6	@	294,000	183,750
2 bed Flat	1.3	@	360,000	450,000
3 bed Flat	0.0	@	0	-
	12.5			5,540,475
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	25,704
3 bed House	0.3	@	276,360	79,454
4 bed House	0.1	@	344,040	19,352
5 bed House	0.0	@	459,660	-
1 bed Flat	0.1	@	176,400	8,820
2 bed Flat	0.1	@	216,000	27,000
3 bed Flat	0.0	@	0	-
	0.6			160,330
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.1	@	177,408	188,496
3 bed House	2.9	@	202,664	582,659
4 bed House	0.6	@	252,296	141,917
5 bed House	0.0	@	337,084	-
1 bed Flat	0.5	@	129,360	64,680
2 bed Flat	1.3	@	158,400	198,000
3 bed Flat	0.0	@	0	-
	6.3			1,175,752
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	31,875
3 bed House	0.3	@	250,000	86,250
4 bed House	0.1	@	250,000	16,875
5 bed House	0.0	@	250,000	-
1 bed Flat	0.1	@	205,800	12,348
2 bed Flat	0.2	@	250,000	37,500
3 bed Flat	0.0	@	0	-
	0.8			184,848
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	306,432	253,956
3 bed House	2.2	@	350,056	785,001
4 bed House	0.4	@	435,784	191,200
5 bed House	0.0	@	582,236	-
1 bed Flat	0.4	@	223,440	87,142
2 bed Flat	1.0	@	273,600	266,760
3 bed Flat	0.0	@	0	-
	4.9	12.5		1,584,058
Sub-total GDV Residential	**25**			**8,645,462**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,239,338
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	13	AH units @	0 per unit	-
Total GDV				**8,645,462**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(11,550)
Planning Application Professional Fees, Surveys and reports									(30,000)
CIL (Mrkt only + garages)				1,231	sqm	241.00	£ psm		(296,600)
CIL analysis:				3.43%	% of GDV	11,864	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			25	units @	26,548	per unit		(663,700)
	Sub-total							(663,700)	
S106 analysis:		1,194,660	£ per ha	7.68%	% of GDV	26,548	£ per unit (total units)		
AH Commuted Sum				2,239	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.56	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			25	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,555	psm		-
2 bed House				236	sqm @	1,555	psm		(367,369)
3 bed House				1,366	sqm @	1,555	psm		(2,123,547)
4 bed House				233	sqm @	1,555	psm		(361,538)
5 bed House				-	sqm @	1,555	psm		-
1 bed Flat				96	sqm @	1,757	psm		(167,949)
2 bed Flat				309	sqm @	1,757	psm		(542,603)
3 bed Flat			2,239	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		9	50%	units @		18 sqm @	444	psm	(34,500)
Garages for 4B House (Mrkt only)		1	100%	units @		18 sqm @	444	psm	(6,000)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			91						
External works				3,603,504	@	15.0%			(540,526)
Ext. Works analysis:						21,621	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				25	units @	850	£ per unit		(21,250)
M4(2) Category 2 Housing	Aff units	9	units @		99.0% @	625	£ per unit		(5,569)
M4(2) Category 2 Housing	OMS units	11	units @		98.5% @	625	£ per unit		(6,541)
M4(2) Category 2 Flats	Aff units	4	units @		99.0% @	1,090	£ per unit		(3,777)
M4(2) Category 2 Flats	OMS units	2	units @		98.5% @	1,090	£ per unit		(2,013)
M4(3) Category 3 Housing	Aff units	9	units @		1.0% @	12,368	£ per unit		(1,113)
M4(3) Category 3 Housing	OMS units	11	units @		1.5% @	12,368	£ per unit		(1,971)
M4(3) Category 3 Flats	Aff units	4	units @		1.0% @	9,469	£ per unit		(331)
M4(3) Category 3 Flats	OMS units	2	units @		1.5% @	9,469	£ per unit		(266)
Additional Low Carbon/Energy Reduction	Houses	20	units @			7,087	£ per unit		(139,082)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			710,551	base cost		(44,054)
EV Charging Points - Houses		20	units @			0	£ per unit		-
EV Charging Points - Flats		5	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency		25	units @			350	£ per unit		(8,750)
	Sub-total							(234,718)	
Policy Costs analysis:	(design costs only)					9,389	£ per unit (total units)		
Contingency (on construction)				4,378,748	@	5.0%			(218,937)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology:	**SODC Medium Value Greenfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees		4,378,748	@	6.5%		(284,619)
Disposal Costs -						
OMS Marketing and Promotion		5,540,475	OMS @	3.00%	6,649 £ per unit	(166,214)
Residential Sales Agent Costs		5,540,475	OMS @	1.00%	2,216 £ per unit	(55,405)
Residential Sales Legal Costs		5,540,475	OMS @	0.25%	554 £ per unit	(13,851)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				9,819 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(22,886)
Developers Profit -						
Profit on OMS		5,540,475		17.50%		(969,583)
Margin on AH		3,104,987		6.00%	on AH values	(186,299)
	Profit analysis:	8,645,462		13.37%	blended GDV (1,155,882)	
		6,152,511		18.79%	on costs (1,155,882)	
TOTAL COSTS						**(7,308,393)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,337,069
SDLT		1,337,069	@	HMRC formula		(56,353)
Acquisition Agent fees		1,337,069	@	1.0%		(13,371)
Acquisition Legal fees		1,337,069	@	0.5%		(6,685)
Interest on Land		1,337,069	@	7.50%		(100,280)
Residual Land Value						**1,160,380**
	RLV analysis: 46,415 £ per plot	2,088,683 £ per ha (net)		845,279 £ per acre (net)		
		1,566,512 £ per ha (gross)		633,959 £ per acre (gross)		
				13.42% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.74	ha (gross)	1.83	acres (gross)	
	Density analysis:	4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	28,554 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**713,844**
	BLV analysis:	963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**803,763** £ per ha (net)	**325,279** £ per acre (net)	**446,535**

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Scheme Typology: SODC Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	325,279	10%	20%	30%	40%	50%	60%	70%
	100.00	1,029,992	881,309	732,627	583,945	435,263	286,581	137,899
	160.00	945,834	806,499	667,164	527,829	388,494	249,160	109,825
CIL £ psm	170.00	931,786	794,012	656,238	518,464	380,690	242,916	105,142
241.00	180.00	917,738	781,525	645,312	509,099	372,886	236,673	100,460
	190.00	903,690	769,038	634,385	499,733	365,081	230,429	95,777
	200.00	889,642	756,550	623,459	490,368	357,277	224,185	91,094
	210.00	875,594	744,063	612,533	481,003	349,472	217,942	86,412
	220.00	861,546	731,576	601,607	471,637	341,668	211,698	81,729
	230.00	847,498	719,089	590,681	462,272	333,863	205,455	77,046
	240.00	833,450	706,602	579,754	452,907	326,059	199,211	72,364
	250.00	819,376	694,095	568,814	443,533	318,252	192,968	67,681
	260.00	805,302	681,585	557,867	434,150	310,433	186,716	62,998
	270.00	791,227	669,074	546,921	424,767	302,614	180,460	58,307
	280.00	777,153	656,563	535,974	415,384	294,794	174,205	53,615
	290.00	763,078	644,053	525,027	406,001	286,975	167,949	48,924
	300.00	749,004	631,542	514,080	396,618	279,156	161,694	44,232
	310.00	734,929	619,031	503,133	387,235	271,337	155,439	39,541
	320.00	720,844	606,520	492,186	377,852	263,518	149,183	34,849
	330.00	706,741	593,984	481,228	368,469	255,699	142,928	30,158
	340.00	692,638	581,448	470,259	359,069	247,879	136,673	25,466
	350.00	678,535	568,912	459,290	349,667	240,044	130,417	20,775
	360.00	664,432	556,376	448,320	340,265	232,209	124,153	16,083
	370.00	650,329	543,840	437,351	330,863	224,374	117,885	11,392
	380.00	636,226	531,304	426,382	321,461	216,539	111,617	6,696
	390.00	622,100	518,764	415,413	312,059	208,704	105,349	1,995
	400.00	607,967	506,201	404,435	302,657	200,869	99,081	(2,706)

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	325,279	10%	20%	30%	40%	50%	60%	70%
	18,500	959,628	832,916	706,204	579,491	452,779	326,067	199,352
	19,500	943,781	817,089	690,378	563,666	436,953	310,241	183,529
Site Specific S106	20,500	927,927	801,236	674,544	547,840	421,128	294,415	167,703
26,548	21,500	912,074	785,382	658,691	531,999	405,302	278,590	151,877
	22,500	896,220	769,529	642,837	516,145	389,454	262,762	136,051
	23,500	880,367	753,675	626,983	500,292	373,600	246,909	120,217
	24,500	864,513	737,822	611,130	484,438	357,747	231,055	104,363
	25,500	848,660	721,968	595,276	468,585	341,893	215,201	88,510
	26,500	832,806	706,114	579,423	452,731	326,039	199,348	72,656
	27,500	816,922	690,234	563,545	436,857	310,168	183,480	56,791
	28,500	801,039	674,350	547,662	420,973	294,285	167,596	40,907
	29,500	785,155	658,467	531,778	405,090	278,401	151,712	25,024
	30,500	769,272	642,583	515,895	389,206	262,518	135,829	9,140
	31,500	753,388	626,700	500,011	373,323	246,631	119,928	(6,775)
	32,500	737,505	610,816	484,122	357,419	230,716	104,012	(22,691)

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	325,279	10%	20%	30%	40%	50%	60%	70%
	15.0%	988,235	844,190	700,144	556,098	412,052	268,005	123,959
	16.0%	925,759	788,656	651,551	514,447	377,342	240,238	103,134
Profit	17.0%	863,282	733,121	602,958	472,796	342,633	212,471	82,308
17.5%	18.0%	800,805	677,586	554,365	431,145	307,924	184,703	61,483
	19.0%	738,329	622,051	505,772	389,494	273,215	156,936	40,657
	20.0%	675,852	566,516	457,179	347,842	238,505	129,168	19,831

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	325,279	10%	20%	30%	40%	50%	60%	70%
	450,000	902,044	775,353	648,662	521,970	395,279	268,587	141,895
	470,000	882,044	755,353	628,662	501,970	375,279	248,587	121,895
BLV (£ per acre)	490,000	862,044	735,353	608,662	481,970	355,279	228,587	101,895
520,000	510,000	842,044	715,353	588,662	461,970	335,279	208,587	81,895
	530,000	822,044	695,353	568,662	441,970	315,279	188,587	61,895
	550,000	802,044	675,353	548,662	421,970	295,279	168,587	41,895
	570,000	782,044	655,353	528,662	401,970	275,279	148,587	21,895
	590,000	762,044	635,353	508,662	381,970	255,279	128,587	1,895
	610,000	742,044	615,353	488,662	361,970	235,279	108,587	(18,105)
	630,000	722,044	595,353	468,662	341,970	215,279	88,587	(38,105)
	650,000	702,044	575,353	448,662	321,970	195,279	68,587	(58,105)
	670,000	682,044	555,353	428,662	301,970	175,279	48,587	(78,105)
	690,000	662,044	535,353	408,662	281,970	155,279	28,587	(98,105)
	710,000	642,044	515,353	388,662	261,970	135,279	8,587	(118,105)
	730,000	622,044	495,353	368,662	241,970	115,279	(11,413)	(138,105)
	750,000	602,044	475,353	348,662	221,970	95,279	(31,413)	(158,105)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	325,279	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	531,589	433,053	334,515	235,977	137,439	38,901	(59,637)
	37	591,680	487,513	383,344	279,175	175,007	70,838	(33,331)
Density (dph)	39	651,771	541,973	432,174	322,374	212,575	102,775	(7,024)
45.0	41	711,862	596,433	481,003	365,573	250,143	134,713	19,282
	43	771,953	650,893	529,832	408,771	287,711	166,650	45,589
	45	832,044	705,353	578,662	451,970	325,279	198,587	71,895
	47	892,134	759,814	627,491	495,169	362,846	230,524	98,202
	49	952,225	814,274	676,321	538,367	400,414	262,461	124,508
	51	1,012,316	868,734	725,150	581,566	437,982	294,398	150,815
	53	1,072,407	923,194	773,979	624,765	475,550	326,336	177,121
	55	1,132,498	977,654	822,809	667,964	513,118	358,273	203,428

TABLE 6

Balance (RLV - BLV £ per acre (n))	325,279	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	891,138	764,362	637,587	510,811	384,036	257,260	130,464
	100%	832,044	705,353	578,662	451,970	325,279	198,587	71,895
Build Cost	102%	772,828	646,224	519,619	393,015	266,410	139,805	13,199
100%	104%	713,566	587,032	460,497	333,962	207,427	80,888	(45,678)
(105% = 5% increase)	106%	654,220	527,754	401,272	274,790	148,307	21,789	(104,743)
	108%	594,751	468,353	341,921	215,474	89,009	(37,505)	(164,090)
	110%	535,183	408,820	282,420	155,991	29,498	(97,074)	(223,791)
	112%	475,492	349,147	222,746	96,294	(30,261)	(156,975)	(283,970)
	114%	415,654	289,309	162,874	36,345	(90,346)	(217,324)	(344,845)
	116%	355,645	229,263	102,762	(23,912)	(150,851)	(278,279)	(408,505)
	118%	295,442	168,977	42,349	(84,552)	(211,888)	(340,077)	(475,396)
	120%	235,020	108,430	(18,426)	(145,673)	(273,662)	(404,767)	(547,804)

TABLE 7

Balance (RLV - BLV £ per acre (n))	325,279	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(168,088)	(182,534)	(197,211)	(212,119)	(227,288)	(242,748)	(258,528)
	82%	(65,090)	(91,427)	(117,877)	(144,460)	(171,200)	(198,102)	(225,216)
Market Values	84%	36,563	(1,334)	(39,287)	(77,313)	(115,428)	(153,650)	(191,995)
100%	86%	137,319	88,080	38,795	(10,518)	(59,893)	(109,333)	(158,849)
(105% = 5% increase)	88%	237,467	176,996	116,514	55,991	(4,547)	(65,131)	(125,766)
	90%	337,185	265,565	193,936	122,307	50,651	(21,025)	(92,732)
	92%	436,550	353,853	271,155	188,458	105,736	23,003	(59,732)
	94%	535,672	441,939	348,206	254,472	160,731	66,971	(26,789)
	96%	634,601	529,860	425,119	320,378	215,636	110,895	6,135
	98%	733,378	617,653	501,927	386,201	270,475	154,749	39,024
	100%	832,044	705,353	578,662	451,970	325,279	198,587	71,895
	102%	930,561	792,923	655,285	517,647	380,010	242,372	104,734
	104%	1,029,022	880,448	731,873	583,299	434,724	286,150	137,572
	106%	1,127,403	967,897	808,391	648,886	489,380	329,875	170,369
	108%	1,225,727	1,055,306	884,886	714,465	544,036	373,599	203,162
	110%	1,323,986	1,142,648	961,309	779,971	598,633	417,294	235,956
	112%	1,422,241	1,229,989	1,037,733	845,477	653,221	460,965	268,709
	114%	1,520,392	1,317,247	1,114,102	910,957	707,809	504,635	301,462
	116%	1,618,543	1,404,492	1,190,441	976,391	762,340	548,289	334,215
	118%	1,716,694	1,491,737	1,266,781	1,041,825	816,868	591,912	366,956
	120%	1,814,758	1,578,928	1,343,098	1,107,259	871,397	635,535	399,673

TABLE 8

Balance (RLV - BLV £ per acre (n))	325,279	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	840,912	714,221	587,529	460,837	334,146	207,454	80,762
	450	839,139	712,447	585,755	459,064	332,372	205,681	78,989
BNG (£ per unit)	550	837,365	710,674	583,982	457,290	330,599	203,907	77,216
850	650	835,592	708,900	582,209	455,517	328,825	202,134	75,442
	750	833,818	707,127	580,435	453,744	327,052	200,360	73,669
	850	832,044	705,353	578,662	451,970	325,279	198,587	71,895
	950	830,266	703,578	576,888	450,197	323,505	196,813	70,122
	1,050	828,489	701,801	575,112	448,423	321,732	195,040	68,348
	1,150	826,712	700,024	573,335	446,647	319,958	193,267	66,575
	1,250	824,935	698,247	571,558	444,869	318,181	191,492	64,802
	1,350	823,158	696,469	569,781	443,092	316,404	189,715	63,027

TABLE 9

Balance (RLV - BLV £ per acre (n))	325,279	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	839,982	721,228	602,473	483,719	364,964	246,210	127,448
	10,000	847,919	737,102	626,285	515,467	404,641	293,774	182,908
Grant (£ per unit)	15,000	855,856	752,976	650,096	547,199	444,255	341,311	238,291
-	20,000	863,794	768,851	673,908	578,890	483,869	388,769	293,626
	25,000	871,731	784,725	697,679	610,581	523,429	436,226	348,907
	30,000	879,668	800,599	721,447	642,270	562,976	483,610	404,138
	35,000	887,605	816,469	745,216	673,908	602,518	530,993	459,340
	40,000	895,542	832,314	768,984	705,546	642,004	578,332	514,503
	45,000	903,479	848,160	792,748	737,184	681,490	625,649	569,634
	50,000	911,417	864,005	816,477	768,809	720,977	672,965	624,764
	55,000	919,354	879,851	840,205	800,399	760,413	720,230	679,831

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies Y to AB_v0.2

Appraisal Ref: AA (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			25 Units		
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	60%		
AH tenure split %		Affordable Rent:		8.0%	
		Social Rent:		62.0%	70.0% % Rented
		First Homes:		15.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			314.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	0.8	14.0%	1.4	9%	2.2
3 bed House	70.0%	10.5	40.0%	4.0	58%	14.5
4 bed House	15.0%	2.3	13.0%	1.3	14%	3.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.8	13.0%	1.3	8%	2.1
2 bed Flat	5.0%	0.8	20.0%	2.0	11%	2.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	15.0	100.0%	10.0	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	53	565	98	1,055	151	1,620
3 bed House	998	10,737	380	4,090	1,378	14,827
4 bed House	279	3,003	161	1,735	440	4,738
5 bed House	0	0	0	0	0	0
1 bed Flat	44	475	76	823	121	1,298
2 bed Flat	62	665	165	1,773	226	2,438
3 bed Flat	0	0	0	0	0	0
	1,435	15,445	880	9,476	2,315	24,921
AH % by floor area:			38.02% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	866,880
3 bed House	460,600	4,848	450	6,678,700
4 bed House	573,400	4,624	430	2,035,570
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	602,700
2 bed Flat	360,000	5,143	478	990,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				11,173,850

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.8	@	403,200	302,400
3 bed House	10.5	@	460,600	4,836,300
4 bed House	2.3	@	573,400	1,290,150
5 bed House	0.0	@	766,100	-
1 bed Flat	0.8	@	294,000	220,500
2 bed Flat	0.8	@	360,000	270,000
3 bed Flat	0.0	@	0	-
	15.0			6,919,350
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	27,095
3 bed House	0.3	@	276,360	88,435
4 bed House	0.1	@	344,040	35,780
5 bed House	0.0	@	459,660	-
1 bed Flat	0.1	@	176,400	18,346
2 bed Flat	0.2	@	216,000	34,560
3 bed Flat	0.0	@	0	-
	0.8			204,216
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.9	@	177,408	153,990
3 bed House	2.5	@	202,664	502,607
4 bed House	0.8	@	252,296	203,351
5 bed House	0.0	@	337,084	-
1 bed Flat	0.8	@	129,360	104,264
2 bed Flat	1.2	@	158,400	196,416
3 bed Flat	0.0	@	0	-
	6.2			1,160,628
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	250,000	52,500
3 bed House	0.6	@	250,000	150,000
4 bed House	0.2	@	250,000	48,750
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	205,800	40,131
2 bed Flat	0.3	@	250,000	75,000
3 bed Flat	0.0	@	0	-
	1.5			366,381
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	306,432	64,351
3 bed House	0.6	@	350,056	210,034
4 bed House	0.2	@	435,784	84,978
5 bed House	0.0	@	582,236	-
1 bed Flat	0.2	@	223,440	43,571
2 bed Flat	0.3	@	273,600	82,080
3 bed Flat	0.0	@	0	-
	1.5	10.0		485,013
Sub-total GDV Residential	**25**			**9,135,588**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,038,262
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	10	AH units @	0 per unit	-
Total GDV				**9,135,588**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,570 sqm	314.00 £ psm			(492,943)
CIL analysis:				5.40% % of GDV	19,718 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			25 units @	26,548 per unit			(663,700)
	Sub-total						(663,700)	
S106 analysis:		1,194,660 £ per ha		7.26% % of GDV	26,548 £ per unit (total units)			
AH Commuted Sum				2,315 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.56 ha @	£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		0	25 units @	0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				151 sqm @	1,555 psm			(234,028)
3 bed House				1,378 sqm @	1,555 psm			(2,142,013)
4 bed House				440 sqm @	1,555 psm			(684,511)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				121 sqm @	1,757 psm			(211,874)
2 bed Flat				226 sqm @	1,757 psm			(397,909)
3 bed Flat			2,315	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		11	50% units @		18 sqm @	444 psm		(42,000)
Garages for 4B House (Mrkt only)		2	100% units @		18 sqm @	444 psm		(18,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			135					
External works				3,730,333 @	15.0%			(559,550)
Ext. Works analysis:					22,382 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				25 units @	850 £ per unit			(21,250)
M4(2) Category 2 Housing	Aff units		7 units @		95.0% @	625 £ per unit		(3,978)
M4(2) Category 2 Housing	OMS units		14 units @		94.0% @	625 £ per unit		(7,931)
M4(2) Category 2 Flats	Aff units		3 units @		94.0% @	1,090 £ per unit		(3,381)
M4(2) Category 2 Flats	OMS units		2 units @		93.0% @	1,090 £ per unit		(1,521)
M4(3) Category 3 Housing	Aff units		7 units @		5.0% @	12,368 £ per unit		(4,143)
M4(3) Category 3 Housing	OMS units		14 units @		6.0% @	12,368 £ per unit		(10,018)
M4(3) Category 3 Flats	Aff units		3 units @		6.0% @	9,469 £ per unit		(1,875)
M4(3) Category 3 Flats	OMS units		2 units @		7.0% @	9,469 £ per unit		(994)
Additional Low Carbon/Energy Reduction	Houses		20 units @			7,087 £ per unit		(143,157)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			609,782 base cost		(37,807)
EV Charging Points - Houses			20 units @			0 £ per unit		-
EV Charging Points - Flats			5 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			25 units @			350 £ per unit		(8,750)
	Sub-total						(244,805)	
Policy Costs analysis:	(design costs only)				9,792 £ per unit (total units)			
Contingency (on construction)				4,534,688 @	5.0%			(226,734)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology:	**VOWH Medium Value Greenfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		4,534,688	@	6.5%		(294,755)
Disposal Costs -						
OMS Marketing and Promotion		6,919,350	OMS @	3.00%	8,303 £ per unit	(207,581)
Residential Sales Agent Costs		6,919,350	OMS @	1.00%	2,768 £ per unit	(69,194)
Residential Sales Legal Costs		6,919,350	OMS @	0.25%	692 £ per unit	(17,298)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				12,163 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(31,731)
Developers Profit -						
Profit on OMS		6,919,350		17.50%		(1,210,886)
Margin on AH		2,216,238		6.00%	on AH values	(132,974)
	Profit analysis:	9,135,588		14.71%	blended GDV (1,343,861)	
		6,590,174		20.39%	on costs (1,343,861)	
TOTAL COSTS						**(7,934,034)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,201,553
SDLT		1,201,553	@	HMRC formula		(49,578)
Acquisition Agent fees		1,201,553	@	1.0%		(12,016)
Acquisition Legal fees		1,201,553	@	0.5%		(6,008)
Interest on Land		1,201,553	@	7.50%		(90,117)
Residual Land Value						**1,043,836**
	RLV analysis: 41,753 £ per plot	1,878,905 £ per ha (net)		760,382 £ per acre (net)		
		1,409,179 £ per ha (gross)		570,287 £ per acre (gross)		
				11.43% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.74	ha (gross)	1.83	acres (gross)	
	Density analysis:	4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	28,554 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**713,844**
	BLV analysis:	963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**593,985** £ per ha (net)	**240,382** £ per acre (net)	**329,992**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	240,382	10%	20%	30%	40%	50%	60%	70%
	100.00	1,046,290	849,027	651,702	454,339	256,883	59,251	(138,696)
	160.00	956,755	769,385	581,961	394,495	206,911	19,156	(168,937)
CIL £ psm	170.00	941,822	756,111	570,324	384,506	198,578	12,463	(173,982)
314.00	180.00	926,889	742,830	558,688	374,512	190,232	5,770	(179,026)
	190.00	911,956	729,531	547,051	364,517	181,885	(922)	(184,083)
	200.00	897,023	716,232	535,415	354,523	173,538	(7,615)	(189,142)
	210.00	882,088	702,933	523,779	344,529	165,192	(14,315)	(194,200)
	220.00	867,127	689,634	512,129	334,534	156,845	(21,024)	(199,258)
	230.00	852,165	676,335	500,469	324,540	148,498	(27,733)	(204,317)
	240.00	837,204	663,037	488,809	314,535	140,143	(34,442)	(209,382)
	250.00	822,243	649,738	477,149	304,519	131,777	(41,152)	(214,455)
	260.00	807,282	636,420	465,489	294,503	123,411	(47,861)	(219,528)
	270.00	792,321	623,095	453,829	284,487	115,045	(54,580)	(224,600)
	280.00	777,359	609,769	442,169	274,471	106,679	(61,306)	(229,673)
	290.00	762,378	596,443	430,492	264,455	98,313	(68,033)	(234,754)
	300.00	747,386	583,117	418,807	254,437	89,938	(74,759)	(239,842)
	310.00	732,395	569,792	407,122	244,398	81,552	(81,485)	(244,930)
	320.00	717,403	556,465	395,436	234,359	73,166	(88,218)	(250,018)
	330.00	702,412	543,110	383,751	224,320	64,779	(94,963)	(255,107)
	340.00	687,420	529,756	372,066	214,281	56,393	(101,707)	(260,211)
	350.00	672,422	516,401	360,365	204,242	48,005	(108,452)	(265,315)
	360.00	657,398	503,046	348,653	194,192	39,598	(115,196)	(270,419)
	370.00	642,374	489,692	336,941	184,128	31,190	(121,952)	(275,523)
	380.00	627,350	476,333	325,229	174,065	22,782	(128,716)	(280,642)
	390.00	612,326	462,947	313,516	164,001	14,374	(135,479)	(285,763)
	400.00	597,302	449,562	301,800	153,938	5,961	(142,243)	(290,883)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	240,382	10%	20%	30%	40%	50%	60%	70%
	18,500	854,322	692,456	530,590	368,678	206,741	44,724	(117,399)
	19,500	838,439	676,573	514,699	352,762	190,804	28,764	(133,425)
Site Specific S106	20,500	822,555	660,689	498,783	336,846	174,854	12,777	(149,451)
26,548	21,500	806,672	644,804	482,867	320,930	158,903	(3,210)	(165,518)
	22,500	790,788	628,888	466,951	304,984	142,950	(19,216)	(181,591)
	23,500	774,905	612,972	451,036	289,033	126,964	(35,242)	(197,702)
	24,500	758,994	597,057	435,114	273,083	110,977	(51,270)	(213,832)
	25,500	743,078	581,141	419,163	257,133	94,990	(67,337)	(229,989)
	26,500	727,162	565,225	403,213	241,150	78,967	(83,405)	(246,188)
	27,500	711,246	549,293	387,263	225,163	62,941	(99,509)	(262,416)
	28,500	695,330	533,343	371,313	209,176	46,911	(115,620)	(278,681)
	29,500	679,415	517,393	355,336	193,176	30,843	(131,769)	(294,990)
	30,500	663,473	501,443	339,349	177,150	14,776	(147,928)	(311,353)
	31,500	647,523	485,492	323,362	161,124	(1,316)	(164,133)	(327,768)
	32,500	631,573	469,522	307,375	145,092	(17,427)	(180,357)	(344,242)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	240,382	10%	20%	30%	40%	50%	60%	70%
	15.0%	888,951	708,953	528,877	348,751	168,505	(11,930)	(192,781)
	16.0%	823,930	651,156	478,305	305,404	132,382	(40,829)	(214,455)
Profit	17.0%	758,909	593,360	427,733	262,056	96,259	(69,727)	(236,129)
17.5%	18.0%	693,887	535,563	377,161	218,709	60,136	(98,625)	(257,802)
	19.0%	628,866	477,766	326,589	175,361	24,013	(127,523)	(279,476)
	20.0%	563,845	419,970	276,017	132,014	(12,110)	(156,422)	(301,150)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	240,382	10%	20%	30%	40%	50%	60%	70%
	450,000	796,398	634,461	472,447	310,382	148,198	(14,176)	(176,966)
	470,000	776,398	614,461	452,447	290,382	128,198	(34,176)	(196,966)
BLV (£ per acre)	490,000	756,398	594,461	432,447	270,382	108,198	(54,176)	(216,966)
520,000	510,000	736,398	574,461	412,447	250,382	88,198	(74,176)	(236,966)
	530,000	716,398	554,461	392,447	230,382	68,198	(94,176)	(256,966)
	550,000	696,398	534,461	372,447	210,382	48,198	(114,176)	(276,966)
	570,000	676,398	514,461	352,447	190,382	28,198	(134,176)	(296,966)
	590,000	656,398	494,461	332,447	170,382	8,198	(154,176)	(316,966)
	610,000	636,398	474,461	312,447	150,382	(11,802)	(174,176)	(336,966)
	630,000	616,398	454,461	292,447	130,382	(31,802)	(194,176)	(356,966)
	650,000	596,398	434,461	272,447	110,382	(51,802)	(214,176)	(376,966)
	670,000	576,398	414,461	252,447	90,382	(71,802)	(234,176)	(396,966)
	690,000	556,398	394,461	232,447	70,382	(91,802)	(254,176)	(416,966)
	710,000	536,398	374,461	212,447	50,382	(111,802)	(274,176)	(436,966)
	730,000	516,398	354,461	192,447	30,382	(131,802)	(294,176)	(456,966)
	750,000	496,398	334,461	172,447	10,382	(151,802)	(314,176)	(476,966)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	240,382	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	449,421	323,470	197,459	71,408	(54,735)	(181,026)	(307,640)
	37	504,816	371,668	238,457	105,203	(28,149)	(161,656)	(295,505)
Density (dph)	39	560,212	419,866	279,454	138,998	(1,562)	(142,286)	(283,370)
45.0	41	615,607	468,065	320,452	172,793	25,024	(122,916)	(271,235)
	43	671,003	516,263	361,450	206,588	51,611	(103,546)	(259,100)
	45	726,398	564,461	402,447	240,382	78,198	(84,176)	(246,966)
	47	781,794	612,659	443,445	274,177	104,784	(64,806)	(234,831)
	49	837,189	660,858	484,443	307,972	131,371	(45,436)	(222,696)
	51	892,584	709,056	525,440	341,767	157,957	(26,066)	(210,561)
	53	947,980	757,254	566,438	375,561	184,544	(6,696)	(198,426)
	55	1,003,375	805,453	607,436	409,356	211,130	12,674	(186,291)

TABLE 6

Balance (RLV - BLV £ per acre (n))	240,382	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	98%	787,869	625,696	463,481	301,238	138,927	(23,520)	(186,180)
	100%	726,398	564,461	402,447	240,382	78,198	(84,176)	(246,966)
Build Cost	102%	664,851	503,099	341,279	179,354	17,258	(145,168)	(308,304)
100%	104%	603,194	441,616	279,951	118,129	(43,977)	(206,609)	(370,975)
(105% = 5% increase)	106%	541,394	379,987	218,439	56,647	(105,567)	(268,636)	(436,982)
	108%	479,462	318,187	156,706	(5,133)	(167,621)	(331,505)	(506,336)
	110%	417,373	256,192	94,688	(67,310)	(230,302)	(397,006)	(584,144)
	112%	355,101	193,933	32,349	(129,983)	(293,837)	(466,373)	(663,729)
	114%	292,612	131,406	(30,397)	(193,291)	(358,689)	(540,565)	(743,918)
	116%	229,848	68,517	(93,651)	(257,451)	(427,729)	(620,466)	(824,995)
	118%	166,810	5,209	(157,571)	(322,815)	(500,400)	(700,863)	(907,015)
	120%	103,378	(58,619)	(222,341)	(391,067)	(578,687)	(781,881)	(989,967)

TABLE 7

Balance (RLV - BLV £ per acre (n))	240,382	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(328,144)	(376,101)	(425,268)	(475,459)	(526,210)	(581,365)	(636,532)
	82%	(216,261)	(275,267)	(334,407)	(395,081)	(457,655)	(521,474)	(591,602)
Market Values	84%	(107,653)	(178,265)	(248,992)	(319,881)	(392,279)	(467,454)	(546,684)
100%	86%	(962)	(83,094)	(165,327)	(247,698)	(330,301)	(415,325)	(503,926)
(105% = 5% increase)	88%	104,524	10,923	(82,767)	(176,586)	(270,601)	(365,291)	(464,667)
	90%	209,207	104,161	(959)	(106,181)	(211,592)	(317,304)	(426,153)
	92%	313,302	196,856	80,328	(36,290)	(153,069)	(270,132)	(388,874)
	94%	416,986	289,137	161,241	33,245	(94,908)	(223,304)	(352,210)
	96%	520,347	381,142	241,844	102,480	(37,009)	(176,740)	(316,935)
	98%	623,470	472,888	322,233	171,516	20,673	(130,380)	(281,866)
	100%	726,398	564,461	402,447	240,382	78,198	(84,176)	(246,966)
	102%	829,175	655,887	482,522	309,109	135,590	(38,110)	(212,192)
	104%	931,844	747,174	562,489	377,726	192,874	7,856	(177,523)
	106%	1,034,372	838,378	642,354	446,260	250,074	53,739	(142,943)
	108%	1,136,833	929,514	722,127	514,716	307,213	99,536	(108,439)
	110%	1,239,220	1,020,546	801,871	583,093	364,259	145,278	(73,995)
	112%	1,341,545	1,111,556	881,505	651,445	421,275	190,984	(39,597)
	114%	1,443,806	1,202,480	961,140	719,713	478,235	236,621	(5,251)
	116%	1,546,065	1,293,378	1,040,690	787,971	535,167	282,241	29,054
	118%	1,648,213	1,384,255	1,120,226	856,175	592,049	327,809	63,339
	120%	1,750,361	1,475,054	1,199,746	924,349	648,931	373,374	97,574

TABLE 8

Balance (RLV - BLV £ per acre (n))	240,382	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
850	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	240,382	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	734,367	580,399	426,408	272,364	118,262	(35,938)	(190,331)
	10,000	742,336	596,338	450,339	304,311	158,254	12,153	(134,024)
Grant (£ per unit)	15,000	750,305	612,276	474,246	336,217	198,187	60,117	(77,954)
-	20,000	758,274	628,214	498,154	368,093	238,033	107,972	(22,088)
	25,000	766,244	644,151	522,048	399,945	277,842	155,738	33,635
	30,000	774,207	660,056	545,906	431,755	317,605	203,434	89,239
	35,000	782,160	675,962	569,764	463,565	357,315	251,057	144,744
	40,000	790,112	691,867	593,621	495,322	397,001	298,614	200,174
	45,000	798,065	707,772	617,454	527,070	436,639	346,145	255,540
	50,000	806,017	723,677	641,266	558,818	476,253	393,602	310,829
	55,000	813,970	739,582	665,077	590,509	515,844	441,050	366,093

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies Y to AB_v0.2

Appraisal Ref: AB (see Typologies Matrix)
Scheme Typology: VOWH Low Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		25	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	0.8	14.0%	1.4	9%	2.2
3 bed House	70.0%	10.5	40.0%	4.0	58%	14.5
4 bed House	15.0%	2.3	13.0%	1.3	14%	3.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.8	13.0%	1.3	8%	2.1
2 bed Flat	5.0%	0.8	20.0%	2.0	11%	2.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	15.0	100.0%	10.0	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	53	565	98	1,055	151	1,620
3 bed House	998	10,737	380	4,090	1,378	14,827
4 bed House	279	3,003	161	1,735	440	4,738
5 bed House	0	0	0	0	0	0
1 bed Flat	44	475	76	823	121	1,298
2 bed Flat	62	665	165	1,773	226	2,438
3 bed Flat	0	0	0	0	0	0
	1,435	15,445	880	9,476	2,315	24,921

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	634,680
3 bed House	357,200	3,760	349	5,179,400
4 bed House	427,000	3,444	320	1,515,850
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	381,710
2 bed Flat	187,200	2,674	248	514,800
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				8,226,440

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.8	@	295,200	221,400
3 bed House	10.5	@	357,200	3,750,600
4 bed House	2.3	@	427,000	960,750
5 bed House	0.0	@	554,200	-
1 bed Flat	0.8	@	186,200	139,650
2 bed Flat	0.8	@	187,200	140,400
3 bed Flat	0.0	@	0	-
	15.0			5,212,800
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	177,120	19,837
3 bed House	0.3	@	214,320	68,582
4 bed House	0.1	@	256,200	26,645
5 bed House	0.0	@	332,520	-
1 bed Flat	0.1	@	111,720	11,619
2 bed Flat	0.2	@	112,320	17,971
3 bed Flat	0.0	@	0	-
	0.8			144,655
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.9	@	129,888	112,743
3 bed House	2.5	@	157,168	389,777
4 bed House	0.8	@	187,880	151,431
5 bed House	0.0	@	243,848	-
1 bed Flat	0.8	@	81,928	66,034
2 bed Flat	1.2	@	82,368	102,136
3 bed Flat	0.0	@	0	-
	6.2			822,121
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	206,640	43,394
3 bed House	0.6	@	250,000	150,000
4 bed House	0.2	@	250,000	48,750
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	130,340	25,416
2 bed Flat	0.3	@	131,040	39,312
3 bed Flat	0.0	@	0	-
	1.5			306,873
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	224,352	47,114
3 bed House	0.6	@	271,472	162,883
4 bed House	0.2	@	324,520	63,281
5 bed House	0.0	@	421,192	-
1 bed Flat	0.2	@	141,512	27,595
2 bed Flat	0.3	@	142,272	42,682
3 bed Flat	0.0	@	0	-
	1.5	10.0		343,555
Sub-total GDV Residential	**25**			**6,830,003**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	1,396,437
	603 £ psm (total GIA sqm)		55,857 £ per unit (total units)	
Grant	10	AH units @	0 per unit	-
Total GDV				**6,830,003**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,570 sqm		224.00 £ psm		(351,654)
CIL analysis:				5.15% % of GDV		14,066 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			25 units @	26,548	per unit		(663,700)
	Sub-total						(663,700)	
S106 analysis:		1,194,660 £ per ha		9.72% % of GDV	26,548 £ per unit (total units)			
AH Commuted Sum				2,315 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.56 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			25 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555	psm		-
2 bed House				151 sqm @	1,555	psm		(234,028)
3 bed House				1,378 sqm @	1,555	psm		(2,142,013)
4 bed House				440 sqm @	1,555	psm		(684,511)
5 bed House				- sqm @	1,555	psm		-
1 bed Flat				121 sqm @	1,757	psm		(211,874)
2 bed Flat				226 sqm @	1,757	psm		(397,909)
3 bed Flat			2,315	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		11 50%	units @		18 sqm @	444	psm	(42,000)
Garages for 4B House (Mrkt only)		2 100%	units @		18 sqm @	444	psm	(18,000)
Garages for 5B House (Mrkt only)		- 150%	units @		18 sqm @	444	psm	-
			135					
External works				3,730,333 @	15.0%			(559,550)
Ext. Works analysis:					22,382 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				25 units @	850	£ per unit		(21,250)
M4(2) Category 2 Housing	Aff units	7 units @			95.0% @	625	£ per unit	(3,978)
M4(2) Category 2 Housing	OMS units	14 units @			94.0% @	625	£ per unit	(7,931)
M4(2) Category 2 Flats	Aff units	3 units @			94.0% @	1,090	£ per unit	(3,381)
M4(2) Category 2 Flats	OMS units	2 units @			93.0% @	1,090	£ per unit	(1,521)
M4(3) Category 3 Housing	Aff units	7 units @			5.0% @	12,368	£ per unit	(4,143)
M4(3) Category 3 Housing	OMS units	14 units @			6.0% @	12,368	£ per unit	(10,018)
M4(3) Category 3 Flats	Aff units	3 units @			6.0% @	9,469	£ per unit	(1,875)
M4(3) Category 3 Flats	OMS units	2 units @			7.0% @	9,469	£ per unit	(994)
Additional Low Carbon/Energy Reduction	Houses	20 units @				7,087	£ per unit	(143,157)
Additional Low Carbon/Energy Reduction	Flats	6.2% Uplift on				609,782	base cost	(37,807)
EV Charging Points - Houses		20 units @				0	£ per unit	-
EV Charging Points - Flats		5 units @			4 flats per charger	0	£ per 4 units	-
Water Efficiency		25 units @				350	£ per unit	(8,750)
	Sub-total						(244,805)	
Policy Costs analysis:	(design costs only)				9,792 £ per unit (total units)			
Contingency (on construction)				4,534,688 @	5.0%			(226,734)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology:	**VOWH Low Value Greenfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		4,534,688	@	6.5%		(294,755)
Disposal Costs -						
OMS Marketing and Promotion		5,212,800	OMS @	3.00%	6,255 £ per unit	(156,384)
Residential Sales Agent Costs		5,212,800	OMS @	1.00%	2,085 £ per unit	(52,128)
Residential Sales Legal Costs		5,212,800	OMS @	0.25%	521 £ per unit	(13,032)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,262 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(207,500)
Developers Profit -						
Profit on OMS		5,212,800		17.50%		(912,240)
Margin on AH		1,617,203		6.00%	on AH values	(97,032)
Profit analysis:		6,830,003		14.78%	blended GDV (1,009,272)	
		6,552,124		15.40%	on costs (1,009,272)	
TOTAL COSTS						**(7,561,397)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(731,393)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(731,393)**
RLV analysis:	(29,256) £ per plot	(1,316,508) £ per ha (net)		(532,783) £ per acre (net)		
		(987,381) £ per ha (gross)		(399,588) £ per acre (gross)		
				-10.71% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.74	ha (gross)	1.83	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	25,259 £ per plot	1,136,660	£ per ha (net)	460,000	£ per acre (net)	**631,478**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(2,453,168)**	£ per ha (net)	**(992,783)**	£ per acre (net)	**(1,362,871)**

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(992,783)	10%	20%	30%	40%	50%	60%	70%
	120.00	(310,509)	(477,211)	(661,723)	(849,135)	(1,041,280)	(2,464,694)	(4,214,646)
	125.00	(319,332)	(486,076)	(669,574)	(855,988)	(1,047,129)	(2,494,642)	(4,237,107)
CIL £ psm	130.00	(328,155)	(494,941)	(677,450)	(862,840)	(1,053,006)	(2,524,590)	(4,259,568)
224.00	135.00	(336,978)	(503,816)	(685,349)	(869,712)	(1,058,891)	(2,554,538)	(4,282,029)
	140.00	(345,801)	(512,735)	(693,247)	(876,606)	(1,064,776)	(2,584,486)	(4,304,490)
	145.00	(354,624)	(521,654)	(701,146)	(883,500)	(1,070,661)	(2,614,434)	(4,326,951)
	150.00	(363,511)	(530,573)	(709,044)	(890,394)	(1,076,546)	(2,644,382)	(4,349,412)
	155.00	(372,533)	(539,491)	(716,943)	(897,287)	(1,082,431)	(2,674,330)	(4,371,873)
	160.00	(381,554)	(548,410)	(724,842)	(904,181)	(1,088,316)	(2,704,278)	(4,394,334)
	165.00	(390,575)	(557,329)	(732,740)	(911,075)	(1,094,201)	(2,734,226)	(4,416,795)
	170.00	(399,650)	(566,248)	(740,639)	(917,969)	(1,100,086)	(2,764,174)	(4,439,256)
	175.00	(408,726)	(575,167)	(748,537)	(924,862)	(1,126,526)	(2,794,122)	(4,461,717)
	180.00	(417,802)	(584,086)	(756,472)	(931,756)	(1,163,961)	(2,824,070)	(4,484,178)
	185.00	(426,878)	(593,020)	(764,419)	(938,687)	(1,201,396)	(2,854,018)	(4,506,639)
	190.00	(435,954)	(601,993)	(772,365)	(945,623)	(1,238,831)	(2,883,966)	(4,529,100)
	195.00	(445,029)	(610,966)	(780,311)	(952,558)	(1,276,266)	(2,913,914)	(4,551,561)
	200.00	(454,105)	(619,938)	(788,258)	(959,493)	(1,313,701)	(2,943,862)	(4,574,022)
	205.00	(463,496)	(628,911)	(796,204)	(966,429)	(1,351,136)	(2,973,809)	(4,596,483)
	210.00	(473,469)	(637,884)	(804,151)	(973,364)	(1,388,571)	(3,003,757)	(4,618,944)
	215.00	(483,442)	(646,857)	(812,097)	(980,300)	(1,426,006)	(3,033,705)	(4,641,405)
	220.00	(493,464)	(655,829)	(820,043)	(987,235)	(1,463,441)	(3,063,653)	(4,663,866)
	225.00	(503,498)	(664,802)	(827,992)	(994,171)	(1,500,876)	(3,093,601)	(4,686,327)
	230.00	(513,531)	(673,775)	(835,987)	(1,001,121)	(1,538,311)	(3,123,549)	(4,708,788)
	235.00	(523,565)	(682,773)	(843,981)	(1,008,098)	(1,575,746)	(3,153,497)	(4,731,249)
	240.00	(533,599)	(691,800)	(851,975)	(1,015,076)	(1,613,181)	(3,183,445)	(4,753,710)
	245.00	(543,632)	(700,827)	(859,970)	(1,022,053)	(1,650,616)	(3,213,393)	(4,776,171)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(992,783)	10%	20%	30%	40%	50%	60%	70%
	-	(22,413)	(151,368)	(282,459)	(423,674)	(580,220)	(742,830)	(910,861)
	2,000	(55,617)	(185,203)	(318,305)	(462,194)	(622,920)	(786,461)	(1,169,648)
Site Specific S106	4,000	(89,031)	(219,381)	(355,354)	(504,547)	(665,804)	(830,353)	(1,455,796)
26,548	6,000	(122,678)	(253,983)	(393,546)	(546,967)	(708,930)	(874,510)	(1,741,945)
	8,000	(156,602)	(289,100)	(431,856)	(589,576)	(752,262)	(918,934)	(2,028,093)
	10,000	(190,859)	(325,888)	(471,392)	(632,367)	(795,785)	(963,629)	(2,314,242)
	12,000	(225,506)	(363,418)	(513,745)	(675,277)	(839,502)	(1,008,598)	(2,600,390)
	14,000	(260,656)	(401,728)	(556,322)	(718,403)	(883,416)	(1,292,316)	(2,886,539)
	16,000	(296,422)	(440,197)	(598,948)	(761,694)	(927,594)	(1,578,464)	(3,172,687)
	18,000	(333,890)	(480,591)	(641,815)	(805,109)	(971,975)	(1,864,613)	(3,458,836)
	20,000	(371,600)	(523,069)	(684,750)	(848,758)	(1,016,559)	(2,150,761)	(3,744,984)
	22,000	(410,026)	(565,678)	(727,876)	(892,564)	(1,061,350)	(2,436,910)	(4,031,133)
	24,000	(448,567)	(608,396)	(771,126)	(936,501)	(1,128,836)	(2,723,059)	(4,317,282)
	26,000	(489,816)	(651,262)	(814,512)	(980,679)	(1,414,984)	(3,009,207)	(4,603,430)
	28,000	(532,425)	(694,223)	(858,082)	(1,025,015)	(1,701,133)	(3,295,356)	(4,889,579)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(992,783)	10%	20%	30%	40%	50%	60%	70%
	7.5%	1,814	(191,518)	(390,281)	(613,057)	(1,176,950)	(2,834,461)	(4,491,972)
	10.0%	(120,648)	(300,535)	(494,140)	(707,989)	(1,256,060)	(2,897,749)	(4,539,437)
Profit	12.5%	(243,110)	(414,370)	(604,893)	(802,920)	(1,335,169)	(2,961,036)	(4,586,903)
17.5%	15.0%	(368,175)	(536,432)	(715,647)	(897,852)	(1,414,279)	(3,024,324)	(4,634,369)
	17.5%	(501,491)	(663,008)	(826,400)	(992,783)	(1,493,389)	(3,087,612)	(4,681,835)
	20.0%	(643,888)	(789,583)	(937,154)	(1,087,715)	(1,572,498)	(3,150,900)	(4,729,301)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(992,783)	10%	20%	30%	40%	50%	60%	70%
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
BLV (£ per acre)	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
460,000	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)
	490,000	(531,491)	(693,008)	(856,400)	(1,022,783)	(1,523,389)	(3,117,612)	(4,711,835)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(992,783)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(492,271)	(617,895)	(744,978)	(874,387)	(1,263,747)	(2,503,698)	(3,743,649)
	37	(494,115)	(626,917)	(761,263)	(898,066)	(1,309,675)	(2,620,481)	(3,931,286)
Density (dph)	39	(495,959)	(635,940)	(777,547)	(921,746)	(1,355,604)	(2,737,264)	(4,118,923)
45.0	41	(497,803)	(644,962)	(793,831)	(945,425)	(1,401,532)	(2,854,046)	(4,306,561)
	43	(499,647)	(653,985)	(810,116)	(969,104)	(1,447,460)	(2,970,829)	(4,494,198)
	45	(501,491)	(663,008)	(826,400)	(992,783)	(1,493,389)	(3,087,612)	(4,681,835)
	47	(503,335)	(672,030)	(842,685)	(1,016,463)	(1,539,317)	(3,204,395)	(4,869,472)
	49	(505,179)	(681,053)	(858,969)	(1,040,142)	(1,585,246)	(3,321,177)	(5,057,109)
	51	(507,023)	(690,075)	(875,254)	(1,063,821)	(1,631,174)	(3,437,960)	(5,244,746)
	53	(508,867)	(699,098)	(891,538)	(1,087,501)	(1,677,102)	(3,554,743)	(5,432,383)
	55	(510,711)	(708,120)	(907,823)	(1,111,180)	(1,723,031)	(3,671,526)	(5,620,020)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(992,783)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	176,156	46,599	(83,495)	(214,614)	(349,931)	(500,408)	(665,093)
	82%	113,459	(16,264)	(146,829)	(279,088)	(421,248)	(580,625)	(746,929)
Build Cost	84%	50,364	(79,714)	(211,096)	(347,130)	(497,588)	(661,634)	(830,028)
100%	86%	(13,230)	(143,923)	(276,719)	(419,621)	(578,325)	(743,561)	(914,378)
(105% = 5% increase)	88%	(77,492)	(209,208)	(346,125)	(496,313)	(659,706)	(826,433)	(1,445,291)
	90%	(142,630)	(276,037)	(419,336)	(577,517)	(741,884)	(910,249)	(1,984,715)
	92%	(208,977)	(346,807)	(496,523)	(659,305)	(824,744)	(995,034)	(2,524,139)
	94%	(277,052)	(420,434)	(578,203)	(741,728)	(908,425)	(1,461,819)	(3,063,563)
	96%	(348,826)	(498,217)	(660,405)	(824,804)	(992,807)	(2,003,750)	(3,602,987)
	98%	(422,988)	(580,382)	(743,135)	(908,487)	(1,078,055)	(2,545,681)	(4,142,411)
	100%	(501,491)	(663,008)	(826,400)	(992,783)	(1,493,389)	(3,087,612)	(4,681,835)
	102%	(584,054)	(746,100)	(910,239)	(1,077,779)	(2,037,826)	(3,629,543)	(5,221,259)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(992,783)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(707,931)	(848,449)	(991,085)	(1,136,841)	(2,382,712)	(3,799,070)	(5,215,429)
	98%	(604,362)	(755,379)	(908,418)	(1,064,487)	(1,938,050)	(3,443,341)	(4,948,632)
Market Values	100%	(501,491)	(663,008)	(826,400)	(992,783)	(1,493,389)	(3,087,612)	(4,681,835)
100%	102%	(404,738)	(571,247)	(745,036)	(921,709)	(1,103,075)	(2,731,882)	(4,415,038)
(105% = 5% increase)	104%	(313,323)	(480,058)	(664,223)	(851,169)	(1,042,663)	(2,376,153)	(4,148,241)
	106%	(226,525)	(395,730)	(583,925)	(781,135)	(982,744)	(2,020,424)	(3,881,444)
	108%	(142,997)	(314,644)	(504,109)	(711,577)	(923,293)	(1,664,695)	(3,614,647)
	110%	(61,184)	(237,911)	(427,875)	(642,466)	(864,286)	(1,308,965)	(3,347,850)
	112%	19,482	(163,936)	(356,122)	(573,772)	(805,697)	(1,045,082)	(3,081,053)
	114%	99,355	(91,333)	(286,879)	(505,467)	(747,502)	(996,781)	(2,814,256)
	116%	178,642	(19,662)	(221,590)	(439,491)	(689,676)	(948,847)	(2,547,459)
	118%	257,477	51,343	(157,611)	(377,903)	(632,195)	(901,262)	(2,280,662)
	120%	335,996	121,848	(94,535)	(317,818)	(575,035)	(854,006)	(2,013,865)
	122%	414,232	191,973	(32,118)	(260,937)	(518,171)	(807,057)	(1,747,068)
	124%	492,266	261,815	29,827	(205,895)	(461,507)	(760,398)	(1,480,271)
	126%	570,129	331,424	91,409	(151,634)	(410,048)	(714,008)	(1,213,474)
	128%	647,855	400,835	152,702	(97,948)	(358,943)	(667,868)	(999,203)
	130%	725,475	470,099	213,777	(44,681)	(310,118)	(621,960)	(962,928)
	132%	802,962	539,234	274,652	8,260	(263,407)	(576,297)	(926,897)
	134%	880,381	608,248	335,383	60,942	(217,866)	(530,876)	(891,096)
	136%	957,739	677,183	395,995	113,419	(172,831)	(485,551)	(855,510)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(992,783)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(489,538)	(650,983)	(814,230)	(980,391)	(1,413,120)	(3,007,343)	(4,601,566)
	450	(491,929)	(653,388)	(816,664)	(982,869)	(1,429,174)	(3,023,397)	(4,617,620)
BNG (£ per unit)	550	(494,319)	(655,793)	(819,098)	(985,348)	(1,445,227)	(3,039,450)	(4,633,673)
850	650	(496,710)	(658,198)	(821,532)	(987,826)	(1,461,281)	(3,055,504)	(4,649,727)
	750	(499,100)	(660,603)	(823,966)	(990,305)	(1,477,335)	(3,071,558)	(4,665,781)
	850	(501,491)	(663,008)	(826,400)	(992,783)	(1,493,389)	(3,087,612)	(4,681,835)
	950	(503,881)	(665,413)	(828,842)	(995,262)	(1,509,443)	(3,103,666)	(4,697,889)
	1,050	(506,272)	(667,817)	(831,291)	(997,741)	(1,525,496)	(3,119,719)	(4,713,942)
	1,150	(508,662)	(670,222)	(833,740)	(1,000,229)	(1,541,550)	(3,135,773)	(4,729,996)
	1,250	(511,053)	(672,627)	(836,189)	(1,002,722)	(1,557,604)	(3,151,827)	(4,746,050)
	1,350	(513,443)	(675,032)	(838,637)	(1,005,216)	(1,573,658)	(3,167,881)	(4,762,104)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(992,783)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(490,836)	(641,568)	(793,851)	(948,593)	(1,135,601)	(2,658,267)	(4,180,933)
	10,000	(480,212)	(620,129)	(761,302)	(904,571)	(1,051,152)	(2,228,922)	(3,680,030)
Grant (£ per unit)	15,000	(469,621)	(598,689)	(728,883)	(860,681)	(995,228)	(1,799,577)	(3,179,128)
-	20,000	(459,117)	(577,329)	(696,530)	(817,020)	(939,644)	(1,370,233)	(2,678,226)
	25,000	(449,479)	(556,018)	(664,231)	(773,520)	(884,398)	(998,336)	(2,177,324)
	30,000	(439,841)	(534,708)	(632,072)	(730,146)	(829,485)	(931,052)	(1,676,421)
	35,000	(430,203)	(513,397)	(599,913)	(687,008)	(774,900)	(864,394)	(1,175,519)
	40,000	(420,565)	(492,148)	(567,925)	(644,015)	(720,640)	(798,323)	(878,059)
	45,000	(410,926)	(470,965)	(535,959)	(601,141)	(666,701)	(732,858)	(800,199)
	50,000	(401,288)	(450,702)	(504,083)	(558,520)	(613,080)	(667,964)	(723,406)
	55,000	(391,650)	(431,426)	(472,310)	(516,019)	(559,771)	(603,643)	(647,686)

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240827 SODC VOWH Typologies Y to AB_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **25**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies Y to AB_v0.2 - Summary Table

Appraisal Ref:	**Y**	**Z**	**AA**	**AB**
Scheme Typology:	SODC High Value Greenfield	SODC Medium Value Greenfield	VOWH Medium Value Greenfield	VOWH Low Value Greenfield
No Units:	25	25	25	25
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	10,966,194	8,645,462	9,135,588	6,830,003
Policy Assumptions	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	348.00	241.00	314.00	224.00
CIL (£ per unit)	17,131	11,864	19,718	14,066
Site Specific S106 (£ per unit)	26,548	26,548	26,548	26,548
Sub-total CIL+S106 (£ per unit)	43,679	38,412	46,266	40,614
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	43,679	38,412	46,266	40,614
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%
Developers Profit (% on costs)	23.09%	18.79%	20.39%	15.40%
Developers Profit Total (£)	1,463,230	1,155,882	1,343,861	1,009,272
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	1,990,979	845,279	760,382	(532,783)
RLV (£/ha (net))	4,919,709	2,088,683	1,878,905	(1,316,508)
RLV (% of GDV)	24.92%	13.42%	11.43%	-10.71%
RLV Total (£)	2,733,172	1,160,380	1,043,836	(731,393)
BLV (£/acre (net))	650,000	520,000	520,000	460,000
BLV (£/ha (net))	1,606,150	1,284,920	1,284,920	1,136,660
BLV Total (£)	892,306	713,844	713,844	631,478
Surplus/Deficit (£/acre) [RLV-BLV]	1,340,979	325,279	240,382	(992,783)
Surplus/Deficit (£/ha)	3,313,559	803,763	593,985	(2,453,168)
Surplus/Deficit Total (£)	1,840,866	446,535	329,992	(1,362,871)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Not Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies AC to AF_v0.2

Appraisal Ref: AC (see Typologies Matrix)
Scheme Typology: SODC High Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		25 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	1.3	17.0%	2.1	14%	3.4
3 bed House	69.0%	8.6	46.0%	5.8	58%	14.4
4 bed House	6.0%	0.8	9.0%	1.1	8%	1.9
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.6	8.0%	1.0	7%	1.6
2 bed Flat	10.0%	1.3	20.0%	2.5	15%	3.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	12.5	100.0%	12.5	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	88	942	149	1,601	236	2,543
3 bed House	819	8,820	546	5,880	1,366	14,699
4 bed House	93	1,001	140	1,502	233	2,503
5 bed House	0	0	0	0	0	0
1 bed Flat	37	396	59	633	96	1,029
2 bed Flat	103	1,108	206	2,216	309	3,324
3 bed Flat	0	0	0	0	0	0
	1,140	12,266	1,099	11,832	2,239	24,098
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	1,846,125
3 bed House	564,000	5,937	552	8,107,500
4 bed House	817,000	6,589	612	1,531,875
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	620,750
2 bed Flat	482,000	6,886	640	1,807,500
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				13,913,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.3	@	547,000	683,750
3 bed House	8.6	@	564,000	4,864,500
4 bed House	0.8	@	817,000	612,750
5 bed House	0.0	@	1,060,000	-
1 bed Flat	0.6	@	382,000	238,750
2 bed Flat	1.3	@	482,000	602,500
3 bed Flat	0.0	@	0	-
	12.5			7,002,250
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	328,200	34,871
3 bed House	0.3	@	338,400	97,290
4 bed House	0.1	@	490,200	27,574
5 bed House	0.0	@	636,000	-
1 bed Flat	0.1	@	229,200	11,460
2 bed Flat	0.1	@	289,200	36,150
3 bed Flat	0.0	@	0	-
	0.6			207,345
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.1	@	240,680	255,723
3 bed House	2.9	@	248,160	713,460
4 bed House	0.6	@	359,480	202,208
5 bed House	0.0	@	466,400	-
1 bed Flat	0.5	@	168,080	84,040
2 bed Flat	1.3	@	212,080	265,100
3 bed Flat	0.0	@	0	-
	6.3			1,520,530
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	31,875
3 bed House	0.3	@	250,000	86,250
4 bed House	0.1	@	250,000	16,875
5 bed House	0.0	@	250,000	-
1 bed Flat	0.1	@	250,000	15,000
2 bed Flat	0.2	@	250,000	37,500
3 bed Flat	0.0	@	0	-
	0.8			187,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	415,720	344,528
3 bed House	2.2	@	428,640	961,225
4 bed House	0.4	@	620,920	272,429
5 bed House	0.0	@	805,600	-
1 bed Flat	0.4	@	290,320	113,225
2 bed Flat	1.0	@	366,320	357,162
3 bed Flat	0.0	@	0	-
	4.9	12.5		2,048,569
Sub-total GDV Residential	**25**			**10,966,194**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,947,556
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	13	AH units @	0 per unit	-
Total GDV				**10,966,194**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,231 sqm	348.00 £ psm			(428,286)
CIL analysis:				3.91% % of GDV	17,131 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			25 units @	26,548 per unit			(663,700)
	Sub-total						(663,700)	
S106 analysis:		1,194,660 £ per ha		6.05% % of GDV	26,548 £ per unit (total units)			
AH Commuted Sum				2,239 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.56 ha @	123,555 £ per ha (if brownfield)			(68,642)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		0	25 units @	0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				236 sqm @	1,555 psm			(367,369)
3 bed House				1,366 sqm @	1,555 psm			(2,123,547)
4 bed House				233 sqm @	1,555 psm			(361,538)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				96 sqm @	1,757 psm			(167,949)
2 bed Flat				309 sqm @	1,757 psm			(542,603)
3 bed Flat			2,239	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		9	50% units @		18 sqm @	444 psm		(34,500)
Garages for 4B House (Mrkt only)		1	100% units @		18 sqm @	444 psm		(6,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			91					
External works				3,603,504 @	15.0%			(540,526)
Ext. Works analysis:					21,621 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				25 units @	712 £ per unit			(17,800)
M4(2) Category 2 Housing	Aff units		9 units @		99.0% @	625 £ per unit		(5,569)
M4(2) Category 2 Housing	OMS units		11 units @		98.5% @	625 £ per unit		(6,541)
M4(2) Category 2 Flats	Aff units		4 units @		99.0% @	1,090 £ per unit		(3,777)
M4(2) Category 2 Flats	OMS units		2 units @		98.5% @	1,090 £ per unit		(2,013)
M4(3) Category 3 Housing	Aff units		9 units @		1.0% @	12,368 £ per unit		(1,113)
M4(3) Category 3 Housing	OMS units		11 units @		1.5% @	12,368 £ per unit		(1,971)
M4(3) Category 3 Flats	Aff units		4 units @		1.0% @	9,469 £ per unit		(331)
M4(3) Category 3 Flats	OMS units		2 units @		1.5% @	9,469 £ per unit		(266)
Additional Low Carbon/Energy Reduction	Houses		20 units @			7,087 £ per unit		(139,082)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			710,551 base cost		(44,054)
EV Charging Points - Houses			20 units @			0 £ per unit		-
EV Charging Points - Flats			5 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			25 units @			350 £ per unit		(8,750)
	Sub-total						(231,268)	
Policy Costs analysis:	(design costs only)				9,251 £ per unit (total units)			
Contingency (on construction)				4,443,940 @	5.0%			(222,197)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology:	**SODC High Value Brownfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees	4,443,940	@	6.5%		(288,856)
Disposal Costs -					
OMS Marketing and Promotion	7,002,250	OMS @	3.00%	8,403 £ per unit	(210,068)
Residential Sales Agent Costs	7,002,250	OMS @	1.00%	2,801 £ per unit	(70,023)
Residential Sales Legal Costs	7,002,250	OMS @	0.25%	700 £ per unit	(17,506)
Affordable Sale Legal Costs				lump sum	(10,000)
Empty Property Costs					-
Disposal Cost analysis:				12,304 £ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm		(16,624)
Developers Profit -					
Profit on OMS	7,002,250		17.50%		(1,225,394)
Margin on AH	3,963,944		6.00%	on AH values	(237,837)
Profit analysis:	10,966,194		13.34%	blended GDV (1,463,230)	
	6,412,748		22.82%	on costs (1,463,230)	
TOTAL COSTS					**(7,875,979)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						3,090,215
SDLT	3,090,215	@	HMRC formula			(144,011)
Acquisition Agent fees	3,090,215	@	1.0%			(30,902)
Acquisition Legal fees	3,090,215	@	0.5%			(15,451)
Interest on Land	3,090,215	@	7.50%			(231,766)
Residual Land Value						**2,668,085**
RLV analysis:	106,723 £ per plot	4,802,553 £ per ha (net)		1,943,566 £ per acre (net)		
		4,802,553 £ per ha (gross)		1,943,566 £ per acre (gross)		
			24.33%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	45.0	dph (net)				
Site Area (net)	0.56	ha (net)	1.37	acres (net)		
Net to Gross ratio	100%					
Site Area (gross)	0.56	ha (gross)	1.37	acres (gross)		
Density analysis:	4,030	sqm/ha (net)	17,554	sqft/ac (net)		
	45	dph (gross)				
Benchmark Land Value (net)	63,148 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)	**1,578,694**
BLV analysis:		2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,960,903** £ per ha (net)	**793,566** £ per acre (net)	**1,089,390**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	793,566	10%	20%	30%	40%	50%	60%	70%
	100.00	1,748,519	1,557,812	1,367,105	1,176,398	985,619	794,809	603,995
	160.00	1,664,840	1,483,441	1,302,030	1,120,620	939,187	757,664	576,141
CIL £ psm	170.00	1,650,879	1,471,046	1,291,185	1,111,324	931,448	751,473	571,498
348.00	180.00	1,636,918	1,458,651	1,280,339	1,102,027	923,709	745,282	566,854
	190.00	1,622,956	1,446,256	1,269,493	1,092,731	915,968	739,091	562,211
	200.00	1,608,995	1,433,861	1,258,648	1,083,434	908,221	732,900	557,568
	210.00	1,595,034	1,421,465	1,247,802	1,074,138	900,474	726,709	552,925
	220.00	1,581,072	1,409,057	1,236,956	1,064,842	892,728	720,518	548,282
	230.00	1,567,111	1,396,647	1,226,110	1,055,545	884,981	714,327	543,638
	240.00	1,553,150	1,384,237	1,215,265	1,046,249	877,234	708,136	538,995
	250.00	1,539,188	1,371,827	1,204,419	1,036,953	869,487	701,945	534,352
	260.00	1,525,227	1,359,417	1,193,573	1,027,656	861,740	695,754	529,709
	270.00	1,511,266	1,347,007	1,182,727	1,018,360	853,993	689,563	525,066
	280.00	1,497,304	1,334,597	1,171,882	1,009,064	846,246	683,372	520,422
	290.00	1,483,343	1,322,187	1,161,030	999,767	838,499	677,182	515,779
	300.00	1,469,382	1,309,777	1,150,172	990,471	830,752	670,991	511,136
	310.00	1,455,420	1,297,367	1,139,313	981,175	823,005	664,800	506,493
	320.00	1,441,459	1,284,956	1,128,454	971,878	815,258	658,609	501,850
	330.00	1,427,498	1,272,546	1,117,595	962,582	807,511	652,418	497,206
	340.00	1,413,536	1,260,136	1,106,736	953,286	799,764	646,227	492,563
	350.00	1,399,575	1,247,726	1,095,878	943,989	792,017	640,036	487,920
	360.00	1,385,613	1,235,316	1,085,019	934,693	784,270	633,845	483,277
	370.00	1,371,652	1,222,906	1,074,160	925,396	776,523	627,650	478,634
	380.00	1,357,685	1,210,496	1,063,301	916,100	768,776	621,452	473,990
	390.00	1,343,705	1,198,086	1,052,442	906,799	761,029	615,255	469,347
	400.00	1,329,725	1,185,676	1,041,583	897,491	753,282	609,057	464,704

TABLE 2

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	793,566	10%	20%	30%	40%	50%	60%	70%
	18,500	1,529,170	1,377,011	1,224,780	1,072,498	920,214	767,789	615,347
	19,500	1,513,414	1,361,255	1,209,044	1,056,762	904,480	752,069	599,642
Site Specific S106	20,500	1,497,658	1,345,499	1,193,307	1,041,025	888,743	736,349	583,923
26,548	21,500	1,481,902	1,329,743	1,177,570	1,025,288	873,006	720,629	568,203
	22,500	1,466,147	1,313,988	1,161,829	1,009,551	857,269	704,909	552,483
	23,500	1,450,391	1,298,232	1,146,073	993,814	841,532	689,189	536,763
	24,500	1,434,635	1,282,476	1,130,317	978,077	825,795	673,469	521,043
	25,500	1,418,879	1,266,720	1,114,561	962,341	810,059	657,749	505,323
	26,500	1,403,123	1,250,964	1,098,806	946,604	794,322	642,029	489,603
	27,500	1,387,368	1,235,209	1,083,050	930,867	778,585	626,303	473,883
	28,500	1,371,612	1,219,453	1,067,294	915,130	762,848	610,566	458,163
	29,500	1,355,848	1,203,697	1,051,538	899,379	747,111	594,829	442,443
	30,500	1,340,071	1,187,941	1,035,782	883,623	731,375	579,092	426,723
	31,500	1,324,294	1,172,185	1,020,027	867,868	715,638	563,356	411,003
	32,500	1,308,517	1,156,430	1,004,271	852,112	699,901	547,619	395,283

TABLE 3

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	793,566	10%	20%	30%	40%	50%	60%	70%
	15.0%	1,599,768	1,425,675	1,251,583	1,077,449	903,233	729,008	554,649
	16.0%	1,520,807	1,355,488	1,190,170	1,024,809	859,367	693,914	528,329
Profit	17.0%	1,441,847	1,285,302	1,128,756	972,169	815,500	658,821	502,009
17.5%	18.0%	1,362,887	1,215,115	1,067,343	919,528	771,633	623,727	475,689
	19.0%	1,283,927	1,144,928	1,005,929	866,888	727,766	588,634	449,368
	20.0%	1,204,967	1,074,741	944,516	814,248	683,899	553,540	423,048

TABLE 4

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	793,566	10%	20%	30%	40%	50%	60%	70%
	550,000	2,002,367	1,850,208	1,698,049	1,545,848	1,393,566	1,241,274	1,088,849
	600,000	1,952,367	1,800,208	1,648,049	1,495,848	1,343,566	1,191,274	1,038,849
BLV (£ per acre)	650,000	1,902,367	1,750,208	1,598,049	1,445,848	1,293,566	1,141,274	988,849
1,150,000	700,000	1,852,367	1,700,208	1,548,049	1,395,848	1,243,566	1,091,274	938,849
	750,000	1,802,367	1,650,208	1,498,049	1,345,848	1,193,566	1,041,274	888,849
	800,000	1,752,367	1,600,208	1,448,049	1,295,848	1,143,566	991,274	838,849
	850,000	1,702,367	1,550,208	1,398,049	1,245,848	1,093,566	941,274	788,849
	900,000	1,652,367	1,500,208	1,348,049	1,195,848	1,043,566	891,274	738,849
	950,000	1,602,367	1,450,208	1,298,049	1,145,848	993,566	841,274	688,849
	1,000,000	1,552,367	1,400,208	1,248,049	1,095,848	943,566	791,274	638,849
	1,050,000	1,502,367	1,350,208	1,198,049	1,045,848	893,566	741,274	588,849
	1,100,000	1,452,367	1,300,208	1,148,049	995,848	843,566	691,274	538,849
	1,150,000	1,402,367	1,250,208	1,098,049	945,848	793,566	641,274	488,849
	1,200,000	1,352,367	1,200,208	1,048,049	895,848	743,566	591,274	438,849
	1,250,000	1,302,367	1,150,208	998,049	845,848	693,566	541,274	388,849
	1,300,000	1,252,367	1,100,208	948,049	795,848	643,566	491,274	338,849

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Scheme Typology: **SODC High Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	793,566	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	823,985	705,660	587,314	468,968	350,556	232,115	113,615
	37	939,673	814,570	689,461	564,353	439,158	313,949	188,662
Density (dph)	39	1,055,350	923,479	791,608	659,737	527,760	395,782	263,708
45.0	41	1,171,023	1,032,389	893,755	755,108	616,362	477,616	338,755
	43	1,286,695	1,141,299	995,902	850,478	704,964	559,450	413,802
	45	1,402,367	1,250,208	1,098,049	945,848	793,566	641,274	488,849
	47	1,518,039	1,359,118	1,200,196	1,041,219	882,168	723,095	563,895
	49	1,633,712	1,468,028	1,302,343	1,136,589	970,771	804,916	638,942
	51	1,749,384	1,576,937	1,404,490	1,231,959	1,059,373	886,738	713,989
	53	1,865,056	1,685,847	1,506,637	1,327,329	1,147,975	968,559	789,036
	55	1,980,728	1,794,756	1,608,784	1,422,699	1,236,577	1,050,380	864,082

TABLE 6

Balance (RLV - BLV £ per acre (n))	793,566	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,461,049	1,308,806	1,156,563	1,004,197	851,832	699,382	546,874
	100%	1,402,367	1,250,208	1,098,049	945,848	793,566	641,274	488,849
Build Cost	102%	1,343,649	1,191,610	1,039,534	887,459	735,301	583,102	430,824
100%	104%	1,284,877	1,132,987	981,019	829,027	677,034	524,919	372,799
(105% = 5% increase)	106%	1,226,104	1,074,298	922,492	770,595	618,686	466,736	314,704
	108%	1,167,332	1,015,609	863,886	712,163	560,337	408,512	256,604
	110%	1,108,504	956,920	805,281	653,641	501,989	350,246	198,504
	112%	1,049,632	898,159	746,675	595,119	443,563	291,981	140,322
	114%	990,761	839,372	687,982	536,593	385,124	233,652	82,140
	116%	931,861	780,584	629,278	477,972	326,666	175,296	23,907
	118%	872,883	721,723	570,564	419,351	268,129	116,907	(34,365)
	120%	813,905	662,829	511,753	360,677	209,592	58,453	(92,686)

TABLE 7

Balance (RLV - BLV £ per acre (n))	793,566	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	159,467	146,235	132,760	119,036	105,049	90,783	76,249
	82%	284,232	256,963	229,503	201,840	173,963	145,862	117,524
Market Values	84%	408,835	367,601	326,209	284,629	242,878	200,941	158,800
100%	86%	533,328	478,122	422,805	367,369	311,790	256,020	200,075
(105% = 5% increase)	88%	657,665	588,577	519,391	450,066	380,639	311,082	241,350
	90%	781,945	698,962	615,905	532,764	449,488	366,115	282,613
	92%	906,128	809,311	712,386	615,417	518,337	421,149	323,860
	94%	1,030,282	919,574	808,867	698,035	587,185	476,183	365,107
	96%	1,154,328	1,029,838	905,273	780,653	655,982	531,217	406,354
	98%	1,278,375	1,140,050	1,001,661	863,272	724,774	586,251	447,601
	100%	1,402,367	1,250,208	1,098,049	945,848	793,566	641,274	488,849
	102%	1,526,295	1,360,366	1,194,437	1,028,399	862,359	696,270	530,096
	104%	1,650,222	1,470,524	1,290,749	1,110,950	931,151	751,266	571,343
	106%	1,774,150	1,580,615	1,387,058	1,193,501	999,935	806,263	612,590
	108%	1,897,999	1,690,683	1,483,367	1,276,051	1,068,681	861,259	653,837
	110%	2,021,825	1,800,750	1,579,676	1,358,597	1,137,426	916,255	695,074
	112%	2,145,651	1,910,818	1,675,985	1,441,091	1,206,171	971,251	736,299
	114%	2,269,477	2,020,886	1,772,254	1,523,585	1,274,916	1,026,248	777,523
	116%	2,393,303	2,130,915	1,868,497	1,606,080	1,343,662	1,081,244	818,748
	118%	2,517,075	2,240,908	1,964,741	1,688,574	1,412,407	1,136,236	859,973
	120%	2,640,816	2,350,900	2,060,984	1,771,068	1,481,152	1,191,202	901,197

TABLE 8

Balance (RLV - BLV £ per acre (n))	793,566	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,408,742	1,256,583	1,104,424	952,215	799,933	647,632	495,206
	450	1,406,981	1,254,822	1,102,663	950,456	798,174	645,876	493,450
BNG (£ per unit)	550	1,405,220	1,253,061	1,100,902	948,697	796,415	644,119	491,694
712	650	1,403,459	1,251,300	1,099,141	946,939	794,657	642,363	489,937
	750	1,401,698	1,249,539	1,097,380	945,180	792,898	640,607	488,181
	850	1,399,937	1,247,778	1,095,619	943,422	791,140	638,850	486,425
	950	1,398,176	1,246,017	1,093,858	941,663	789,381	637,094	484,668
	1,050	1,396,415	1,244,256	1,092,097	939,904	787,622	635,338	482,912
	1,150	1,394,654	1,242,495	1,090,336	938,146	785,864	633,581	481,156
	1,250	1,392,892	1,240,734	1,088,575	936,387	784,105	631,823	479,399
	1,350	1,391,131	1,238,972	1,086,814	934,629	782,347	630,065	477,643

TABLE 9

Balance (RLV - BLV £ per acre (n))	793,566	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,410,253	1,265,980	1,121,708	977,352	832,946	688,475	543,916
	10,000	1,418,139	1,281,752	1,145,366	1,008,856	872,326	735,676	598,974
Grant (£ per unit)	15,000	1,426,025	1,297,525	1,169,014	1,040,360	911,702	782,877	653,985
-	20,000	1,433,911	1,313,297	1,192,642	1,071,863	951,036	830,078	708,997
	25,000	1,441,797	1,329,069	1,216,270	1,103,367	990,371	877,279	764,008
	30,000	1,449,684	1,344,841	1,239,897	1,134,871	1,029,705	924,456	819,020
	35,000	1,457,570	1,360,613	1,263,525	1,166,375	1,069,039	971,609	874,022
	40,000	1,465,456	1,376,385	1,287,153	1,197,864	1,108,373	1,018,762	928,984
	45,000	1,473,342	1,392,158	1,310,781	1,229,331	1,147,708	1,065,914	983,947
	50,000	1,481,228	1,407,930	1,334,409	1,260,799	1,187,042	1,113,067	1,038,909
	55,000	1,489,114	1,423,683	1,358,036	1,292,266	1,226,362	1,160,220	1,093,871

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology:	**SODC High Value Brownfield**		No Units:	**25**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AC to AF_v0.2

Appraisal Ref: AD (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		25 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		241.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	1.3	17.0%	2.1	14%	3.4
3 bed House	69.0%	8.6	46.0%	5.8	58%	14.4
4 bed House	6.0%	0.8	9.0%	1.1	8%	1.9
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.6	8.0%	1.0	7%	1.6
2 bed Flat	10.0%	1.3	20.0%	2.5	15%	3.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	12.5	100.0%	12.5	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	88	942	149	1,601	236	2,543
3 bed House	819	8,820	546	5,880	1,366	14,699
4 bed House	93	1,001	140	1,502	233	2,503
5 bed House	0	0	0	0	0	0
1 bed Flat	37	396	59	633	96	1,029
2 bed Flat	103	1,108	206	2,216	309	3,324
3 bed Flat	0	0	0	0	0	0
	1,140	12,266	1,099	11,832	2,239	24,098
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	1,360,800
3 bed House	460,600	4,848	450	6,621,125
4 bed House	573,400	4,624	430	1,075,125
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	477,750
2 bed Flat	360,000	5,143	478	1,350,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				10,884,800

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	1.3	@	403,200	504,000
3 bed House	8.6	@	460,600	3,972,675
4 bed House	0.8	@	573,400	430,050
5 bed House	0.0	@	766,100	-
1 bed Flat	0.6	@	294,000	183,750
2 bed Flat	1.3	@	360,000	450,000
3 bed Flat	0.0	@	0	-
	12.5			5,540,475
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	25,704
3 bed House	0.3	@	276,360	79,454
4 bed House	0.1	@	344,040	19,352
5 bed House	0.0	@	459,660	-
1 bed Flat	0.1	@	176,400	8,820
2 bed Flat	0.1	@	216,000	27,000
3 bed Flat	0.0	@	0	-
	0.6			160,330
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.1	@	177,408	188,496
3 bed House	2.9	@	202,664	582,659
4 bed House	0.6	@	252,296	141,917
5 bed House	0.0	@	337,084	-
1 bed Flat	0.5	@	129,360	64,680
2 bed Flat	1.3	@	158,400	198,000
3 bed Flat	0.0	@	0	-
	6.3			1,175,752
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	250,000	31,875
3 bed House	0.3	@	250,000	86,250
4 bed House	0.1	@	250,000	16,875
5 bed House	0.0	@	250,000	-
1 bed Flat	0.1	@	205,800	12,348
2 bed Flat	0.2	@	250,000	37,500
3 bed Flat	0.0	@	0	-
	0.8			184,848
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	306,432	253,956
3 bed House	2.2	@	350,056	785,001
4 bed House	0.4	@	435,784	191,200
5 bed House	0.0	@	582,236	-
1 bed Flat	0.4	@	223,440	87,142
2 bed Flat	1.0	@	273,600	266,760
3 bed Flat	0.0	@	0	-
	4.9	12.5		1,584,058
Sub-total GDV Residential	**25**			**8,645,462**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,239,338
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	13	AH units @	0 per unit	-
Total GDV				**8,645,462**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,231 sqm	241.00 £ psm			(296,600)
CIL analysis:				3.43% % of GDV	11,864 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			25 units @	26,548 per unit			(663,700)
	Sub-total						(663,700)	
S106 analysis:		1,194,660 £ per ha		7.68% % of GDV	26,548 £ per unit (total units)			
AH Commuted Sum				2,239 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.56 ha @	123,555 £ per ha (if brownfield)			(68,642)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			25 units @	0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,555 psm			-
2 bed House				236 sqm @	1,555 psm			(367,369)
3 bed House				1,366 sqm @	1,555 psm			(2,123,547)
4 bed House				233 sqm @	1,555 psm			(361,538)
5 bed House				- sqm @	1,555 psm			-
1 bed Flat				96 sqm @	1,757 psm			(167,949)
2 bed Flat				309 sqm @	1,757 psm			(542,603)
3 bed Flat			2,239	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		9	50% units @		18 sqm @	444 psm		(34,500)
Garages for 4B House (Mrkt only)		1	100% units @		18 sqm @	444 psm		(6,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			91					
External works				3,603,504 @	15.0%			(540,526)
Ext. Works analysis:					21,621 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				25 units @	712 £ per unit			(17,800)
M4(2) Category 2 Housing	Aff units	9	units @		99.0% @	625 £ per unit		(5,569)
M4(2) Category 2 Housing	OMS units	11	units @		98.5% @	625 £ per unit		(6,541)
M4(2) Category 2 Flats	Aff units	4	units @		99.0% @	1,090 £ per unit		(3,777)
M4(2) Category 2 Flats	OMS units	2	units @		98.5% @	1,090 £ per unit		(2,013)
M4(3) Category 3 Housing	Aff units	9	units @		1.0% @	12,368 £ per unit		(1,113)
M4(3) Category 3 Housing	OMS units	11	units @		1.5% @	12,368 £ per unit		(1,971)
M4(3) Category 3 Flats	Aff units	4	units @		1.0% @	9,469 £ per unit		(331)
M4(3) Category 3 Flats	OMS units	2	units @		1.5% @	9,469 £ per unit		(266)
Additional Low Carbon/Energy Reduction	Houses	20	units @			7,087 £ per unit		(139,082)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			710,551 base cost		(44,054)
EV Charging Points - Houses		20	units @			0 £ per unit		-
EV Charging Points - Flats		5	units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency		25	units @			350 £ per unit		(8,750)
	Sub-total						(231,268)	
Policy Costs analysis:	(design costs only)				9,251 £ per unit (total units)			
Contingency (on construction)				4,443,940 @	5.0%			(222,197)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		4,443,940	@	6.5%		(288,856)
Disposal Costs -						
OMS Marketing and Promotion		5,540,475	OMS @	3.00%	6,649 £ per unit	(166,214)
Residential Sales Agent Costs		5,540,475	OMS @	1.00%	2,216 £ per unit	(55,405)
Residential Sales Legal Costs		5,540,475	OMS @	0.25%	554 £ per unit	(13,851)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				9,819 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(28,984)
Developers Profit -						
Profit on OMS		5,540,475		17.50%		(969,583)
Margin on AH		3,104,987		6.00%	on AH values	(186,299)
	Profit analysis:	8,645,462		13.37%	blended GDV (1,155,882)	
		6,231,297		18.55%	on costs (1,155,882)	
TOTAL COSTS						**(7,387,179)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,258,283
SDLT		1,258,283	@	HMRC formula		(52,414)
Acquisition Agent fees		1,258,283	@	1.0%		(12,583)
Acquisition Legal fees		1,258,283	@	0.5%		(6,291)
Interest on Land		1,258,283	@	7.50%		(94,371)
Residual Land Value						**1,092,623**
RLV analysis:	43,705 £ per plot	1,966,722 £ per ha (net)		795,921 £ per acre (net)		
		1,966,722 £ per ha (gross)		795,921 £ per acre (gross)		
				12.64% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.56	ha (gross)	1.37	acres (gross)	
	Density analysis:	4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**1,383,760**
	BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**(524,046)** £ per ha (net)	**(212,079)** £ per acre (net)	**(291,137)**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(212,079)	10%	20%	30%	40%	50%	60%	70%
	100.00	493,170	344,470	195,770	47,042	(101,697)	(250,436)	(399,200)
	160.00	408,810	269,455	130,099	(9,257)	(148,615)	(288,011)	(427,406)
CIL £ psm	170.00	394,736	256,944	119,152	(18,640)	(156,450)	(294,279)	(432,107)
241.00	180.00	380,661	244,433	108,205	(28,023)	(164,285)	(300,547)	(436,808)
	190.00	366,587	231,923	97,259	(37,425)	(172,120)	(306,815)	(441,510)
	200.00	352,512	219,412	86,301	(46,827)	(179,955)	(313,083)	(446,219)
	210.00	338,438	206,893	75,332	(56,229)	(187,790)	(319,351)	(450,931)
	220.00	324,350	194,357	64,363	(65,631)	(195,625)	(325,619)	(455,642)
	230.00	310,247	181,821	53,394	(75,033)	(203,460)	(331,890)	(460,353)
	240.00	296,144	169,284	42,425	(84,435)	(211,295)	(338,172)	(465,064)
	250.00	282,041	156,748	31,456	(93,837)	(219,131)	(344,453)	(469,775)
	260.00	267,938	144,212	20,487	(103,239)	(226,983)	(350,735)	(474,487)
	270.00	253,835	131,676	9,517	(112,654)	(234,835)	(357,017)	(479,198)
	280.00	239,732	119,140	(1,466)	(122,077)	(242,687)	(363,298)	(483,909)
	290.00	225,622	106,582	(12,459)	(131,499)	(250,539)	(369,580)	(488,620)
	300.00	211,489	94,019	(23,451)	(140,921)	(258,391)	(375,861)	(493,336)
	310.00	197,355	81,455	(34,444)	(150,344)	(266,243)	(382,143)	(498,058)
	320.00	183,221	68,892	(45,437)	(159,766)	(274,095)	(388,429)	(502,780)
	330.00	169,088	56,329	(56,430)	(169,189)	(281,949)	(394,725)	(507,502)
	340.00	154,954	43,766	(67,423)	(178,616)	(289,819)	(401,022)	(512,224)
	350.00	140,821	31,197	(78,431)	(188,060)	(297,689)	(407,318)	(516,946)
	360.00	126,660	18,605	(89,450)	(197,504)	(305,559)	(413,614)	(521,668)
	370.00	112,494	6,013	(100,468)	(206,948)	(313,429)	(419,910)	(526,390)
	380.00	98,327	(6,579)	(111,486)	(216,393)	(321,299)	(426,206)	(531,112)
	390.00	84,161	(19,171)	(122,504)	(225,837)	(329,169)	(432,502)	(535,836)
	400.00	69,995	(31,764)	(133,522)	(235,281)	(337,039)	(438,804)	(540,570)

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(212,079)	10%	20%	30%	40%	50%	60%	70%
	15,500	470,244	343,552	216,861	90,169	(36,522)	(163,214)	(289,906)
	16,500	454,391	327,699	201,007	74,316	(52,376)	(179,068)	(305,759)
Site Specific S106	17,500	438,521	311,832	185,144	58,455	(68,233)	(194,922)	(321,613)
26,548	18,500	422,637	295,949	169,260	42,572	(84,117)	(210,805)	(337,494)
	19,500	406,754	280,065	153,377	26,688	(100,000)	(226,689)	(353,377)
	20,500	390,870	264,182	137,493	10,805	(115,884)	(242,572)	(369,261)
	21,500	374,987	248,298	121,610	(5,079)	(131,767)	(258,456)	(385,145)
	22,500	359,103	232,415	105,726	(20,962)	(147,652)	(274,355)	(401,058)
	23,500	343,220	216,531	89,839	(36,864)	(163,567)	(290,270)	(416,974)
	24,500	327,329	200,626	73,923	(52,780)	(179,483)	(306,186)	(432,889)
	25,500	311,414	184,711	58,007	(68,696)	(195,399)	(322,102)	(448,820)
	26,500	295,498	168,795	42,092	(84,611)	(211,315)	(338,034)	(464,770)
	27,500	279,582	152,879	26,176	(100,527)	(227,249)	(353,985)	(480,720)
	28,500	263,666	136,963	10,260	(116,464)	(243,199)	(369,935)	(496,682)
	29,500	247,751	121,048	(5,679)	(132,414)	(259,150)	(385,885)	(512,669)

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(212,079)	10%	20%	30%	40%	50%	60%	70%
	7.5%	919,500	723,379	527,257	331,136	135,014	(61,126)	(257,280)
	10.0%	763,309	584,542	405,775	227,008	48,241	(130,544)	(309,344)
Profit	12.5%	607,117	445,705	284,292	122,880	(38,532)	(199,963)	(361,408)
17.5%	15.0%	450,926	306,868	162,810	18,752	(125,305)	(269,381)	(413,471)
	17.5%	294,734	168,031	41,328	(85,375)	(212,079)	(338,800)	(465,535)
	20.0%	138,542	29,194	(80,155)	(189,503)	(298,852)	(408,218)	(517,599)

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(212,079)	10%	20%	30%	40%	50%	60%	70%
	550,000	752,734	626,031	499,328	372,625	245,921	119,200	(7,535)
	600,000	702,734	576,031	449,328	322,625	195,921	69,200	(57,535)
BLV (£ per acre)	650,000	652,734	526,031	399,328	272,625	145,921	19,200	(107,535)
1,008,000	700,000	602,734	476,031	349,328	222,625	95,921	(30,800)	(157,535)
	750,000	552,734	426,031	299,328	172,625	45,921	(80,800)	(207,535)
	800,000	502,734	376,031	249,328	122,625	(4,079)	(130,800)	(257,535)
	850,000	452,734	326,031	199,328	72,625	(54,079)	(180,800)	(307,535)
	900,000	402,734	276,031	149,328	22,625	(104,079)	(230,800)	(357,535)
	950,000	352,734	226,031	99,328	(27,375)	(154,079)	(280,800)	(407,535)
	1,000,000	302,734	176,031	49,328	(77,375)	(204,079)	(330,800)	(457,535)
	1,050,000	252,734	126,031	(672)	(127,375)	(254,079)	(380,800)	(507,535)
	1,100,000	202,734	76,031	(50,672)	(177,375)	(304,079)	(430,800)	(557,535)
	1,150,000	152,734	26,031	(100,672)	(227,375)	(354,079)	(480,800)	(607,535)
	1,200,000	102,734	(23,969)	(150,672)	(277,375)	(404,079)	(530,800)	(657,535)
	1,250,000	52,734	(73,969)	(200,672)	(327,375)	(454,079)	(580,800)	(707,535)
	1,300,000	2,734	(123,969)	(250,672)	(377,375)	(504,079)	(630,800)	(757,535)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(212,079)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	(6,314)	(104,861)	(203,412)	(301,984)	(400,556)	(499,128)	(597,720)
	37	53,896	(50,283)	(154,461)	(258,653)	(362,858)	(467,063)	(571,271)
Density (dph)	39	114,105	4,296	(105,514)	(215,323)	(325,160)	(434,997)	(544,834)
45.0	41	174,315	58,874	(56,566)	(172,007)	(287,461)	(402,931)	(518,401)
	43	234,524	113,453	(7,619)	(128,691)	(249,763)	(370,866)	(491,968)
	45	294,734	168,031	41,328	(85,375)	(212,079)	(338,800)	(465,535)
	47	354,944	222,609	90,275	(42,060)	(174,394)	(306,734)	(439,102)
	49	415,153	277,188	139,222	1,256	(136,709)	(274,675)	(412,669)
	51	475,363	331,766	188,169	44,572	(99,025)	(242,622)	(386,236)
	53	535,572	386,344	237,116	87,888	(61,340)	(210,568)	(359,803)
	55	595,782	440,923	286,063	131,204	(23,655)	(178,515)	(333,374)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(212,079)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	82%	826,148	698,625	571,069	443,514	315,958	188,359	60,732
	84%	767,276	639,858	512,440	384,991	257,519	130,046	2,550
Build Cost	86%	708,405	581,070	453,735	326,401	199,066	71,691	(55,698)
100%	88%	649,462	522,248	395,031	267,780	140,529	13,277	(113,974)
(105% = 5% increase)	90%	590,484	463,353	336,223	209,092	81,962	(45,176)	(172,344)
	92%	531,464	404,437	277,410	150,365	23,318	(103,728)	(230,775)
	94%	472,372	345,429	218,486	91,542	(35,401)	(162,344)	(289,287)
	96%	413,237	286,381	159,524	32,668	(94,189)	(221,046)	(347,902)
	98%	354,022	227,249	100,477	(26,296)	(153,069)	(279,856)	(406,644)
	100%	294,734	168,031	41,328	(85,375)	(212,079)	(338,800)	(465,535)
	102%	235,388	108,741	(17,910)	(144,561)	(271,212)	(397,899)	(524,600)
	104%	175,907	49,340	(77,260)	(203,876)	(330,495)	(457,179)	(583,905)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(212,079)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	94%	(2,398)	(96,116)	(189,835)	(283,554)	(377,273)	(470,991)	(564,710)
	96%	96,841	(7,901)	(112,642)	(217,384)	(322,125)	(426,867)	(531,608)
Market Values	98%	195,871	80,136	(35,599)	(151,333)	(267,068)	(382,803)	(498,542)
100%	100%	294,734	168,031	41,328	(85,375)	(212,079)	(338,800)	(465,535)
(105% = 5% increase)	102%	393,472	255,821	118,169	(19,490)	(157,174)	(294,858)	(432,542)
	104%	492,125	343,523	194,909	46,295	(102,320)	(250,934)	(399,599)
	106%	590,641	431,111	271,581	112,051	(47,505)	(207,082)	(366,659)
	108%	689,115	518,679	348,204	177,728	7,251	(163,231)	(333,771)
	110%	787,496	606,128	424,760	243,392	61,982	(119,440)	(300,883)
	112%	885,859	693,577	501,278	308,979	116,680	(75,655)	(268,024)
	114%	984,117	780,944	577,770	374,566	171,336	(31,895)	(235,186)
	116%	1,082,376	868,285	654,194	440,102	225,991	11,830	(202,347)
	118%	1,180,587	955,626	730,617	505,608	280,599	55,555	(169,538)
	120%	1,278,738	1,042,876	807,014	571,114	335,187	99,261	(136,745)
	122%	1,376,889	1,130,122	883,354	636,586	389,776	142,932	(103,951)
	124%	1,475,040	1,217,367	959,694	702,020	444,347	186,602	(71,160)
	126%	1,573,100	1,304,585	1,036,033	767,454	498,875	230,273	(38,407)
	128%	1,671,157	1,391,746	1,112,335	832,888	553,403	273,919	(5,654)
	130%	1,769,214	1,478,908	1,188,602	898,296	607,932	317,541	27,099
	132%	1,867,271	1,566,069	1,264,868	963,667	662,460	361,164	59,852
	134%	1,965,300	1,653,231	1,341,135	1,029,038	716,942	404,787	92,585

TABLE 8

Balance (RLV - BLV £ per acre (n))	(212,079)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	301,181	174,478	47,775	(78,928)	(205,631)	(332,338)	(459,073)
	450	299,400	172,697	45,994	(80,709)	(207,412)	(334,123)	(460,858)
BNG (£ per unit)	550	297,619	170,916	44,213	(82,490)	(209,193)	(335,908)	(462,643)
712	650	295,838	169,135	42,432	(84,271)	(210,974)	(337,693)	(464,429)
	750	294,057	167,354	40,651	(86,052)	(212,755)	(339,478)	(466,214)
	850	292,276	165,573	38,870	(87,833)	(214,536)	(341,264)	(467,999)
	950	290,495	163,792	37,089	(89,614)	(216,317)	(343,049)	(469,784)
	1,050	288,714	162,011	35,308	(91,395)	(218,099)	(344,834)	(471,569)
	1,150	286,933	160,230	33,527	(93,176)	(219,884)	(346,619)	(473,355)
	1,250	285,152	158,449	31,746	(94,957)	(221,669)	(348,404)	(475,140)
	1,350	283,371	156,668	29,965	(96,738)	(223,454)	(350,190)	(476,925)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(212,079)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	302,703	183,969	65,235	(53,499)	(172,233)	(290,967)	(409,701)
	10,000	310,672	199,907	89,142	(21,638)	(132,422)	(243,205)	(353,989)
Grant (£ per unit)	15,000	318,641	215,834	113,003	10,172	(92,659)	(195,496)	(298,376)
-	20,000	326,610	231,739	136,861	41,982	(52,930)	(147,873)	(242,841)
	25,000	334,570	247,644	160,718	73,762	(13,244)	(100,283)	(187,381)
	30,000	342,522	263,549	184,576	105,511	26,429	(52,746)	(131,996)
	35,000	350,475	279,454	208,391	137,259	66,043	(5,246)	(76,638)
	40,000	358,427	295,359	232,202	168,987	105,657	42,211	(21,357)
	45,000	366,380	311,265	256,014	200,678	145,233	89,654	33,917
	50,000	374,333	327,145	279,825	232,369	184,780	137,037	89,119
	55,000	382,285	343,020	303,622	264,060	224,328	184,421	144,322

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**25**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AC to AF_v0.2

Appraisal Ref: AE (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			25 Units		
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			314.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	0.8	14.0%	1.4	9%	2.2
3 bed House	70.0%	10.5	40.0%	4.0	58%	14.5
4 bed House	15.0%	2.3	13.0%	1.3	14%	3.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.8	13.0%	1.3	8%	2.1
2 bed Flat	5.0%	0.8	20.0%	2.0	11%	2.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	15.0	100.0%	10.0	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	53	565	98	1,055	151	1,620
3 bed House	998	10,737	380	4,090	1,378	14,827
4 bed House	279	3,003	161	1,735	440	4,738
5 bed House	0	0	0	0	0	0
1 bed Flat	44	475	76	823	121	1,298
2 bed Flat	62	665	165	1,773	226	2,438
3 bed Flat	0	0	0	0	0	0
	1,435	15,445	880	9,476	2,315	24,921
AH % by floor area:			38.02% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	866,880
3 bed House	460,600	4,848	450	6,678,700
4 bed House	573,400	4,624	430	2,035,570
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	602,700
2 bed Flat	360,000	5,143	478	990,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				11,173,850

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.8	@	403,200	302,400
3 bed House	10.5	@	460,600	4,836,300
4 bed House	2.3	@	573,400	1,290,150
5 bed House	0.0	@	766,100	-
1 bed Flat	0.8	@	294,000	220,500
2 bed Flat	0.8	@	360,000	270,000
3 bed Flat	0.0	@	0	-
	15.0			6,919,350
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	241,920	27,095
3 bed House	0.3	@	276,360	88,435
4 bed House	0.1	@	344,040	35,780
5 bed House	0.0	@	459,660	-
1 bed Flat	0.1	@	176,400	18,346
2 bed Flat	0.2	@	216,000	34,560
3 bed Flat	0.0	@	0	-
	0.8			204,216
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.9	@	177,408	153,990
3 bed House	2.5	@	202,664	502,607
4 bed House	0.8	@	252,296	203,351
5 bed House	0.0	@	337,084	-
1 bed Flat	0.8	@	129,360	104,264
2 bed Flat	1.2	@	158,400	196,416
3 bed Flat	0.0	@	0	-
	6.2			1,160,628
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	250,000	52,500
3 bed House	0.6	@	250,000	150,000
4 bed House	0.2	@	250,000	48,750
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	205,800	40,131
2 bed Flat	0.3	@	250,000	75,000
3 bed Flat	0.0	@	0	-
	1.5			366,381
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	306,432	64,351
3 bed House	0.6	@	350,056	210,034
4 bed House	0.2	@	435,784	84,978
5 bed House	0.0	@	582,236	-
1 bed Flat	0.2	@	223,440	43,571
2 bed Flat	0.3	@	273,600	82,080
3 bed Flat	0.0	@	0	-
	1.5	10.0		485,013
Sub-total GDV Residential	**25**			**9,135,588**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,038,262
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	10	AH units @	0 per unit	-
Total GDV				**9,135,588**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,570 sqm		314.00 £ psm		(492,943)
CIL analysis:				5.40% % of GDV		19,718 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			25 units @	26,548	per unit		(663,700)
	Sub-total						(663,700)	
S106 analysis:		1,194,660 £ per ha		7.26% % of GDV		26,548 £ per unit (total units)		
AH Commuted Sum				2,315 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.56 ha @	123,555	£ per ha (if brownfield)		(68,642)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			25 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,555	psm		-
2 bed House				151 sqm @	1,555	psm		(234,028)
3 bed House				1,378 sqm @	1,555	psm		(2,142,013)
4 bed House				440 sqm @	1,555	psm		(684,511)
5 bed House				- sqm @	1,555	psm		-
1 bed Flat				121 sqm @	1,757	psm		(211,874)
2 bed Flat				226 sqm @	1,757	psm		(397,909)
3 bed Flat			2,315	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		11 50%	units @		18 sqm @	444	psm	(42,000)
Garages for 4B House (Mrkt only)		2 100%	units @		18 sqm @	444	psm	(18,000)
Garages for 5B House (Mrkt only)		- 150%	units @		18 sqm @	444	psm	-
			135					
External works				3,730,333 @	15.0%			(559,550)
Ext. Works analysis:					22,382	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				25 units @	712	£ per unit		(17,800)
M4(2) Category 2 Housing	Aff units	7	units @		95.0% @	625	£ per unit	(3,978)
M4(2) Category 2 Housing	OMS units	14	units @		94.0% @	625	£ per unit	(7,931)
M4(2) Category 2 Flats	Aff units	3	units @		94.0% @	1,090	£ per unit	(3,381)
M4(2) Category 2 Flats	OMS units	2	units @		93.0% @	1,090	£ per unit	(1,521)
M4(3) Category 3 Housing	Aff units	7	units @		5.0% @	12,368	£ per unit	(4,143)
M4(3) Category 3 Housing	OMS units	14	units @		6.0% @	12,368	£ per unit	(10,018)
M4(3) Category 3 Flats	Aff units	3	units @		6.0% @	9,469	£ per unit	(1,875)
M4(3) Category 3 Flats	OMS units	2	units @		7.0% @	9,469	£ per unit	(994)
Additional Low Carbon/Energy Reduction	Houses	20	units @			7,087	£ per unit	(143,157)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			609,782	base cost	(37,807)
EV Charging Points - Houses		20	units @			0	£ per unit	-
EV Charging Points - Flats		5	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		25	units @			350	£ per unit	(8,750)
	Sub-total						(241,355)	
Policy Costs analysis:	(design costs only)				9,654	£ per unit (total units)		
Contingency (on construction)				4,599,880 @	5.0%			(229,994)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology:	**VOWH Medium Value Brownfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		4,599,880	@	6.5%		(298,992)
Disposal Costs -						
OMS Marketing and Promotion		6,919,350	OMS @	3.00%	8,303 £ per unit	(207,581)
Residential Sales Agent Costs		6,919,350	OMS @	1.00%	2,768 £ per unit	(69,194)
Residential Sales Legal Costs		6,919,350	OMS @	0.25%	692 £ per unit	(17,298)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				12,163 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(39,421)
Developers Profit -						
Profit on OMS		6,919,350		17.50%		(1,210,886)
Margin on AH		2,216,238		6.00%	on AH values	(132,974)
	Profit analysis:	9,135,588		14.71%	blended GDV (1,343,861)	
		6,670,552		20.15%	on costs (1,343,861)	
TOTAL COSTS						**(8,014,413)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,121,175
SDLT		1,121,175	@	HMRC formula		(45,559)
Acquisition Agent fees		1,121,175	@	1.0%		(11,212)
Acquisition Legal fees		1,121,175	@	0.5%		(5,606)
Interest on Land		1,121,175	@	7.50%		(84,088)
Residual Land Value						**974,710**
RLV analysis:	38,988 £ per plot	1,754,478	£ per ha (net)	710,028	£ per acre (net)	
		1,754,478	£ per ha (gross)	710,028	£ per acre (gross)	
				10.67%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.56	ha (gross)	1.37	acres (gross)	
	Density analysis:	4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**1,383,760**
	BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(736,290)**	£ per ha (net)	**(297,972)** £ per acre (net)	**(409,050)**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	100.00	509,401	311,983	114,525	(83,058)	(280,841)	(478,929)	(677,679)
	160.00	419,657	232,154	44,565	(143,151)	(331,054)	(519,299)	(708,242)
CIL £ psm	170.00	404,696	218,828	32,902	(153,167)	(339,440)	(526,044)	(713,346)
314.00	180.00	389,734	205,502	21,216	(163,201)	(347,826)	(532,788)	(718,450)
	190.00	374,768	192,176	9,531	(173,240)	(356,213)	(539,533)	(723,560)
	200.00	359,777	178,851	(2,154)	(183,279)	(364,599)	(546,277)	(728,680)
	210.00	344,785	165,525	(13,840)	(193,318)	(372,985)	(553,025)	(733,801)
	220.00	329,794	152,197	(25,525)	(203,357)	(381,388)	(559,789)	(738,922)
	230.00	314,802	138,843	(37,210)	(213,396)	(389,796)	(566,553)	(744,042)
	240.00	299,811	125,488	(48,906)	(223,446)	(398,204)	(573,317)	(749,178)
	250.00	284,819	112,133	(60,619)	(233,509)	(406,612)	(580,081)	(754,316)
	260.00	269,823	98,779	(72,331)	(243,573)	(415,020)	(586,848)	(759,454)
	270.00	254,799	85,424	(84,043)	(253,636)	(423,434)	(593,632)	(764,592)
	280.00	239,775	72,069	(95,755)	(263,700)	(431,865)	(600,416)	(769,745)
	290.00	224,751	58,695	(107,467)	(273,763)	(440,295)	(607,200)	(774,901)
	300.00	209,728	45,310	(119,192)	(283,847)	(448,726)	(613,984)	(780,057)
	310.00	194,704	31,924	(130,933)	(293,937)	(457,157)	(620,782)	(785,213)
	320.00	179,680	18,539	(142,673)	(304,026)	(465,595)	(627,587)	(790,387)
	330.00	164,624	5,154	(154,414)	(314,116)	(474,050)	(634,393)	(795,562)
	340.00	149,565	(8,232)	(166,155)	(324,205)	(482,505)	(641,198)	(800,737)
	350.00	134,506	(21,647)	(177,898)	(334,313)	(490,960)	(648,013)	(805,921)
	360.00	119,448	(35,065)	(189,669)	(344,430)	(499,414)	(654,841)	(811,116)
	370.00	104,389	(48,483)	(201,440)	(354,547)	(507,890)	(661,668)	(816,310)
	380.00	89,316	(61,901)	(213,211)	(364,664)	(516,370)	(668,496)	(821,508)
	390.00	74,220	(75,319)	(224,983)	(374,783)	(524,850)	(675,338)	(826,723)
	400.00	59,125	(88,765)	(236,762)	(384,929)	(533,330)	(682,188)	(831,938)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	15,500	364,711	202,774	40,837	(121,179)	(283,247)	(445,435)	(607,811)
	16,500	348,795	186,858	24,901	(137,130)	(299,234)	(461,461)	(623,920)
Site Specific S106	17,500	332,879	170,942	8,951	(153,080)	(315,221)	(477,496)	(640,031)
26,548	18,500	316,963	155,027	(7,000)	(169,061)	(331,226)	(493,563)	(656,186)
	19,500	301,048	139,081	(22,950)	(185,048)	(347,252)	(509,630)	(672,349)
	20,500	285,132	123,130	(38,900)	(201,035)	(363,278)	(525,727)	(688,554)
	21,500	269,211	107,180	(54,875)	(217,022)	(379,315)	(541,838)	(704,784)
	22,500	253,260	91,230	(70,862)	(233,043)	(395,382)	(557,966)	(721,039)
	23,500	237,310	75,280	(86,849)	(249,069)	(411,449)	(574,123)	(737,346)
	24,500	221,360	59,312	(102,836)	(265,095)	(427,534)	(590,294)	(753,686)
	25,500	205,410	43,325	(118,834)	(281,134)	(443,645)	(606,499)	(770,065)
	26,500	189,460	27,338	(134,860)	(297,201)	(459,756)	(622,724)	(786,491)
	27,500	173,498	11,351	(150,886)	(313,268)	(475,904)	(638,980)	(802,973)
	28,500	157,511	(4,636)	(166,912)	(329,341)	(492,061)	(655,269)	(819,516)
	29,500	141,524	(20,651)	(182,953)	(345,452)	(508,239)	(671,580)	(836,121)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	7.5%	838,906	604,536	370,091	135,502	(99,300)	(334,521)	(570,545)
	10.0%	676,353	460,045	243,661	27,134	(189,608)	(406,767)	(624,730)
Profit	12.5%	513,800	315,553	117,231	(81,235)	(279,915)	(479,013)	(678,914)
17.5%	15.0%	351,247	171,062	(9,199)	(189,604)	(370,222)	(551,258)	(733,098)
	17.5%	188,694	26,570	(135,629)	(297,972)	(460,529)	(623,504)	(787,283)
	20.0%	26,141	(117,921)	(262,059)	(406,341)	(550,836)	(695,750)	(841,467)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	550,000	646,694	484,570	322,371	160,028	(2,529)	(165,504)	(329,283)
	600,000	596,694	434,570	272,371	110,028	(52,529)	(215,504)	(379,283)
BLV (£ per acre)	650,000	546,694	384,570	222,371	60,028	(102,529)	(265,504)	(429,283)
1,008,000	700,000	496,694	334,570	172,371	10,028	(152,529)	(315,504)	(479,283)
	750,000	446,694	284,570	122,371	(39,972)	(202,529)	(365,504)	(529,283)
	800,000	396,694	234,570	72,371	(89,972)	(252,529)	(415,504)	(579,283)
	850,000	346,694	184,570	22,371	(139,972)	(302,529)	(465,504)	(629,283)
	900,000	296,694	134,570	(27,629)	(189,972)	(352,529)	(515,504)	(679,283)
	950,000	246,694	84,570	(77,629)	(239,972)	(402,529)	(565,504)	(729,283)
	1,000,000	196,694	34,570	(127,629)	(289,972)	(452,529)	(615,504)	(779,283)
	1,050,000	146,694	(15,430)	(177,629)	(339,972)	(502,529)	(665,504)	(829,283)
	1,100,000	96,694	(65,430)	(227,629)	(389,972)	(552,529)	(715,504)	(879,283)
	1,150,000	46,694	(115,430)	(277,629)	(439,972)	(602,529)	(765,504)	(929,283)
	1,200,000	(3,306)	(165,430)	(327,629)	(489,972)	(652,529)	(815,504)	(979,283)
	1,250,000	(53,306)	(215,430)	(377,629)	(539,972)	(702,529)	(865,504)	(1,029,283)
	1,300,000	(103,306)	(265,430)	(427,629)	(589,972)	(752,529)	(915,504)	(1,079,283)

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Scheme Typology: VOWH Medium Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(88,903)	(215,018)	(341,239)	(467,580)	(594,138)	(721,056)	(848,731)
	37	(33,379)	(166,700)	(300,117)	(433,654)	(567,415)	(701,533)	(836,429)
Density (dph)	39	22,145	(118,383)	(258,995)	(399,733)	(540,692)	(682,026)	(824,137)
45.0	41	77,669	(70,065)	(217,873)	(365,813)	(513,969)	(662,518)	(811,852)
	43	133,184	(21,747)	(176,751)	(331,893)	(487,246)	(643,011)	(799,567)
	45	188,694	26,570	(135,629)	(297,972)	(460,529)	(623,504)	(787,283)
	47	244,204	74,888	(94,507)	(264,052)	(433,820)	(603,997)	(775,004)
	49	299,714	123,205	(53,385)	(230,132)	(407,111)	(584,494)	(762,734)
	51	355,224	171,523	(12,263)	(196,211)	(380,402)	(564,999)	(750,463)
	53	410,733	219,841	28,859	(162,291)	(353,693)	(545,505)	(738,192)
	55	466,243	268,158	69,979	(128,371)	(326,983)	(526,011)	(725,921)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	82%	740,785	576,512	412,240	247,961	83,681	(80,599)	(244,879)
	84%	679,670	515,667	351,663	187,659	23,655	(140,349)	(304,361)
Build Cost	86%	618,539	454,811	291,077	127,320	(36,436)	(200,193)	(363,953)
100%	88%	557,340	393,860	230,380	66,900	(96,603)	(260,134)	(423,680)
(105% = 5% increase)	90%	496,089	332,886	169,636	6,383	(156,871)	(320,197)	(483,565)
	92%	434,766	271,789	108,813	(54,221)	(217,270)	(380,404)	(543,633)
	94%	373,388	210,642	47,871	(114,934)	(277,801)	(440,781)	(603,959)
	96%	311,900	149,407	(13,167)	(175,781)	(338,503)	(501,401)	(664,596)
	98%	250,351	88,042	(74,326)	(236,786)	(399,406)	(562,277)	(725,649)
	100%	188,694	26,570	(135,629)	(297,972)	(460,529)	(623,504)	(787,283)
	102%	126,908	(35,033)	(197,101)	(359,366)	(521,968)	(685,182)	(849,930)
	104%	65,003	(96,791)	(258,766)	(421,022)	(583,768)	(747,455)	(915,945)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	94%	(121,765)	(249,815)	(377,985)	(506,333)	(634,980)	(764,148)	(896,148)
	96%	(17,988)	(157,397)	(296,921)	(436,604)	(576,558)	(716,989)	(858,887)
Market Values	98%	85,479	(65,300)	(216,164)	(367,177)	(518,436)	(670,127)	(822,700)
100%	100%	188,694	26,570	(135,629)	(297,972)	(460,529)	(623,504)	(787,283)
(105% = 5% increase)	102%	291,727	118,253	(55,280)	(228,947)	(402,821)	(577,064)	(752,073)
	104%	394,581	209,788	24,916	(160,073)	(345,255)	(530,786)	(717,016)
	106%	497,306	301,212	104,992	(91,320)	(287,807)	(484,629)	(682,101)
	108%	599,949	392,486	184,983	(22,660)	(230,453)	(438,573)	(647,300)
	110%	702,477	483,699	264,848	45,909	(173,209)	(392,599)	(612,590)
	112%	804,940	574,835	344,664	114,391	(116,028)	(346,716)	(577,957)
	114%	907,327	665,900	424,409	182,846	(58,887)	(300,893)	(543,396)
	116%	1,009,680	756,910	504,107	251,198	(1,838)	(255,108)	(508,902)
	118%	1,111,941	847,890	583,741	319,550	55,204	(209,395)	(474,450)
	120%	1,214,201	938,789	663,376	387,819	112,164	(163,704)	(440,037)
	122%	1,316,403	1,029,687	742,912	456,077	169,124	(118,067)	(405,680)
	124%	1,418,552	1,120,545	822,448	524,311	226,027	(72,438)	(371,334)
	126%	1,520,700	1,211,343	901,984	592,484	282,908	(26,870)	(337,048)
	128%	1,622,849	1,302,142	981,435	660,658	339,790	18,698	(302,763)
	130%	1,724,899	1,392,940	1,060,884	728,827	396,607	64,234	(268,524)
	132%	1,826,950	1,483,676	1,140,332	796,926	453,419	109,739	(234,296)
	134%	1,929,000	1,574,387	1,219,774	865,025	510,230	155,245	(200,080)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
712	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	(297,972)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	196,681	42,581	(111,561)	(265,815)	(420,192)	(574,822)	(729,883)
	10,000	204,667	58,592	(87,544)	(233,714)	(379,961)	(526,348)	(672,946)
Grant (£ per unit)	15,000	212,654	74,584	(63,528)	(201,659)	(339,825)	(478,043)	(616,372)
-	20,000	220,641	90,557	(39,527)	(169,638)	(299,763)	(429,889)	(560,071)
	25,000	228,627	106,531	(15,566)	(137,663)	(259,760)	(381,857)	(503,976)
	30,000	236,614	122,504	8,394	(105,717)	(219,827)	(333,937)	(448,047)
	35,000	244,601	138,477	32,351	(73,802)	(179,955)	(286,109)	(392,265)
	40,000	252,588	154,442	56,258	(41,926)	(140,110)	(238,352)	(336,597)
	45,000	260,574	170,380	80,165	(10,051)	(100,344)	(190,648)	(281,032)
	50,000	268,561	186,319	104,073	21,760	(60,581)	(143,026)	(225,545)
	55,000	276,534	202,257	127,958	53,570	(20,893)	(95,443)	(170,113)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AC to AF_v0.2

Appraisal Ref: AF (see Typologies Matrix)
Scheme Typology: VOWH Low Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		25	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	0.8	14.0%	1.4	9%	2.2
3 bed House	70.0%	10.5	40.0%	4.0	58%	14.5
4 bed House	15.0%	2.3	13.0%	1.3	14%	3.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	0.8	13.0%	1.3	8%	2.1
2 bed Flat	5.0%	0.8	20.0%	2.0	11%	2.8
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	15.0	100.0%	10.0	100%	25.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	53	565	98	1,055	151	1,620
3 bed House	998	10,737	380	4,090	1,378	14,827
4 bed House	279	3,003	161	1,735	440	4,738
5 bed House	0	0	0	0	0	0
1 bed Flat	44	475	76	823	121	1,298
2 bed Flat	62	665	165	1,773	226	2,438
3 bed Flat	0	0	0	0	0	0
	1,435	15,445	880	9,476	2,315	24,921
AH % by floor area:			38.02% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	634,680
3 bed House	357,200	3,760	349	5,179,400
4 bed House	427,000	3,444	320	1,515,850
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	381,710
2 bed Flat	187,200	2,674	248	514,800
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				8,226,440

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.8	@	295,200	221,400
3 bed House	10.5	@	357,200	3,750,600
4 bed House	2.3	@	427,000	960,750
5 bed House	0.0	@	554,200	-
1 bed Flat	0.8	@	186,200	139,650
2 bed Flat	0.8	@	187,200	140,400
3 bed Flat	0.0	@	0	-
	15.0			5,212,800
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.1	@	177,120	19,837
3 bed House	0.3	@	214,320	68,582
4 bed House	0.1	@	256,200	26,645
5 bed House	0.0	@	332,520	-
1 bed Flat	0.1	@	111,720	11,619
2 bed Flat	0.2	@	112,320	17,971
3 bed Flat	0.0	@	0	-
	0.8			144,655
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.9	@	129,888	112,743
3 bed House	2.5	@	157,168	389,777
4 bed House	0.8	@	187,880	151,431
5 bed House	0.0	@	243,848	-
1 bed Flat	0.8	@	81,928	66,034
2 bed Flat	1.2	@	82,368	102,136
3 bed Flat	0.0	@	0	-
	6.2			822,121
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	206,640	43,394
3 bed House	0.6	@	250,000	150,000
4 bed House	0.2	@	250,000	48,750
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	130,340	25,416
2 bed Flat	0.3	@	131,040	39,312
3 bed Flat	0.0	@	0	-
	1.5			306,873
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.2	@	224,352	47,114
3 bed House	0.6	@	271,472	162,883
4 bed House	0.2	@	324,520	63,281
5 bed House	0.0	@	421,192	-
1 bed Flat	0.2	@	141,512	27,595
2 bed Flat	0.3	@	142,272	42,682
3 bed Flat	0.0	@	0	-
	1.5	10.0		343,555
Sub-total GDV Residential	**25**			**6,830,003**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	1,396,437
	603 £ psm (total GIA sqm)		55,857 £ per unit (total units)	
Grant	10	AH units @	0 per unit	-
Total GDV				**6,830,003**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)								(11,550)
Planning Application Professional Fees, Surveys and reports								(30,000)
CIL (Mrkt only + garages)				1,570	sqm	224.00	£ psm	(351,654)
CIL analysis:				5.15%	% of GDV	14,066	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					0		-
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			25	units @	26,548	per unit	(663,700)
	Sub-total							(663,700)
S106 analysis:		1,194,660	£ per ha	9.72%	% of GDV	26,548	£ per unit (total units)	
AH Commuted Sum				2,315	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			

Construction Costs -

Site Clearance, Demolition & Remediation				0.56	ha @	123,555	£ per ha (if brownfield)	(68,642)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			25	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,555	psm	-
2 bed House				151	sqm @	1,555	psm	(234,028)
3 bed House				1,378	sqm @	1,555	psm	(2,142,013)
4 bed House				440	sqm @	1,555	psm	(684,511)
5 bed House				-	sqm @	1,555	psm	-
1 bed Flat				121	sqm @	1,757	psm	(211,874)
2 bed Flat				226	sqm @	1,757	psm	(397,909)
3 bed Flat			2,315	-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		11	50%	units @		18 sqm @	444 psm	(42,000)
Garages for 4B House (Mrkt only)		2	100%	units @		18 sqm @	444 psm	(18,000)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			135					
External works				3,730,333	@	15.0%		(559,550)
Ext. Works analysis:						22,382	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				25	units @	712	£ per unit	(17,800)
M4(2) Category 2 Housing	Aff units		7	units @	95.0%	@	625 £ per unit	(3,978)
M4(2) Category 2 Housing	OMS units		14	units @	94.0%	@	625 £ per unit	(7,931)
M4(2) Category 2 Flats	Aff units		3	units @	94.0%	@	1,090 £ per unit	(3,381)
M4(2) Category 2 Flats	OMS units		2	units @	93.0%	@	1,090 £ per unit	(1,521)
M4(3) Category 3 Housing	Aff units		7	units @	5.0%	@	12,368 £ per unit	(4,143)
M4(3) Category 3 Housing	OMS units		14	units @	6.0%	@	12,368 £ per unit	(10,018)
M4(3) Category 3 Flats	Aff units		3	units @	6.0%	@	9,469 £ per unit	(1,875)
M4(3) Category 3 Flats	OMS units		2	units @	7.0%	@	9,469 £ per unit	(994)
Additional Low Carbon/Energy Reduction	Houses		20	units @			7,087 £ per unit	(143,157)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			609,782 base cost	(37,807)
EV Charging Points - Houses			20	units @			0 £ per unit	-
EV Charging Points - Flats			5	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			25	units @			350 £ per unit	(8,750)
	Sub-total							(241,355)
Policy Costs analysis:	(design costs only)					9,654	£ per unit (total units)	
Contingency (on construction)				4,599,880	@	5.0%		(229,994)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**25**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		4,599,880	@	6.5%		(298,992)
Disposal Costs -						
OMS Marketing and Promotion		5,212,800	OMS @	3.00%	6,255 £ per unit	(156,384)
Residential Sales Agent Costs		5,212,800	OMS @	1.00%	2,085 £ per unit	(52,128)
Residential Sales Legal Costs		5,212,800	OMS @	0.25%	521 £ per unit	(13,032)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,262 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(235,093)
Developers Profit -						
Profit on OMS		5,212,800		17.50%		(912,240)
Margin on AH		1,617,203		6.00%	on AH values	(97,032)
Profit analysis:		6,830,003		14.78%	blended GDV (1,009,272)	
		6,652,407		15.17%	on costs (1,009,272)	
TOTAL COSTS						**(7,661,679)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(831,676)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(831,676)**
RLV analysis:	(33,267) £ per plot	(1,497,016) £ per ha (net)		(605,834) £ per acre (net)		
		(1,497,016) £ per ha (gross)		(605,834) £ per acre (gross)		
				-12.18% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		0.56	ha (net)	1.37	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.56	ha (gross)	1.37	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	48,322 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**1,208,044**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(3,671,496)** £ per ha (net)	**(1,485,834)** £ per acre (net)		**(2,039,720)**

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,485,834)	10%	20%	30%	40%	50%	60%	70%
	100.00	(756,823)	(931,445)	(1,120,968)	(1,313,660)	(1,511,662)	(3,235,404)	(5,015,305)
	160.00	(864,871)	(1,038,640)	(1,216,026)	(1,396,650)	(1,904,723)	(3,594,780)	(5,284,836)
CIL £ psm	170.00	(883,321)	(1,056,586)	(1,231,918)	(1,410,521)	(1,979,593)	(3,654,676)	(5,329,758)
224.00	180.00	(903,268)	(1,074,531)	(1,247,813)	(1,424,427)	(2,054,463)	(3,714,572)	(5,374,680)
	190.00	(923,322)	(1,092,477)	(1,263,801)	(1,438,381)	(2,129,333)	(3,774,468)	(5,419,602)
	200.00	(943,390)	(1,110,494)	(1,279,790)	(1,452,336)	(2,204,203)	(3,834,364)	(5,464,524)
	210.00	(963,457)	(1,128,548)	(1,295,779)	(1,466,291)	(2,279,073)	(3,894,260)	(5,509,446)
	220.00	(983,524)	(1,146,602)	(1,311,768)	(1,480,246)	(2,353,943)	(3,954,155)	(5,554,368)
	230.00	(1,003,592)	(1,164,656)	(1,327,775)	(1,494,258)	(2,428,813)	(4,014,051)	(5,599,290)
	240.00	(1,023,774)	(1,182,710)	(1,343,860)	(1,508,297)	(2,503,683)	(4,073,947)	(5,644,212)
	250.00	(1,043,963)	(1,200,849)	(1,359,946)	(1,522,336)	(2,578,553)	(4,133,843)	(5,689,134)
	260.00	(1,064,152)	(1,219,012)	(1,376,031)	(1,536,375)	(2,653,423)	(4,193,739)	(5,734,056)
	270.00	(1,084,340)	(1,237,175)	(1,392,117)	(1,550,414)	(2,728,292)	(4,253,635)	(5,778,978)
	280.00	(1,104,534)	(1,255,338)	(1,408,241)	(1,564,535)	(2,803,162)	(4,313,531)	(5,823,900)
	290.00	(1,124,844)	(1,273,502)	(1,424,424)	(1,578,659)	(2,878,032)	(4,373,427)	(5,868,822)
	300.00	(1,145,155)	(1,291,766)	(1,440,606)	(1,592,783)	(2,952,902)	(4,433,323)	(5,913,744)
	310.00	(1,165,466)	(1,310,039)	(1,456,789)	(1,606,907)	(3,027,772)	(4,493,219)	(5,958,666)
	320.00	(1,185,776)	(1,328,312)	(1,472,972)	(1,652,169)	(3,102,642)	(4,553,115)	(6,003,588)
	330.00	(1,206,106)	(1,346,585)	(1,489,216)	(1,742,013)	(3,177,512)	(4,613,011)	(6,048,510)
	340.00	(1,226,540)	(1,364,870)	(1,505,497)	(1,831,857)	(3,252,382)	(4,672,907)	(6,093,431)
	350.00	(1,246,973)	(1,383,253)	(1,521,777)	(1,921,701)	(3,327,252)	(4,732,803)	(6,138,353)
	360.00	(1,267,407)	(1,401,636)	(1,538,057)	(2,011,545)	(3,402,122)	(4,792,699)	(6,183,275)
	370.00	(1,287,840)	(1,420,020)	(1,554,338)	(2,101,389)	(3,476,992)	(4,852,595)	(6,228,197)
	380.00	(1,308,311)	(1,438,403)	(1,570,707)	(2,191,233)	(3,551,862)	(4,912,490)	(6,273,119)
	390.00	(1,328,868)	(1,456,821)	(1,587,085)	(2,281,077)	(3,626,732)	(4,972,386)	(6,318,041)
	400.00	(1,349,425)	(1,475,315)	(1,603,464)	(2,370,921)	(3,701,601)	(5,032,282)	(6,362,963)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,485,834)	10%	20%	30%	40%	50%	60%	70%
-	5,000	(413,147)	(542,012)	(672,645)	(810,891)	(963,811)	(1,125,702)	(1,292,435)
-	2,500	(454,665)	(584,227)	(716,149)	(858,778)	(1,017,019)	(1,180,021)	(1,416,316)
Site Specific S106	-	(496,468)	(626,903)	(762,073)	(909,480)	(1,070,537)	(1,234,732)	(1,774,001)
26,548	2,500	(538,626)	(670,171)	(809,495)	(962,461)	(1,124,370)	(1,289,838)	(2,131,687)
	5,000	(581,210)	(714,197)	(857,386)	(1,015,722)	(1,178,521)	(1,345,365)	(2,489,373)
	7,500	(624,297)	(760,660)	(908,090)	(1,069,268)	(1,232,994)	(1,401,349)	(2,847,058)
	10,000	(668,036)	(808,100)	(961,165)	(1,123,061)	(1,287,793)	(1,610,521)	(3,204,744)
	12,500	(712,593)	(856,121)	(1,014,426)	(1,177,106)	(1,342,923)	(1,968,207)	(3,562,430)
	15,000	(759,295)	(906,701)	(1,067,999)	(1,231,406)	(1,398,386)	(2,325,892)	(3,920,115)
	17,500	(806,704)	(959,868)	(1,121,753)	(1,285,967)	(1,454,188)	(2,683,578)	(4,277,801)
	20,000	(854,857)	(1,013,146)	(1,175,692)	(1,340,855)	(1,510,331)	(3,041,264)	(4,635,487)
	22,500	(905,311)	(1,066,729)	(1,229,925)	(1,396,007)	(1,804,726)	(3,398,949)	(4,993,172)
	25,000	(958,572)	(1,120,444)	(1,284,379)	(1,451,427)	(2,162,412)	(3,756,635)	(5,350,858)
	27,500	(1,011,877)	(1,174,352)	(1,339,026)	(1,507,118)	(2,520,098)	(4,114,321)	(5,708,544)
	30,000	(1,065,460)	(1,228,510)	(1,393,917)	(1,563,084)	(2,877,783)	(4,472,006)	(6,066,229)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,485,834)	10%	20%	30%	40%	50%	60%	70%
	7.5%	(478,438)	(672,420)	(875,586)	(1,106,108)	(2,067,452)	(3,724,963)	(5,382,474)
	10.0%	(600,900)	(783,628)	(985,903)	(1,201,039)	(2,146,562)	(3,788,251)	(5,429,939)
Profit	12.5%	(723,628)	(900,673)	(1,096,656)	(1,295,971)	(2,225,671)	(3,851,538)	(5,477,405)
17.5%	15.0%	(851,930)	(1,027,248)	(1,207,410)	(1,390,903)	(2,304,781)	(3,914,826)	(5,524,871)
	17.5%	(991,551)	(1,153,824)	(1,318,163)	(1,485,834)	(2,383,891)	(3,978,114)	(5,572,337)
	20.0%	(1,133,949)	(1,280,399)	(1,428,917)	(1,580,766)	(2,463,001)	(4,041,402)	(5,619,803)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,485,834)	10%	20%	30%	40%	50%	60%	70%
	550,000	(661,551)	(823,824)	(988,163)	(1,155,834)	(2,053,891)	(3,648,114)	(5,242,337)
	600,000	(711,551)	(873,824)	(1,038,163)	(1,205,834)	(2,103,891)	(3,698,114)	(5,292,337)
BLV (£ per acre)	650,000	(761,551)	(923,824)	(1,088,163)	(1,255,834)	(2,153,891)	(3,748,114)	(5,342,337)
880,000	700,000	(811,551)	(973,824)	(1,138,163)	(1,305,834)	(2,203,891)	(3,798,114)	(5,392,337)
	750,000	(861,551)	(1,023,824)	(1,188,163)	(1,355,834)	(2,253,891)	(3,848,114)	(5,442,337)
	800,000	(911,551)	(1,073,824)	(1,238,163)	(1,405,834)	(2,303,891)	(3,898,114)	(5,492,337)
	850,000	(961,551)	(1,123,824)	(1,288,163)	(1,455,834)	(2,353,891)	(3,948,114)	(5,542,337)
	900,000	(1,011,551)	(1,173,824)	(1,338,163)	(1,505,834)	(2,403,891)	(3,998,114)	(5,592,337)
	950,000	(1,061,551)	(1,223,824)	(1,388,163)	(1,555,834)	(2,453,891)	(4,048,114)	(5,642,337)
	1,000,000	(1,111,551)	(1,273,824)	(1,438,163)	(1,605,834)	(2,503,891)	(4,098,114)	(5,692,337)
	1,050,000	(1,161,551)	(1,323,824)	(1,488,163)	(1,655,834)	(2,553,891)	(4,148,114)	(5,742,337)
	1,100,000	(1,211,551)	(1,373,824)	(1,538,163)	(1,705,834)	(2,603,891)	(4,198,114)	(5,792,337)
	1,150,000	(1,261,551)	(1,423,824)	(1,588,163)	(1,755,834)	(2,653,891)	(4,248,114)	(5,842,337)
	1,200,000	(1,311,551)	(1,473,824)	(1,638,163)	(1,805,834)	(2,703,891)	(4,298,114)	(5,892,337)
	1,250,000	(1,361,551)	(1,523,824)	(1,688,163)	(1,855,834)	(2,753,891)	(4,348,114)	(5,942,337)
	1,300,000	(1,411,551)	(1,573,824)	(1,738,163)	(1,905,834)	(2,803,891)	(4,398,114)	(5,992,337)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 25
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(1,485,834)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(983,101)	(1,109,474)	(1,237,564)	(1,368,312)	(2,159,172)	(3,399,123)	(4,639,074)
	37	(984,775)	(1,118,344)	(1,253,676)	(1,391,816)	(2,204,116)	(3,514,921)	(4,825,727)
Density (dph)	39	(986,459)	(1,127,214)	(1,269,788)	(1,415,321)	(2,249,060)	(3,630,719)	(5,012,379)
45.0	41	(988,156)	(1,136,084)	(1,285,900)	(1,438,825)	(2,294,003)	(3,746,518)	(5,199,032)
	43	(989,854)	(1,144,954)	(1,302,029)	(1,462,330)	(2,338,947)	(3,862,316)	(5,385,684)
	45	(991,551)	(1,153,824)	(1,318,163)	(1,485,834)	(2,383,891)	(3,978,114)	(5,572,337)
	47	(993,249)	(1,162,694)	(1,334,297)	(1,509,352)	(2,428,835)	(4,093,912)	(5,758,989)
	49	(994,946)	(1,171,564)	(1,350,431)	(1,532,877)	(2,473,778)	(4,209,710)	(5,945,642)
	51	(996,643)	(1,180,434)	(1,366,565)	(1,556,402)	(2,518,722)	(4,325,508)	(6,132,294)
	53	(998,341)	(1,189,304)	(1,382,699)	(1,579,926)	(2,563,666)	(4,441,306)	(6,318,947)
	55	(1,000,038)	(1,198,174)	(1,398,833)	(1,603,451)	(2,608,610)	(4,557,104)	(6,505,599)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(1,485,834)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	50%	628,879	496,346	363,813	231,279	98,746	(33,788)	(166,321)
	55%	476,383	344,527	212,661	80,795	(51,071)	(182,937)	(314,810)
Build Cost	60%	323,490	192,278	61,066	(70,194)	(201,461)	(332,786)	(464,174)
100%	65%	170,135	39,490	(91,191)	(221,935)	(352,796)	(483,831)	(615,189)
(105% = 5% increase)	70%	16,077	(114,102)	(244,416)	(374,920)	(505,760)	(637,240)	(772,026)
	75%	(138,971)	(268,933)	(399,227)	(530,080)	(661,992)	(799,598)	(954,318)
	80%	(295,563)	(425,794)	(556,888)	(689,653)	(831,349)	(989,989)	(1,156,416)
	85%	(454,725)	(586,348)	(720,647)	(865,999)	(1,027,851)	(1,193,985)	(1,526,657)
	90%	(618,654)	(756,141)	(904,838)	(1,067,853)	(1,233,466)	(1,403,805)	(2,875,217)
	95%	(794,437)	(947,158)	(1,109,833)	(1,274,858)	(1,443,787)	(2,623,287)	(4,223,777)
	100%	(991,551)	(1,153,824)	(1,318,163)	(1,485,834)	(2,383,891)	(3,978,114)	(5,572,337)
	105%	(1,199,704)	(1,363,382)	(1,529,997)	(2,157,029)	(3,744,985)	(5,332,941)	(6,920,897)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(1,485,834)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(1,198,890)	(1,340,219)	(1,483,886)	(1,856,856)	(3,273,214)	(4,689,572)	(6,105,931)
	98%	(1,094,846)	(1,246,682)	(1,400,671)	(1,558,124)	(2,828,552)	(4,333,843)	(5,839,134)
Market Values	100%	(991,551)	(1,153,824)	(1,318,163)	(1,485,834)	(2,383,891)	(3,978,114)	(5,572,337)
100%	102%	(888,912)	(1,061,603)	(1,236,314)	(1,414,235)	(1,939,229)	(3,622,385)	(5,305,540)
(105% = 5% increase)	104%	(795,252)	(969,983)	(1,155,039)	(1,343,199)	(1,536,472)	(3,266,655)	(5,038,743)
	106%	(704,963)	(879,020)	(1,074,305)	(1,272,691)	(1,476,039)	(2,910,926)	(4,771,946)
	108%	(619,484)	(796,603)	(994,076)	(1,202,681)	(1,416,093)	(2,555,197)	(4,505,149)
	110%	(536,256)	(716,013)	(914,321)	(1,133,138)	(1,356,609)	(2,199,467)	(4,238,352)
	112%	(454,509)	(640,278)	(839,013)	(1,064,034)	(1,297,562)	(1,843,738)	(3,971,555)
	114%	(373,789)	(566,358)	(767,455)	(995,339)	(1,238,928)	(1,490,593)	(3,704,758)
	116%	(293,830)	(493,668)	(698,601)	(927,025)	(1,180,680)	(1,442,186)	(3,437,961)
	118%	(214,419)	(421,862)	(633,241)	(860,894)	(1,122,795)	(1,394,143)	(3,171,164)
	120%	(135,421)	(350,691)	(569,091)	(799,305)	(1,065,249)	(1,346,443)	(2,904,367)
	122%	(56,790)	(280,014)	(505,802)	(739,063)	(1,008,017)	(1,299,067)	(2,637,570)
	124%	21,592	(209,729)	(443,166)	(681,892)	(951,076)	(1,251,995)	(2,370,773)
	126%	99,758	(139,716)	(381,005)	(626,563)	(894,342)	(1,205,208)	(2,103,976)
	128%	177,742	(69,966)	(319,213)	(572,013)	(841,715)	(1,158,685)	(1,837,179)
	130%	255,575	(409)	(257,733)	(518,031)	(790,425)	(1,112,452)	(1,570,382)
	132%	333,292	68,991	(196,476)	(464,501)	(740,937)	(1,066,464)	(1,420,486)
	134%	410,918	138,262	(135,425)	(411,318)	(693,458)	(1,020,696)	(1,384,275)
	136%	488,410	207,396	(74,539)	(358,418)	(647,534)	(975,128)	(1,348,301)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(1,485,834)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(982,898)	(1,145,065)	(1,309,298)	(1,476,801)	(2,325,776)	(3,919,999)	(5,514,222)
	450	(985,288)	(1,147,485)	(1,311,747)	(1,479,294)	(2,341,830)	(3,936,053)	(5,530,276)
BNG (£ per unit)	550	(987,679)	(1,149,904)	(1,314,196)	(1,481,788)	(2,357,884)	(3,952,107)	(5,546,330)
712	650	(990,069)	(1,152,324)	(1,316,645)	(1,484,281)	(2,373,937)	(3,968,161)	(5,562,384)
	750	(992,460)	(1,154,743)	(1,319,094)	(1,486,787)	(2,389,991)	(3,984,214)	(5,578,437)
	850	(994,850)	(1,157,163)	(1,321,543)	(1,489,296)	(2,406,045)	(4,000,268)	(5,594,491)
	950	(997,241)	(1,159,582)	(1,323,991)	(1,491,805)	(2,422,099)	(4,016,322)	(5,610,545)
	1,050	(999,631)	(1,162,001)	(1,326,451)	(1,494,313)	(2,438,153)	(4,032,376)	(5,626,599)
	1,150	(1,002,022)	(1,164,421)	(1,328,914)	(1,496,822)	(2,454,206)	(4,048,429)	(5,642,652)
	1,250	(1,004,412)	(1,166,840)	(1,331,378)	(1,499,330)	(2,470,260)	(4,064,483)	(5,658,706)
	1,350	(1,006,816)	(1,169,260)	(1,333,842)	(1,501,839)	(2,486,314)	(4,080,537)	(5,674,760)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(1,485,834)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(980,896)	(1,132,255)	(1,285,417)	(1,441,370)	(2,026,104)	(3,548,769)	(5,071,435)
	10,000	(970,241)	(1,110,686)	(1,252,671)	(1,397,042)	(1,668,316)	(3,119,424)	(4,570,532)
Grant (£ per unit)	15,000	(959,585)	(1,089,173)	(1,220,092)	(1,352,852)	(1,488,871)	(2,690,080)	(4,069,630)
-	20,000	(948,930)	(1,067,734)	(1,187,543)	(1,308,925)	(1,432,840)	(2,260,735)	(3,568,728)
	25,000	(938,275)	(1,046,294)	(1,155,086)	(1,265,128)	(1,377,151)	(1,831,390)	(3,067,826)
	30,000	(927,619)	(1,024,855)	(1,122,733)	(1,221,467)	(1,321,800)	(1,424,806)	(2,566,923)
	35,000	(916,964)	(1,003,457)	(1,090,397)	(1,178,061)	(1,266,782)	(1,357,484)	(2,066,021)
	40,000	(906,309)	(982,147)	(1,058,238)	(1,134,780)	(1,212,093)	(1,290,748)	(1,565,119)
	45,000	(895,712)	(960,836)	(1,026,079)	(1,091,642)	(1,157,730)	(1,224,639)	(1,293,308)
	50,000	(885,121)	(939,526)	(994,053)	(1,048,741)	(1,103,689)	(1,159,099)	(1,215,505)
	55,000	(875,022)	(918,239)	(962,087)	(1,005,959)	(1,049,965)	(1,094,167)	(1,138,769)

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240827 SODC VOWH Typologies AC to AF_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **25**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AC to AF_v0.2 - Summary Table

Appraisal Ref:	**AC**	**AD**	**AE**	**AF**
Scheme Typology:	SODC High Value Brownfield	SODC Medium Value Brownfield	VOWH Medium Value Brownfield	VOWH Low Value Brownfield
No Units:	25	25	25	25
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	10,966,194	8,645,462	9,135,588	6,830,003
Policy Assumptions	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	348.00	241.00	314.00	224.00
CIL (£ per unit)	17,131	11,864	19,718	14,066
Site Specific S106 (£ per unit)	26,548	26,548	26,548	26,548
Sub-total CIL+S106 (£ per unit)	43,679	38,412	46,266	40,614
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	43,679	38,412	46,266	40,614
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%
Developers Profit (% on costs)	22.82%	18.55%	20.15%	15.17%
Developers Profit Total (£)	1,463,230	1,155,882	1,343,861	1,009,272
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	1,943,566	795,921	710,028	(605,834)
RLV (£/ha (net))	4,802,553	1,966,722	1,754,478	(1,497,016)
RLV (% of GDV)	24.33%	12.64%	10.67%	-12.18%
RLV Total (£)	2,668,085	1,092,623	974,710	(831,676)
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000	880,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768	2,174,480
BLV Total (£)	1,578,694	1,383,760	1,383,760	1,208,044
Surplus/Deficit (£/acre) [RLV-BLV]	793,566	(212,079)	(297,972)	(1,485,834)
Surplus/Deficit (£/ha)	1,960,903	(524,046)	(736,290)	(3,671,496)
Surplus/Deficit Total (£)	1,089,390	(291,137)	(409,050)	(2,039,720)
Plan Viability comments	**Viable**	**Marginal**	**Marginal**	**Not Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies AK to AN_v0.2

Appraisal Ref: AK (see Typologies Matrix)
Scheme Typology: SODC High Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	3.8	17.0%	6.4	14%	10.1
3 bed House	69.0%	25.9	46.0%	17.3	58%	43.1
4 bed House	6.0%	2.3	9.0%	3.4	8%	5.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	1.9	8.0%	3.0	7%	4.9
2 bed Flat	10.0%	3.8	20.0%	7.5	15%	11.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	37.5	100.0%	37.5	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	263	2,826	446	4,803	709	7,629
3 bed House	2,458	26,459	1,639	17,639	4,097	44,098
4 bed House	279	3,003	419	4,505	698	7,508
5 bed House	0	0	0	0	0	0
1 bed Flat	110	1,187	176	1,900	287	3,087
2 bed Flat	309	3,324	618	6,648	926	9,972
3 bed Flat	0	0	0	0	0	0
	3,419	36,799	3,298	35,495	6,716	72,294
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	5,538,375
3 bed House	564,000	5,937	552	24,322,500
4 bed House	817,000	6,589	612	4,595,625
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	1,862,250
2 bed Flat	482,000	6,886	640	5,422,500
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				41,741,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	3.8	@	547,000	2,051,250
3 bed House	25.9	@	564,000	14,593,500
4 bed House	2.3	@	817,000	1,838,250
5 bed House	0.0	@	1,060,000	-
1 bed Flat	1.9	@	382,000	716,250
2 bed Flat	3.8	@	482,000	1,807,500
3 bed Flat	0.0	@	0	-
	37.5			21,006,750
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	328,200	104,614
3 bed House	0.9	@	338,400	291,870
4 bed House	0.2	@	490,200	82,721
5 bed House	0.0	@	636,000	-
1 bed Flat	0.2	@	229,200	34,380
2 bed Flat	0.4	@	289,200	108,450
3 bed Flat	0.0	@	0	-
	1.9			622,035
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.2	@	240,680	767,168
3 bed House	8.6	@	248,160	2,140,380
4 bed House	1.7	@	359,480	606,623
5 bed House	0.0	@	466,400	-
1 bed Flat	1.5	@	168,080	252,120
2 bed Flat	3.8	@	212,080	795,300
3 bed Flat	0.0	@	0	-
	18.8			4,561,590
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	250,000	95,625
3 bed House	1.0	@	250,000	258,750
4 bed House	0.2	@	250,000	50,625
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	250,000	45,000
2 bed Flat	0.5	@	250,000	112,500
3 bed Flat	0.0	@	0	-
	2.3			562,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	415,720	1,033,584
3 bed House	6.7	@	428,640	2,883,676
4 bed House	1.3	@	620,920	817,286
5 bed House	0.0	@	805,600	-
1 bed Flat	1.2	@	290,320	339,674
2 bed Flat	2.9	@	366,320	1,071,486
3 bed Flat	0.0	@	0	-
	14.6	37.5		6,145,706
Sub-total GDV Residential	**75**			**32,898,581**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	8,842,669
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	38	AH units @	0 per unit	-
Total GDV				**32,898,581**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(26,309)
Planning Application Professional Fees, Surveys and reports								(80,000)
CIL (Mrkt only + garages)				3,692 sqm		348.00 £ psm		(1,284,857)
CIL analysis:				3.91% % of GDV		17,131 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			75 units @	26,548	per unit		(1,991,100)
	Sub-total						(1,991,100)	
S106 analysis:		1,194,660 £ per ha		6.05% % of GDV		26,548 £ per unit (total units)		
AH Commuted Sum				6,716 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				1.67 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		0	75 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				709 sqm @	1,365	psm		(967,444)
3 bed House				4,097 sqm @	1,365	psm		(5,592,234)
4 bed House				698 sqm @	1,365	psm		(952,088)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				287 sqm @	1,757	psm		(503,846)
2 bed Flat				926 sqm @	1,757	psm		(1,627,809)
3 bed Flat			6,716	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		26	50% units @		18 sqm @	444	psm	(103,499)
Garages for 4B House (Mrkt only)		2	100% units @		18 sqm @	444	psm	(18,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm	-
			273					
External works				9,764,919 @	15.0%			(1,464,738)
Ext. Works analysis:					19,530	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				75 units @	850	£ per unit		(63,750)
M4(2) Category 2 Housing	Aff units		27 units @		99.0% @	625	£ per unit	(16,706)
M4(2) Category 2 Housing	OMS units		32 units @		98.5% @	625	£ per unit	(19,623)
M4(2) Category 2 Flats	Aff units		11 units @		99.0% @	1,090	£ per unit	(11,331)
M4(2) Category 2 Flats	OMS units		6 units @		98.5% @	1,090	£ per unit	(6,039)
M4(3) Category 3 Housing	Aff units		27 units @		1.0% @	12,368	£ per unit	(3,339)
M4(3) Category 3 Housing	OMS units		32 units @		1.5% @	12,368	£ per unit	(5,913)
M4(3) Category 3 Flats	Aff units		11 units @		1.0% @	9,469	£ per unit	(994)
M4(3) Category 3 Flats	OMS units		6 units @		1.5% @	9,469	£ per unit	(799)
Additional Low Carbon/Energy Reduction	Houses		59 units @			14,205	£ per unit	(836,319)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			2,131,654	base cost	(289,905)
EV Charging Points - Houses			59 units @			0	£ per unit	-
EV Charging Points - Flats			16 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			75 units @			350	£ per unit	(26,250)
	Sub-total						(1,280,970)	
Policy Costs analysis:	(design costs only)				17,080	£ per unit (total units)		
Contingency (on construction)				12,510,626 @	5.0%			(625,531)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology:	**SODC High Value Greenfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees		12,510,626	@	6.5%		(813,191)
Disposal Costs -						
OMS Marketing and Promotion		21,006,750	OMS @	3.00%	8,403 £ per unit	(630,203)
Residential Sales Agent Costs		21,006,750	OMS @	1.00%	2,801 £ per unit	(210,068)
Residential Sales Legal Costs		21,006,750	OMS @	0.25%	700 £ per unit	(52,517)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					12,037 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(34,696)
Developers Profit -						
Profit on OMS		21,006,750		17.50%		(3,676,181)
Margin on AH		11,891,831		6.00%	on AH values	(713,510)
Profit analysis:		32,898,581		13.34%	blended GDV	(4,389,691)
		18,269,097		24.03%	on costs	(4,389,691)
TOTAL COSTS						**(22,658,788)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						10,239,793
SDLT		10,239,793	@	HMRC formula		(501,490)
Acquisition Agent fees		10,239,793	@	1.0%		(102,398)
Acquisition Legal fees		10,239,793	@	0.5%		(51,199)
Interest on Land		10,239,793	@	7.50%		(767,984)
Residual Land Value						**8,816,722**
RLV analysis:	117,556 £ per plot	5,290,033	£ per ha (net)	2,140,847	£ per acre (net)	
		3,967,525	£ per ha (gross)	1,605,635	£ per acre (gross)	
				26.80%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		2.22	ha (gross)	5.49	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	30,201 £ per plot	1,359,050	£ per ha (net)	550,000	£ per acre (net)	**2,265,083**
BLV analysis:		1,019,288	£ per ha (gross)	412,500	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,930,983** £ per ha (net)	**1,590,847** £ per acre (net)	**6,551,639**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	2,569,008	2,372,463	2,175,919	1,979,253	1,782,587	1,585,874	1,389,061
	160.00	2,485,431	2,298,172	2,110,914	1,923,587	1,736,199	1,548,793	1,361,250
CIL £ psm	170.00	2,471,501	2,285,790	2,100,080	1,914,309	1,728,467	1,542,613	1,356,615
348.00	180.00	2,457,571	2,273,408	2,089,245	1,905,031	1,720,736	1,536,433	1,351,980
	190.00	2,443,642	2,261,026	2,078,411	1,895,754	1,713,004	1,530,252	1,347,345
	200.00	2,429,712	2,248,645	2,067,577	1,886,476	1,705,273	1,524,070	1,342,709
	210.00	2,415,782	2,236,263	2,056,743	1,877,198	1,697,541	1,517,884	1,338,074
	220.00	2,401,853	2,223,881	2,045,909	1,867,920	1,689,810	1,511,699	1,333,439
	230.00	2,387,923	2,211,499	2,035,075	1,858,643	1,682,078	1,505,514	1,328,804
	240.00	2,373,991	2,199,117	2,024,241	1,849,364	1,674,347	1,499,329	1,324,169
	250.00	2,360,046	2,186,735	2,013,406	1,840,078	1,666,615	1,493,144	1,319,534
	260.00	2,346,102	2,174,353	2,002,572	1,830,791	1,658,884	1,486,959	1,314,898
	270.00	2,332,157	2,161,971	1,991,738	1,821,505	1,651,153	1,480,773	1,310,263
	280.00	2,318,213	2,149,589	1,980,904	1,812,218	1,643,421	1,474,588	1,305,628
	290.00	2,304,268	2,137,208	1,970,070	1,802,932	1,635,690	1,468,403	1,300,993
	300.00	2,290,324	2,124,826	1,959,236	1,793,645	1,627,958	1,462,218	1,296,358
	310.00	2,276,379	2,112,444	1,948,401	1,784,359	1,620,227	1,456,033	1,291,723
	320.00	2,262,435	2,100,062	1,937,567	1,775,073	1,612,495	1,449,848	1,287,087
	330.00	2,248,490	2,087,676	1,926,733	1,765,786	1,604,764	1,443,662	1,282,452
	340.00	2,234,546	2,075,281	1,915,899	1,756,500	1,597,032	1,437,477	1,277,817
	350.00	2,220,601	2,062,886	1,905,065	1,747,213	1,589,301	1,431,292	1,273,182
	360.00	2,206,656	2,050,491	1,894,231	1,737,927	1,581,569	1,425,107	1,268,547
	370.00	2,192,712	2,038,096	1,883,397	1,728,641	1,573,838	1,418,922	1,263,912
	380.00	2,178,767	2,025,701	1,872,562	1,719,354	1,566,106	1,412,737	1,259,276
	390.00	2,164,823	2,013,305	1,861,728	1,710,068	1,558,375	1,406,551	1,254,641
	400.00	2,150,878	2,000,910	1,850,894	1,700,781	1,550,644	1,400,366	1,250,006

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	2,350,040	2,191,907	2,033,746	1,875,562	1,717,244	1,558,900	1,400,405
	19,500	2,334,303	2,176,187	2,018,026	1,859,856	1,701,538	1,543,208	1,384,712
Site Specific S106	20,500	2,318,566	2,160,467	2,002,306	1,844,145	1,685,833	1,527,515	1,369,019
26,548	21,500	2,302,829	2,144,747	1,986,586	1,828,425	1,670,128	1,511,810	1,353,326
	22,500	2,287,093	2,129,027	1,970,866	1,812,705	1,654,422	1,496,104	1,337,633
	23,500	2,271,356	2,113,307	1,955,146	1,796,985	1,638,717	1,480,399	1,321,941
	24,500	2,255,619	2,097,587	1,939,426	1,781,265	1,623,012	1,464,694	1,306,248
	25,500	2,239,882	2,081,857	1,923,706	1,765,545	1,607,306	1,448,988	1,290,555
	26,500	2,224,145	2,066,120	1,907,986	1,749,825	1,591,601	1,433,283	1,274,862
	27,500	2,208,408	2,050,384	1,892,266	1,734,105	1,575,896	1,417,578	1,259,169
	28,500	2,192,672	2,034,647	1,876,546	1,718,385	1,560,190	1,401,872	1,243,477
	29,500	2,176,935	2,018,910	1,860,826	1,702,665	1,544,485	1,386,167	1,227,784
	30,500	2,161,198	2,003,173	1,845,106	1,686,945	1,528,780	1,370,462	1,212,091
	31,500	2,145,461	1,987,436	1,829,386	1,671,225	1,513,064	1,354,756	1,196,398
	32,500	2,129,724	1,971,699	1,813,666	1,655,505	1,497,344	1,339,051	1,180,705

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	2,420,790	2,240,832	2,060,765	1,880,671	1,700,514	1,520,263	1,339,909
	16.0%	2,341,830	2,170,645	1,999,352	1,828,031	1,656,647	1,485,169	1,313,589
Profit	17.0%	2,262,870	2,100,458	1,937,938	1,775,391	1,612,781	1,450,076	1,287,269
17.5%	18.0%	2,183,910	2,030,272	1,876,525	1,722,751	1,568,914	1,414,982	1,260,949
	19.0%	2,104,950	1,960,085	1,815,111	1,670,110	1,525,047	1,379,889	1,234,629
	20.0%	2,025,989	1,889,898	1,753,698	1,617,470	1,481,180	1,344,796	1,208,309

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	450,000	2,323,390	2,165,365	2,007,232	1,849,071	1,690,847	1,532,529	1,374,109
	470,000	2,303,390	2,145,365	1,987,232	1,829,071	1,670,847	1,512,529	1,354,109
BLV (£ per acre)	490,000	2,283,390	2,125,365	1,967,232	1,809,071	1,650,847	1,492,529	1,334,109
550,000	510,000	2,263,390	2,105,365	1,947,232	1,789,071	1,630,847	1,472,529	1,314,109
	530,000	2,243,390	2,085,365	1,927,232	1,769,071	1,610,847	1,452,529	1,294,109
	550,000	2,223,390	2,065,365	1,907,232	1,749,071	1,590,847	1,432,529	1,274,109
	570,000	2,203,390	2,045,365	1,887,232	1,729,071	1,570,847	1,412,529	1,254,109
	590,000	2,183,390	2,025,365	1,867,232	1,709,071	1,550,847	1,392,529	1,234,109
	610,000	2,163,390	2,005,365	1,847,232	1,689,071	1,530,847	1,372,529	1,214,109
	630,000	2,143,390	1,985,365	1,827,232	1,669,071	1,510,847	1,352,529	1,194,109
	650,000	2,123,390	1,965,365	1,807,232	1,649,071	1,490,847	1,332,529	1,174,109
	670,000	2,103,390	1,945,365	1,787,232	1,629,071	1,470,847	1,312,529	1,154,109
	690,000	2,083,390	1,925,365	1,767,232	1,609,071	1,450,847	1,292,529	1,134,109
	710,000	2,063,390	1,905,365	1,747,232	1,589,071	1,430,847	1,272,529	1,114,109
	730,000	2,043,390	1,885,365	1,727,232	1,569,071	1,410,847	1,252,529	1,094,109
	750,000	2,023,390	1,865,365	1,707,232	1,549,071	1,390,847	1,232,529	1,074,109

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	1,607,081	1,484,173	1,361,180	1,238,166	1,115,103	991,967	868,751
	37	1,730,343	1,600,411	1,470,390	1,340,347	1,210,252	1,080,080	949,823
Density (dph)	39	1,853,605	1,716,650	1,579,601	1,442,528	1,305,401	1,168,192	1,030,894
45.0	41	1,976,866	1,832,888	1,688,811	1,544,709	1,400,550	1,256,304	1,111,966
	43	2,100,128	1,949,127	1,798,021	1,646,890	1,495,698	1,344,417	1,193,037
	45	2,223,390	2,065,365	1,907,232	1,749,071	1,590,847	1,432,529	1,274,109
	47	2,346,652	2,181,603	2,016,442	1,851,252	1,685,996	1,520,642	1,355,180
	49	2,469,913	2,297,842	2,125,652	1,953,433	1,781,145	1,608,754	1,436,252
	51	2,593,175	2,414,080	2,234,863	2,055,613	1,876,293	1,696,866	1,517,323
	53	2,716,437	2,530,319	2,344,073	2,157,794	1,971,442	1,784,979	1,598,395
	55	2,839,699	2,646,557	2,453,283	2,259,975	2,066,591	1,873,091	1,679,466

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	2,276,500	2,118,498	1,960,401	1,802,305	1,644,084	1,485,830	1,327,419
	100%	2,223,390	2,065,365	1,907,232	1,749,071	1,590,847	1,432,529	1,274,109
Build Cost	102%	2,170,280	2,012,191	1,854,062	1,695,837	1,537,611	1,379,228	1,220,799
100%	104%	2,117,171	1,959,017	1,800,864	1,642,603	1,484,313	1,325,928	1,167,482
(105% = 5% increase)	106%	2,064,061	1,905,843	1,747,626	1,589,369	1,431,015	1,272,627	1,114,117
	108%	2,010,891	1,852,669	1,694,387	1,536,105	1,377,717	1,219,299	1,060,752
	110%	1,957,706	1,799,474	1,641,149	1,482,803	1,324,419	1,165,937	1,007,387
	112%	1,904,521	1,746,225	1,587,911	1,429,501	1,271,090	1,112,575	954,022
	114%	1,851,336	1,692,975	1,534,615	1,376,198	1,217,723	1,059,213	900,602
	116%	1,798,139	1,639,726	1,481,301	1,322,877	1,164,357	1,005,818	847,176
	118%	1,744,872	1,586,475	1,427,988	1,269,498	1,110,990	952,387	793,749
	120%	1,691,604	1,533,143	1,374,674	1,216,120	1,057,567	898,956	740,288

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	983,437	963,743	943,839	923,716	903,368	882,787	861,965
	82%	1,107,688	1,074,089	1,040,317	1,006,335	972,160	937,783	903,189
Market Values	84%	1,231,871	1,184,352	1,136,705	1,088,910	1,040,948	992,779	944,414
100%	86%	1,355,952	1,294,615	1,233,093	1,171,460	1,109,693	1,047,766	985,639
(105% = 5% increase)	88%	1,479,998	1,404,773	1,329,481	1,254,011	1,178,438	1,102,732	1,026,862
	90%	1,603,992	1,514,931	1,425,794	1,336,562	1,247,183	1,157,698	1,068,070
	92%	1,727,920	1,625,089	1,522,104	1,419,093	1,315,929	1,212,664	1,109,278
	94%	1,851,847	1,735,162	1,618,413	1,501,588	1,384,674	1,267,631	1,150,486
	96%	1,975,738	1,845,230	1,714,722	1,584,082	1,453,419	1,322,597	1,191,693
	98%	2,099,564	1,955,297	1,810,988	1,666,576	1,522,139	1,377,563	1,232,901
	100%	2,223,390	2,065,365	1,907,232	1,749,071	1,590,847	1,432,529	1,274,109
	102%	2,347,216	2,175,385	2,003,475	1,831,565	1,659,555	1,487,495	1,315,317
	104%	2,471,037	2,285,377	2,099,718	1,914,059	1,728,263	1,542,462	1,356,525
	106%	2,594,778	2,395,370	2,195,962	1,996,513	1,796,970	1,597,428	1,397,732
	108%	2,718,519	2,505,362	2,292,205	2,078,962	1,865,678	1,652,380	1,438,940
	110%	2,842,261	2,615,355	2,388,437	2,161,412	1,934,386	1,707,323	1,480,148
	112%	2,966,002	2,725,347	2,484,628	2,243,861	2,003,094	1,762,267	1,521,356
	114%	3,089,744	2,835,328	2,580,819	2,326,310	2,071,801	1,817,211	1,562,563
	116%	3,213,485	2,945,260	2,677,010	2,408,760	2,140,509	1,872,154	1,603,771
	118%	3,337,185	3,055,193	2,773,201	2,491,209	2,209,217	1,927,098	1,644,979
	120%	3,460,859	3,165,125	2,869,392	2,573,658	2,277,897	1,982,042	1,686,187

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	2,232,183	2,074,158	1,916,013	1,757,852	1,599,619	1,441,301	1,282,871
	450	2,230,424	2,072,399	1,914,257	1,756,096	1,597,864	1,439,546	1,281,119
BNG (£ per unit)	550	2,228,666	2,070,641	1,912,501	1,754,340	1,596,110	1,437,792	1,279,366
850	650	2,226,907	2,068,882	1,910,744	1,752,583	1,594,356	1,436,038	1,277,614
	750	2,225,148	2,067,124	1,908,988	1,750,827	1,592,601	1,434,283	1,275,861
	850	2,223,390	2,065,365	1,907,232	1,749,071	1,590,847	1,432,529	1,274,109
	950	2,221,631	2,063,606	1,905,475	1,747,314	1,589,093	1,430,775	1,272,356
	1,050	2,219,873	2,061,848	1,903,719	1,745,558	1,587,339	1,429,021	1,270,604
	1,150	2,218,114	2,060,089	1,901,963	1,743,802	1,585,584	1,427,266	1,268,851
	1,250	2,216,356	2,058,331	1,900,206	1,742,045	1,583,830	1,425,512	1,267,099
	1,350	2,214,597	2,056,572	1,898,450	1,740,289	1,582,076	1,423,758	1,265,346

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,590,847	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	2,231,266	2,081,117	1,930,832	1,780,538	1,630,141	1,479,682	1,329,071
	10,000	2,239,142	2,096,860	1,954,433	1,812,005	1,669,435	1,526,826	1,384,034
Grant (£ per unit)	15,000	2,247,018	2,112,594	1,978,033	1,843,471	1,708,729	1,573,936	1,438,996
-	20,000	2,254,894	2,128,327	2,001,634	1,874,906	1,748,023	1,621,047	1,493,958
	25,000	2,262,770	2,144,061	2,025,234	1,906,341	1,787,317	1,668,158	1,548,881
	30,000	2,270,646	2,159,795	2,048,835	1,937,776	1,826,611	1,715,268	1,603,801
	35,000	2,278,521	2,175,528	2,072,435	1,969,211	1,865,905	1,762,379	1,658,721
	40,000	2,286,397	2,191,262	2,096,036	2,000,646	1,905,171	1,809,489	1,713,642
	45,000	2,294,273	2,206,996	2,119,636	2,032,081	1,944,430	1,856,600	1,768,562
	50,000	2,302,149	2,222,730	2,143,237	2,063,517	1,983,689	1,903,710	1,823,482
	55,000	2,310,025	2,238,463	2,166,823	2,094,952	2,022,947	1,950,793	1,878,402

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AK to AN_v0.2

Appraisal Ref: AL (see Typologies Matrix)
Scheme Typology: SODC Medium Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			75 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
AH tenure split %		Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			241.00	£ psm	

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	3.8	17.0%	6.4	14%	10.1
3 bed House	69.0%	25.9	46.0%	17.3	58%	43.1
4 bed House	6.0%	2.3	9.0%	3.4	8%	5.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	1.9	8.0%	3.0	7%	4.9
2 bed Flat	10.0%	3.8	20.0%	7.5	15%	11.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	37.5	100.0%	37.5	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	263	2,826	446	4,803	709	7,629
3 bed House	2,458	26,459	1,639	17,639	4,097	44,098
4 bed House	279	3,003	419	4,505	698	7,508
5 bed House	0	0	0	0	0	0
1 bed Flat	110	1,187	176	1,900	287	3,087
2 bed Flat	309	3,324	618	6,648	926	9,972
3 bed Flat	0	0	0	0	0	0
	3,419	36,799	3,298	35,495	6,716	72,294
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	4,082,400
3 bed House	460,600	4,848	450	19,863,375
4 bed House	573,400	4,624	430	3,225,375
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	1,433,250
2 bed Flat	360,000	5,143	478	4,050,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				32,654,400

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	3.8	@	403,200	1,512,000
3 bed House	25.9	@	460,600	11,918,025
4 bed House	2.3	@	573,400	1,290,150
5 bed House	0.0	@	766,100	-
1 bed Flat	1.9	@	294,000	551,250
2 bed Flat	3.8	@	360,000	1,350,000
3 bed Flat	0.0	@	0	-
	37.5			16,621,425
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	241,920	77,112
3 bed House	0.9	@	276,360	238,361
4 bed House	0.2	@	344,040	58,057
5 bed House	0.0	@	459,660	-
1 bed Flat	0.2	@	176,400	26,460
2 bed Flat	0.4	@	216,000	81,000
3 bed Flat	0.0	@	0	-
	1.9			480,989
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.2	@	177,408	565,488
3 bed House	8.6	@	202,664	1,747,977
4 bed House	1.7	@	252,296	425,750
5 bed House	0.0	@	337,084	-
1 bed Flat	1.5	@	129,360	194,040
2 bed Flat	3.8	@	158,400	594,000
3 bed Flat	0.0	@	0	-
	18.8			3,527,255
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	250,000	95,625
3 bed House	1.0	@	250,000	258,750
4 bed House	0.2	@	250,000	50,625
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	205,800	37,044
2 bed Flat	0.5	@	250,000	112,500
3 bed Flat	0.0	@	0	-
	2.3			554,544
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	306,432	761,867
3 bed House	6.7	@	350,056	2,355,002
4 bed House	1.3	@	435,784	573,601
5 bed House	0.0	@	582,236	-
1 bed Flat	1.2	@	223,440	261,425
2 bed Flat	2.9	@	273,600	800,280
3 bed Flat	0.0	@	0	-
	14.6	37.5		4,752,174
Sub-total GDV Residential	**75**			**25,936,387**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	6,718,013
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	38	AH units @	0 per unit	-
Total GDV				**25,936,387**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(26,309)
Planning Application Professional Fees, Surveys and reports								(80,000)
CIL (Mrkt only + garages)				3,692 sqm		241.00 £ psm		(889,800)
CIL analysis:				3.43% % of GDV		11,864 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			75 units @	26,548	per unit		(1,991,100)
	Sub-total						(1,991,100)	
S106 analysis:		1,194,660 £ per ha		7.68% % of GDV		26,548 £ per unit (total units)		
AH Commuted Sum				6,716 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				1.67 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		0	75 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				709 sqm @	1,365	psm		(967,444)
3 bed House				4,097 sqm @	1,365	psm		(5,592,234)
4 bed House				698 sqm @	1,365	psm		(952,088)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				287 sqm @	1,757	psm		(503,846)
2 bed Flat				926 sqm @	1,757	psm		(1,627,809)
3 bed Flat			6,716	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		26	50% units @		18 sqm @	444	psm	(103,499)
Garages for 4B House (Mrkt only)		2	100% units @		18 sqm @	444	psm	(18,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm	-
			273					
External works				9,764,919 @	15.0%			(1,464,738)
Ext. Works analysis:					19,530	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				75 units @	850	£ per unit		(63,750)
M4(2) Category 2 Housing	Aff units		27 units @		99.0% @	625	£ per unit	(16,706)
M4(2) Category 2 Housing	OMS units		32 units @		98.5% @	625	£ per unit	(19,623)
M4(2) Category 2 Flats	Aff units		11 units @		99.0% @	1,090	£ per unit	(11,331)
M4(2) Category 2 Flats	OMS units		6 units @		98.5% @	1,090	£ per unit	(6,039)
M4(3) Category 3 Housing	Aff units		27 units @		1.0% @	12,368	£ per unit	(3,339)
M4(3) Category 3 Housing	OMS units		32 units @		1.5% @	12,368	£ per unit	(5,913)
M4(3) Category 3 Flats	Aff units		11 units @		1.0% @	9,469	£ per unit	(994)
M4(3) Category 3 Flats	OMS units		6 units @		1.5% @	9,469	£ per unit	(799)
Additional Low Carbon/Energy Reduction	Houses		59 units @			14,205	£ per unit	(836,319)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			2,131,654	base cost	(289,905)
EV Charging Points - Houses			59 units @			0	£ per unit	-
EV Charging Points - Flats			16 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			75 units @			350	£ per unit	(26,250)
	Sub-total						(1,280,970)	
Policy Costs analysis:	(design costs only)				17,080	£ per unit (total units)		
Contingency (on construction)				12,510,626 @	5.0%			(625,531)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology:	**SODC Medium Value Greenfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees		12,510,626	@	6.5%		(813,191)
Disposal Costs -						
OMS Marketing and Promotion		16,621,425	OMS @	3.00%	6,649 £ per unit	(498,643)
Residential Sales Agent Costs		16,621,425	OMS @	1.00%	2,216 £ per unit	(166,214)
Residential Sales Legal Costs		16,621,425	OMS @	0.25%	554 £ per unit	(41,554)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				9,552 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(55,015)
Developers Profit -						
Profit on OMS		16,621,425		17.50%		(2,908,749)
Margin on AH		9,314,962		6.00%	on AH values	(558,898)
	Profit analysis:	25,936,387		13.37%	blended GDV	(3,467,647)
		17,707,983		19.58%	on costs	(3,467,647)
TOTAL COSTS						**(21,175,630)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						4,760,757
SDLT		4,760,757	@	HMRC formula		(227,538)
Acquisition Agent fees		4,760,757	@	1.0%		(47,608)
Acquisition Legal fees		4,760,757	@	0.5%		(23,804)
Interest on Land		4,760,757	@	7.50%		(357,057)
Residual Land Value						**4,104,751**
RLV analysis:	54,730 £ per plot	2,462,851	£ per ha (net)	996,702	£ per acre (net)	
		1,847,138	£ per ha (gross)	747,526	£ per acre (gross)	
				15.83%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		2.22	ha (gross)	5.49	acres (gross)	
	Density analysis:	4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	26,357 £ per plot	1,186,080	£ per ha (net)	480,000	£ per acre (net)	**1,976,800**
	BLV analysis:	889,560	£ per ha (gross)	360,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,276,771** £ per ha (net)	**516,702** £ per acre (net)	**2,127,951**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,244,192	1,089,737	935,270	780,802	626,335	471,868	317,400
	160.00	1,160,187	1,015,067	869,946	724,826	579,705	434,585	289,440
CIL £ psm	170.00	1,146,186	1,002,622	859,057	715,492	571,927	428,362	284,780
241.00	180.00	1,132,186	990,176	848,167	706,158	564,149	422,140	280,120
	190.00	1,118,185	977,731	837,278	696,824	556,371	415,917	275,460
	200.00	1,104,184	965,286	826,388	687,490	548,593	409,695	270,797
	210.00	1,090,183	952,841	815,499	678,157	540,814	403,472	266,130
	220.00	1,076,161	940,396	804,609	668,823	533,036	397,250	261,463
	230.00	1,062,138	927,932	793,720	659,489	525,258	391,027	256,796
	240.00	1,048,114	915,466	782,818	650,155	517,480	384,804	252,129
	250.00	1,034,091	903,001	771,911	640,821	509,702	378,582	247,462
	260.00	1,020,068	890,536	761,004	631,472	501,923	372,359	242,795
	270.00	1,006,044	878,071	750,097	622,124	494,145	366,137	238,128
	280.00	992,021	865,605	739,190	612,775	486,359	359,914	233,461
	290.00	977,998	853,140	728,283	603,426	478,568	353,692	228,795
	300.00	963,974	840,675	717,376	594,077	470,778	347,469	224,128
	310.00	949,950	828,210	706,469	584,728	462,987	341,246	219,461
	320.00	935,902	815,745	695,562	575,379	455,196	335,013	214,794
	330.00	921,854	803,263	684,655	566,030	447,405	328,781	210,127
	340.00	907,806	790,776	673,745	556,681	439,615	322,548	205,460
	350.00	893,758	778,288	662,819	547,332	431,824	316,315	200,793
	360.00	879,710	765,801	651,893	537,983	424,033	310,083	196,126
	370.00	865,662	753,314	640,967	528,619	416,242	303,850	191,458
	380.00	851,614	740,827	630,041	519,254	408,451	297,618	186,784
	390.00	837,566	728,340	619,114	509,889	400,661	291,385	182,109
	400.00	823,503	715,853	608,188	500,523	392,859	285,152	177,435

TABLE 2

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	1,173,942	1,041,422	908,902	776,363	643,797	511,232	378,654
	19,500	1,158,141	1,025,622	893,102	760,582	628,020	495,455	362,890
Site Specific S106	20,500	1,142,341	1,009,821	877,302	744,782	612,243	479,678	347,113
26,548	21,500	1,126,541	994,021	861,501	728,982	596,462	463,901	331,336
	22,500	1,110,741	978,221	845,701	713,181	580,662	448,124	315,559
	23,500	1,094,940	962,420	829,901	697,381	564,861	432,341	299,782
	24,500	1,079,123	946,620	814,100	681,581	549,061	416,541	284,005
	25,500	1,063,298	930,805	798,300	665,780	533,261	400,741	268,221
	26,500	1,047,472	914,980	782,487	649,980	517,460	384,941	252,421
	27,500	1,031,646	899,154	766,661	634,169	501,660	369,140	236,621
	28,500	1,015,820	883,328	750,836	618,343	485,851	353,340	220,820
	29,500	999,994	867,502	735,010	602,518	470,025	337,533	205,020
	30,500	984,168	851,676	719,184	586,692	454,200	321,707	189,215
	31,500	968,343	835,850	703,358	570,866	438,374	305,881	173,389
	32,500	952,517	820,025	687,532	555,040	422,548	290,056	157,563

TABLE 3

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,202,904	1,053,057	903,210	753,349	603,475	453,601	303,726
	16.0%	1,140,427	997,522	854,617	711,698	568,766	425,833	282,901
Profit	17.0%	1,077,950	941,987	806,024	670,047	534,057	398,066	262,075
17.5%	18.0%	1,015,474	886,453	757,431	628,396	499,347	370,299	241,250
	19.0%	952,997	830,918	708,838	586,745	464,638	342,531	220,424
	20.0%	890,521	775,383	660,245	545,094	429,929	314,764	199,599

TABLE 4

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	450,000	1,076,712	944,220	811,728	679,222	546,702	414,182	281,662
	470,000	1,056,712	924,220	791,728	659,222	526,702	394,182	261,662
BLV (£ per acre)	490,000	1,036,712	904,220	771,728	639,222	506,702	374,182	241,662
480,000	510,000	1,016,712	884,220	751,728	619,222	486,702	354,182	221,662
	530,000	996,712	864,220	731,728	599,222	466,702	334,182	201,662
	550,000	976,712	844,220	711,728	579,222	446,702	314,182	181,662
	570,000	956,712	824,220	691,728	559,222	426,702	294,182	161,662
	590,000	936,712	804,220	671,728	539,222	406,702	274,182	141,662
	610,000	916,712	784,220	651,728	519,222	386,702	254,182	121,662
	630,000	896,712	764,220	631,728	499,222	366,702	234,182	101,662
	650,000	876,712	744,220	611,728	479,222	346,702	214,182	81,662
	670,000	856,712	724,220	591,728	459,222	326,702	194,182	61,662
	690,000	836,712	704,220	571,728	439,222	306,702	174,182	41,662
	710,000	816,712	684,220	551,728	419,222	286,702	154,182	21,662
	730,000	796,712	664,220	531,728	399,222	266,702	134,182	1,662
	750,000	776,712	644,220	511,728	379,222	246,702	114,182	(18,338)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	707,443	604,393	501,344	398,284	295,213	192,142	89,071
	37	775,297	666,359	557,421	448,471	339,511	230,550	121,589
Density (dph)	39	843,151	728,324	613,497	498,659	383,808	268,958	154,107
45.0	41	911,004	790,289	669,574	548,846	428,106	307,366	186,626
	43	978,858	852,255	725,651	599,034	472,404	345,774	219,144
	45	1,046,712	914,220	781,728	649,222	516,702	384,182	251,662
	47	1,114,566	976,185	837,804	699,409	561,000	422,590	284,181
	49	1,182,420	1,038,151	893,881	749,597	605,298	460,998	316,699
	51	1,250,274	1,100,116	949,958	799,785	649,596	499,407	349,217
	53	1,318,128	1,162,081	1,006,035	849,972	693,893	537,815	381,736
	55	1,385,982	1,224,047	1,062,112	900,160	738,191	576,223	414,254

TABLE 6

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,100,138	967,683	835,228	702,772	570,317	437,849	305,348
	100%	1,046,712	914,220	781,728	649,222	516,702	384,182	251,662
Build Cost	102%	993,259	860,702	728,145	595,588	463,031	330,474	197,917
100%	104%	939,765	807,153	674,540	541,928	409,315	276,697	144,075
(105% = 5% increase)	106%	886,208	753,531	620,853	488,176	355,499	222,821	90,144
	108%	832,613	699,861	567,109	434,358	301,606	168,854	36,103
	110%	778,944	646,127	513,309	380,465	247,620	114,775	(18,090)
	112%	725,211	592,302	459,392	326,475	193,519	60,562	(72,455)
	114%	671,424	538,410	405,388	272,366	139,281	6,163	(127,044)
	116%	617,519	484,432	351,279	218,123	84,885	(48,433)	(181,923)
	118%	563,538	430,320	297,042	163,717	30,287	(103,303)	(237,183)
	120%	509,461	376,092	242,656	109,128	(24,551)	(158,504)	(292,987)

TABLE 7

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	55,345	33,830	12,158	(9,716)	(31,776)	(54,073)	(76,609)
	82%	155,950	122,992	89,934	56,761	23,446	(10,027)	(43,667)
Market Values	84%	255,946	211,696	167,391	123,010	78,535	33,948	(10,771)
100%	86%	355,502	300,093	244,618	189,099	133,524	77,870	22,113
(105% = 5% increase)	88%	454,767	388,225	321,664	255,062	188,429	121,721	54,952
	90%	553,791	476,177	398,563	320,928	243,250	165,542	87,790
	92%	652,620	563,986	475,346	386,705	298,025	209,327	120,585
	94%	751,292	651,689	552,045	452,400	352,756	253,077	153,378
	96%	849,849	739,259	628,668	518,062	407,432	296,802	186,157
	98%	948,332	826,771	705,210	583,649	462,087	340,512	218,910
	100%	1,046,712	914,220	781,728	649,222	516,702	384,182	251,662
	102%	1,145,040	1,001,602	858,165	714,728	571,290	427,853	284,411
	104%	1,243,298	1,088,943	934,588	780,233	625,878	471,504	317,128
	106%	1,341,538	1,176,256	1,010,974	845,691	680,409	515,127	349,845
	108%	1,439,689	1,263,501	1,087,313	911,125	734,937	558,749	382,562
	110%	1,537,840	1,350,747	1,163,653	976,559	789,466	602,372	415,278
	112%	1,635,966	1,437,966	1,239,966	1,041,965	843,965	645,965	447,965
	114%	1,734,023	1,525,127	1,316,232	1,107,337	898,441	689,546	480,651
	116%	1,832,079	1,612,289	1,392,498	1,172,708	952,917	733,127	513,336
	118%	1,930,136	1,699,451	1,468,765	1,238,079	1,007,393	776,708	546,022
	120%	2,028,161	1,786,588	1,545,015	1,303,442	1,061,869	820,288	578,708

TABLE 8

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,055,562	923,070	790,575	658,056	525,536	393,016	260,496
	450	1,053,792	921,300	788,808	656,289	523,769	391,249	258,730
BNG (£ per unit)	550	1,052,022	919,530	787,038	654,522	522,002	389,483	256,963
850	650	1,050,252	917,760	785,268	652,755	520,236	387,716	255,196
	750	1,048,482	915,990	783,498	650,989	518,469	385,949	253,429
	850	1,046,712	914,220	781,728	649,222	516,702	384,182	251,662
	950	1,044,942	912,450	779,958	647,455	514,935	382,415	249,896
	1,050	1,043,172	910,680	778,188	645,688	513,168	380,649	248,129
	1,150	1,041,402	908,910	776,418	643,921	511,402	378,882	246,362
	1,250	1,039,632	907,140	774,648	642,155	509,635	377,115	244,595
	1,350	1,037,862	905,370	772,878	640,386	507,868	375,348	242,829

TABLE 9

Balance (RLV - BLV £ per acre (n))	516,702	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,054,635	930,065	805,470	680,860	556,249	431,639	306,974
	10,000	1,062,558	945,899	829,198	712,498	595,797	479,026	362,255
Grant (£ per unit)	15,000	1,070,481	961,718	852,927	744,136	635,283	526,410	417,459
-	20,000	1,078,403	977,537	876,655	775,746	674,769	573,746	472,662
	25,000	1,086,326	993,356	900,384	807,335	714,256	621,063	527,793
	30,000	1,094,238	1,009,175	924,106	838,924	753,692	668,379	582,925
	35,000	1,102,147	1,024,994	947,797	870,513	793,122	715,635	638,020
	40,000	1,110,057	1,040,813	971,489	902,093	832,552	762,891	693,088
	45,000	1,117,966	1,056,632	995,181	933,637	871,973	810,146	748,156
	50,000	1,125,876	1,072,451	1,018,873	965,181	911,353	857,364	803,193
	55,000	1,133,785	1,088,260	1,042,564	996,725	950,733	904,566	858,204

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AK to AN_v0.2

Appraisal Ref: AM (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			75 Units		
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			314.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	2.3	14.0%	4.2	9%	6.5
3 bed House	70.0%	31.5	40.0%	12.0	58%	43.5
4 bed House	15.0%	6.8	13.0%	3.9	14%	10.7
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	2.3	13.0%	3.9	8%	6.2
2 bed Flat	5.0%	2.3	20.0%	6.0	11%	8.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	45.0	100.0%	30.0	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	158	1,695	294	3,165	452	4,860
3 bed House	2,993	32,211	1,140	12,271	4,133	44,482
4 bed House	837	9,009	484	5,205	1,321	14,215
5 bed House	0	0	0	0	0	0
1 bed Flat	132	1,425	229	2,469	362	3,894
2 bed Flat	185	1,994	494	5,319	679	7,313
3 bed Flat	0	0	0	0	0	0
	4,305	46,335	2,641	28,429	6,946	74,764

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	2,600,640
3 bed House	460,600	4,848	450	20,036,100
4 bed House	573,400	4,624	430	6,106,710
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	1,808,100
2 bed Flat	360,000	5,143	478	2,970,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				33,521,550

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	2.3	@	403,200	907,200
3 bed House	31.5	@	460,600	14,508,900
4 bed House	6.8	@	573,400	3,870,450
5 bed House	0.0	@	766,100	-
1 bed Flat	2.3	@	294,000	661,500
2 bed Flat	2.3	@	360,000	810,000
3 bed Flat	0.0	@	0	-
	45.0			20,758,050
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	241,920	81,285
3 bed House	1.0	@	276,360	265,306
4 bed House	0.3	@	344,040	107,340
5 bed House	0.0	@	459,660	-
1 bed Flat	0.3	@	176,400	55,037
2 bed Flat	0.5	@	216,000	103,680
3 bed Flat	0.0	@	0	-
	2.4			612,648
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.6	@	177,408	461,970
3 bed House	7.4	@	202,664	1,507,820
4 bed House	2.4	@	252,296	610,052
5 bed House	0.0	@	337,084	-
1 bed Flat	2.4	@	129,360	312,792
2 bed Flat	3.7	@	158,400	589,248
3 bed Flat	0.0	@	0	-
	18.6			3,481,883
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	250,000	157,500
3 bed House	1.8	@	250,000	450,000
4 bed House	0.6	@	250,000	146,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.6	@	205,800	120,393
2 bed Flat	0.9	@	250,000	225,000
3 bed Flat	0.0	@	0	-
	4.5			1,099,143
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	306,432	193,052
3 bed House	1.8	@	350,056	630,101
4 bed House	0.6	@	435,784	254,934
5 bed House	0.0	@	582,236	-
1 bed Flat	0.6	@	223,440	130,712
2 bed Flat	0.9	@	273,600	246,240
3 bed Flat	0.0	@	0	-
	4.5	30.0		1,455,039
Sub-total GDV Residential	**75**			**27,406,763**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	6,114,787
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	30	AH units @	0 per unit	-
Total GDV				**27,406,763**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(26,309)
Planning Application Professional Fees, Surveys and reports								(80,000)
CIL (Mrkt only + garages)				4,710 sqm		314.00 £ psm		(1,478,829)
CIL analysis:				5.40% % of GDV		19,718 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			75 units @	26,548	per unit		(1,991,100)
	Sub-total						(1,991,100)	
S106 analysis:		1,194,660 £ per ha		7.26% % of GDV		26,548 £ per unit (total units)		
AH Commuted Sum				6,946 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				1.67 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			75 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				452 sqm @	1,365	psm		(616,298)
3 bed House				4,133 sqm @	1,365	psm		(5,640,863)
4 bed House				1,321 sqm @	1,365	psm		(1,802,619)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				362 sqm @	1,757	psm		(635,621)
2 bed Flat				679 sqm @	1,757	psm		(1,193,726)
3 bed Flat			6,946	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		32	50% units @		18 sqm @	444 psm		(125,999)
Garages for 4B House (Mrkt only)		7	100% units @		18 sqm @	444 psm		(53,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			405					
External works				10,069,124 @	15.0%			(1,510,369)
Ext. Works analysis:					20,138	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				75 units @	850	£ per unit		(63,750)
M4(2) Category 2 Housing	Aff units		20 units @		95.0% @	625	£ per unit	(11,934)
M4(2) Category 2 Housing	OMS units		41 units @		94.0% @	625	£ per unit	(23,794)
M4(2) Category 2 Flats	Aff units		10 units @		94.0% @	1,090	£ per unit	(10,144)
M4(2) Category 2 Flats	OMS units		5 units @		93.0% @	1,090	£ per unit	(4,562)
M4(3) Category 3 Housing	Aff units		20 units @		5.0% @	12,368	£ per unit	(12,430)
M4(3) Category 3 Housing	OMS units		41 units @		6.0% @	12,368	£ per unit	(30,054)
M4(3) Category 3 Flats	Aff units		10 units @		6.0% @	9,469	£ per unit	(5,625)
M4(3) Category 3 Flats	OMS units		5 units @		7.0% @	9,469	£ per unit	(2,983)
Additional Low Carbon/Energy Reduction	Houses		61 units @			7,087	£ per unit	(429,472)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			1,829,347	base cost	(113,420)
EV Charging Points - Houses			61 units @			0	£ per unit	-
EV Charging Points - Flats			14 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			75 units @			350	£ per unit	(26,250)
	Sub-total						(734,416)	
Policy Costs analysis:	(design costs only)					9,792 £ per unit (total units)		
Contingency (on construction)				12,313,909 @	5.0%			(615,695)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology:	**VOWH Medium Value Greenfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		12,313,909	@	6.5%		(800,404)
Disposal Costs -						
OMS Marketing and Promotion		20,758,050	OMS @	3.00%	8,303 £ per unit	(622,742)
Residential Sales Agent Costs		20,758,050	OMS @	1.00%	2,768 £ per unit	(207,581)
Residential Sales Legal Costs		20,758,050	OMS @	0.25%	692 £ per unit	(51,895)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				11,896 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(64,639)
Developers Profit -						
Profit on OMS		20,758,050		17.50%		(3,632,659)
Margin on AH		6,648,713		6.00%	on AH values	(398,923)
	Profit analysis:	27,406,763		14.71%	blended GDV	(4,031,582)
		18,263,103		22.08%	on costs	(4,031,582)
TOTAL COSTS						**(22,294,684)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						5,112,078
SDLT		5,112,078	@	HMRC formula		(245,104)
Acquisition Agent fees		5,112,078	@	1.0%		(51,121)
Acquisition Legal fees		5,112,078	@	0.5%		(25,560)
Interest on Land		5,112,078	@	7.50%		(383,406)
Residual Land Value						**4,406,887**
RLV analysis:	58,758 £ per plot	2,644,132	£ per ha (net)	1,070,066	£ per acre (net)	
		1,983,099	£ per ha (gross)	802,549	£ per acre (gross)	
				16.08%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		2.22	ha (gross)	5.49	acres (gross)	
	Density analysis:	4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	26,357 £ per plot	1,186,080	£ per ha (net)	480,000	£ per acre (net)	**1,976,800**
	BLV analysis:	889,560	£ per ha (gross)	360,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,458,052** £ per ha (net)	**590,066** £ per acre (net)	**2,430,087**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,422,426	1,215,770	1,009,113	802,457	595,790	389,085	182,379
	160.00	1,333,262	1,136,512	939,748	742,964	546,181	349,397	152,575
CIL £ psm	170.00	1,318,401	1,123,302	928,172	733,042	537,912	342,783	147,606
314.00	180.00	1,303,540	1,110,073	916,597	723,120	529,644	336,168	142,637
	190.00	1,288,666	1,096,844	905,021	713,199	521,376	329,544	137,668
	200.00	1,273,784	1,083,615	893,446	703,277	513,108	322,918	132,699
	210.00	1,258,901	1,070,386	881,870	693,355	504,840	316,293	127,730
	220.00	1,244,018	1,057,156	870,295	683,433	496,572	309,668	122,761
	230.00	1,229,135	1,043,927	858,719	673,511	488,293	303,043	117,792
	240.00	1,214,253	1,030,698	847,144	663,589	480,012	296,417	112,823
	250.00	1,199,370	1,017,469	835,568	653,668	471,730	289,792	107,850
	260.00	1,184,487	1,004,240	823,993	643,730	463,449	283,167	102,873
	270.00	1,169,604	991,011	812,417	633,792	455,167	276,542	97,895
	280.00	1,154,722	977,782	800,824	623,855	446,885	269,916	92,917
	290.00	1,139,839	964,542	789,229	613,917	438,604	263,291	87,940
	300.00	1,124,948	951,292	777,635	603,979	430,322	256,666	82,962
	310.00	1,110,041	938,041	766,041	594,041	422,041	250,029	77,984
	320.00	1,095,134	924,791	754,447	584,103	413,759	243,393	73,007
	330.00	1,080,228	911,540	742,853	574,165	405,478	236,756	68,029
	340.00	1,065,321	898,290	731,258	564,227	397,186	230,119	63,051
	350.00	1,050,414	885,039	719,664	554,289	388,890	223,482	58,074
	360.00	1,035,507	871,789	708,070	544,343	380,594	216,845	53,096
	370.00	1,020,600	858,538	696,476	534,388	372,298	210,208	48,109
	380.00	1,005,694	845,288	684,863	524,433	364,002	203,571	43,122
	390.00	990,787	832,020	673,249	514,477	355,706	196,935	38,135
	400.00	975,859	818,747	661,634	504,522	347,410	190,298	33,148

TABLE 2

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	1,231,281	1,059,963	888,646	717,329	546,011	374,694	203,376
	19,500	1,215,481	1,044,163	872,846	701,528	530,211	358,893	187,576
Site Specific S106	20,500	1,199,680	1,028,363	857,045	685,728	514,411	343,093	171,768
26,548	21,500	1,183,880	1,012,563	841,245	669,928	498,610	327,279	155,942
	22,500	1,168,080	996,762	825,445	654,127	482,791	311,454	140,116
	23,500	1,152,279	980,962	809,640	638,303	466,965	295,628	124,290
	24,500	1,136,479	965,152	793,815	622,477	451,139	279,802	108,461
	25,500	1,120,664	949,326	777,989	606,651	435,314	263,976	92,608
	26,500	1,104,838	933,501	762,163	590,825	419,488	248,136	76,754
	27,500	1,089,012	917,675	746,337	575,000	403,662	232,282	60,901
	28,500	1,073,186	901,849	730,511	559,174	387,810	216,429	45,032
	29,500	1,057,361	886,023	714,686	543,338	371,956	200,575	29,149
	30,500	1,041,535	870,197	698,860	527,484	356,103	184,714	13,265
	31,500	1,025,709	854,371	683,012	511,631	340,249	168,831	(2,630)
	32,500	1,009,883	838,540	667,159	495,777	324,396	152,947	(18,546)

TABLE 3

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,266,631	1,077,232	887,833	698,434	509,035	319,620	130,178
	16.0%	1,201,610	1,019,436	837,261	655,087	472,912	290,722	108,504
Profit	17.0%	1,136,589	961,639	786,689	611,739	436,790	261,824	86,830
17.5%	18.0%	1,071,568	903,843	736,117	568,392	400,667	232,926	65,156
	19.0%	1,006,547	846,046	685,545	525,045	364,544	204,027	43,483
	20.0%	941,526	788,249	634,973	481,697	328,421	175,129	21,809

TABLE 4

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	450,000	1,134,078	962,741	791,403	620,066	448,728	277,375	105,993
	470,000	1,114,078	942,741	771,403	600,066	428,728	257,375	85,993
BLV (£ per acre)	490,000	1,094,078	922,741	751,403	580,066	408,728	237,375	65,993
480,000	510,000	1,074,078	902,741	731,403	560,066	388,728	217,375	45,993
	530,000	1,054,078	882,741	711,403	540,066	368,728	197,375	25,993
	550,000	1,034,078	862,741	691,403	520,066	348,728	177,375	5,993
	570,000	1,014,078	842,741	671,403	500,066	328,728	157,375	(14,007)
	590,000	994,078	822,741	651,403	480,066	308,728	137,375	(34,007)
	610,000	974,078	802,741	631,403	460,066	288,728	117,375	(54,007)
	630,000	954,078	782,741	611,403	440,066	268,728	97,375	(74,007)
	650,000	934,078	762,741	591,403	420,066	248,728	77,375	(94,007)
	670,000	914,078	742,741	571,403	400,066	228,728	57,375	(114,007)
	690,000	894,078	722,741	551,403	380,066	208,728	37,375	(134,007)
	710,000	874,078	702,741	531,403	360,066	188,728	17,375	(154,007)
	730,000	854,078	682,741	511,403	340,066	168,728	(2,625)	(174,007)
	750,000	834,078	662,741	491,403	320,066	148,728	(22,625)	(194,007)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	752,061	618,798	485,536	352,273	219,011	85,736	(47,561)
	37	822,465	681,587	540,709	399,832	258,954	118,064	(22,850)
Density (dph)	39	892,868	744,375	595,883	447,390	298,898	150,391	1,861
45.0	41	963,272	807,164	651,056	494,949	338,841	182,719	26,572
	43	1,033,675	869,952	706,230	542,507	378,785	215,047	51,282
	45	1,104,078	932,741	761,403	590,066	418,728	247,375	75,993
	47	1,174,482	995,529	816,577	637,624	458,672	279,702	100,704
	49	1,244,885	1,058,318	871,750	685,183	498,615	312,030	125,415
	51	1,315,289	1,121,106	926,924	732,741	538,559	344,358	150,126
	53	1,385,692	1,183,895	982,097	780,300	578,502	376,686	174,836
	55	1,456,096	1,246,683	1,037,271	827,858	618,446	409,014	199,547

TABLE 6

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,158,491	987,088	815,686	644,279	472,856	301,433	130,010
	100%	1,104,078	932,741	761,403	590,066	418,728	247,375	75,993
Build Cost	102%	1,049,609	878,357	707,105	535,819	364,523	193,227	21,863
100%	104%	995,131	823,921	652,711	481,501	310,245	138,967	(32,404)
(105% = 5% increase)	106%	940,556	769,431	598,283	427,091	255,871	84,574	(86,870)
	108%	885,978	714,872	543,766	372,602	201,380	30,026	(141,558)
	110%	831,289	660,269	489,162	318,013	146,751	(24,698)	(196,553)
	112%	776,575	605,549	434,474	263,302	91,961	(79,674)	(251,958)
	114%	721,765	550,762	379,680	208,447	36,989	(134,948)	(307,945)
	116%	666,878	495,885	324,759	153,426	(18,246)	(190,616)	(364,770)
	118%	611,918	440,898	269,688	98,217	(73,771)	(246,821)	(422,907)
	120%	556,844	385,767	214,447	42,751	(129,675)	(303,770)	(486,716)

TABLE 7

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	72,568	15,824	(40,919)	(97,682)	(154,450)	(211,220)	(268,022)
	82%	177,244	108,825	40,406	(28,013)	(96,432)	(164,851)	(233,276)
Market Values	84%	281,281	201,291	121,301	41,312	(38,678)	(118,668)	(198,658)
100%	86%	384,863	293,364	201,865	110,366	18,866	(72,633)	(164,132)
(105% = 5% increase)	88%	488,148	385,178	282,206	179,234	76,262	(26,710)	(129,682)
	90%	591,163	476,762	362,360	247,946	133,533	19,119	(95,294)
	92%	693,998	568,186	442,360	316,531	190,703	64,875	(60,954)
	94%	796,682	659,460	522,239	385,018	247,796	110,575	(26,669)
	96%	899,226	750,628	602,031	453,434	304,836	156,212	7,581
	98%	1,001,691	841,730	681,769	521,786	361,796	201,807	41,809
	100%	1,104,078	932,741	761,403	590,066	418,728	247,375	75,993
	102%	1,206,381	1,023,701	841,021	658,324	475,610	292,896	110,169
	104%	1,308,641	1,114,599	920,557	726,515	532,473	338,401	144,311
	106%	1,410,851	1,205,481	1,000,093	794,689	589,285	383,880	178,440
	108%	1,512,999	1,296,279	1,079,559	862,839	646,096	429,330	212,563
	110%	1,615,148	1,387,078	1,159,008	930,938	702,868	474,779	246,650
	112%	1,717,236	1,477,855	1,238,456	999,036	759,617	520,197	280,737
	114%	1,819,287	1,568,566	1,317,846	1,067,126	816,366	565,596	314,824
	116%	1,921,337	1,659,278	1,397,219	1,135,159	873,100	610,995	348,876
	118%	2,023,388	1,749,989	1,476,591	1,203,193	929,795	656,395	382,925
	120%	2,125,370	1,840,676	1,555,964	1,271,226	986,489	701,752	416,975

TABLE 8

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
850	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	590,066	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,112,001	948,586	785,172	621,757	458,342	294,927	131,513
	10,000	1,119,924	964,432	808,940	653,444	497,945	342,447	186,948
Grant (£ per unit)	15,000	1,127,847	980,260	832,671	685,082	537,493	389,904	242,315
-	20,000	1,135,758	996,079	856,399	716,720	577,040	437,335	297,604
	25,000	1,143,668	1,011,898	880,128	748,358	616,554	484,719	352,859
	30,000	1,151,577	1,027,717	903,856	779,977	656,040	532,093	408,062
	35,000	1,159,487	1,043,536	927,585	811,566	695,526	579,410	463,235
	40,000	1,167,396	1,059,355	951,298	843,155	734,985	626,726	518,367
	45,000	1,175,306	1,075,174	974,990	874,744	774,416	674,013	573,493
	50,000	1,183,215	1,090,993	998,682	906,333	813,846	721,269	628,561
	55,000	1,191,125	1,106,812	1,022,373	937,878	853,276	768,524	683,629

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AK to AN_v0.2

Appraisal Ref: AN (see Typologies Matrix)
Scheme Typology: VOWH Low Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75 Units			
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	2.3	14.0%	4.2	9%	6.5
3 bed House	70.0%	31.5	40.0%	12.0	58%	43.5
4 bed House	15.0%	6.8	13.0%	3.9	14%	10.7
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	2.3	13.0%	3.9	8%	6.2
2 bed Flat	5.0%	2.3	20.0%	6.0	11%	8.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	45.0	100.0%	30.0	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	158	1,695	294	3,165	452	4,860
3 bed House	2,993	32,211	1,140	12,271	4,133	44,482
4 bed House	837	9,009	484	5,205	1,321	14,215
5 bed House	0	0	0	0	0	0
1 bed Flat	132	1,425	229	2,469	362	3,894
2 bed Flat	185	1,994	494	5,319	679	7,313
3 bed Flat	0	0	0	0	0	0
	4,305	46,335	2,641	28,429	6,946	74,764

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	1,904,040
3 bed House	357,200	3,760	349	15,538,200
4 bed House	427,000	3,444	320	4,547,550
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	1,145,130
2 bed Flat	187,200	2,674	248	1,544,400
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				24,679,320

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	2.3	@	295,200	664,200
3 bed House	31.5	@	357,200	11,251,800
4 bed House	6.8	@	427,000	2,882,250
5 bed House	0.0	@	554,200	-
1 bed Flat	2.3	@	186,200	418,950
2 bed Flat	2.3	@	187,200	421,200
3 bed Flat	0.0	@	0	-
	45.0			15,638,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	177,120	59,512
3 bed House	1.0	@	214,320	205,747
4 bed House	0.3	@	256,200	79,934
5 bed House	0.0	@	332,520	-
1 bed Flat	0.3	@	111,720	34,857
2 bed Flat	0.5	@	112,320	53,914
3 bed Flat	0.0	@	0	-
	2.4			433,964
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.6	@	129,888	338,228
3 bed House	7.4	@	157,168	1,169,330
4 bed House	2.4	@	187,880	454,294
5 bed House	0.0	@	243,848	-
1 bed Flat	2.4	@	81,928	198,102
2 bed Flat	3.7	@	82,368	306,409
3 bed Flat	0.0	@	0	-
	18.6			2,466,363
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	206,640	130,183
3 bed House	1.8	@	250,000	450,000
4 bed House	0.6	@	250,000	146,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.6	@	130,340	76,249
2 bed Flat	0.9	@	131,040	117,936
3 bed Flat	0.0	@	0	-
	4.5			920,618
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	224,352	141,342
3 bed House	1.8	@	271,472	488,650
4 bed House	0.6	@	324,520	189,844
5 bed House	0.0	@	421,192	-
1 bed Flat	0.6	@	141,512	82,785
2 bed Flat	0.9	@	142,272	128,045
3 bed Flat	0.0	@	0	-
	4.5	30.0		1,030,665
Sub-total GDV Residential	**75**			**20,490,010**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	4,189,310
	603 £ psm (total GIA sqm)		55,857 £ per unit (total units)	
Grant	30	AH units @	0 per unit	-
Total GDV				**20,490,010**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(26,309)
Planning Application Professional Fees, Surveys and reports									(80,000)
CIL (Mrkt only + garages)				4,710	sqm	224.00	£ psm		(1,054,961)
CIL analysis:				5.15%	% of GDV	14,066	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			75	units @	26,548	per unit		(1,991,100)
	Sub-total							(1,991,100)	
S106 analysis:		1,194,660	£ per ha	9.72%	% of GDV	26,548	£ per unit (total units)		
AH Commuted Sum				6,946	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				1.67	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			75	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,365	psm		-
2 bed House				452	sqm @	1,365	psm		(616,298)
3 bed House				4,133	sqm @	1,365	psm		(5,640,863)
4 bed House				1,321	sqm @	1,365	psm		(1,802,619)
5 bed House				-	sqm @	1,365	psm		-
1 bed Flat				362	sqm @	1,757	psm		(635,621)
2 bed Flat				679	sqm @	1,757	psm		(1,193,726)
3 bed Flat			6,946	-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		32	50%	units @		18 sqm @	444	psm	(125,999)
Garages for 4B House (Mrkt only)		7	100%	units @		18 sqm @	444	psm	(53,999)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			405						
External works				10,069,124	@	15.0%			(1,510,369)
Ext. Works analysis:						20,138	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				75	units @	850	£ per unit		(63,750)
M4(2) Category 2 Housing	Aff units		20	units @		95.0% @	625	£ per unit	(11,934)
M4(2) Category 2 Housing	OMS units		41	units @		94.0% @	625	£ per unit	(23,794)
M4(2) Category 2 Flats	Aff units		10	units @		94.0% @	1,090	£ per unit	(10,144)
M4(2) Category 2 Flats	OMS units		5	units @		93.0% @	1,090	£ per unit	(4,562)
M4(3) Category 3 Housing	Aff units		20	units @		5.0% @	12,368	£ per unit	(12,430)
M4(3) Category 3 Housing	OMS units		41	units @		6.0% @	12,368	£ per unit	(30,054)
M4(3) Category 3 Flats	Aff units		10	units @		6.0% @	9,469	£ per unit	(5,625)
M4(3) Category 3 Flats	OMS units		5	units @		7.0% @	9,469	£ per unit	(2,983)
Additional Low Carbon/Energy Reduction	Houses		61	units @			7,087	£ per unit	(429,472)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			1,829,347	base cost	(113,420)
EV Charging Points - Houses			61	units @			0	£ per unit	-
EV Charging Points - Flats			14	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			75	units @			350	£ per unit	(26,250)
	Sub-total							(734,416)	
Policy Costs analysis:	(design costs only)					9,792	£ per unit (total units)		
Contingency (on construction)				12,313,909	@	5.0%			(615,695)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology:	**VOWH Low Value Greenfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		12,313,909	@	6.5%		(800,404)
Disposal Costs -						
OMS Marketing and Promotion		15,638,400	OMS @	3.00%	6,255 £ per unit	(469,152)
Residential Sales Agent Costs		15,638,400	OMS @	1.00%	2,085 £ per unit	(156,384)
Residential Sales Legal Costs		15,638,400	OMS @	0.25%	521 £ per unit	(39,096)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					8,995 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(320,425)
Developers Profit -						
Profit on OMS		15,638,400		17.50%		(2,736,720)
Margin on AH		4,851,610		6.00%	on AH values	(291,097)
Profit analysis:		20,490,010		14.78%	blended GDV (3,027,817)	
		17,877,436		16.94%	on costs (3,027,817)	
TOTAL COSTS						**(20,905,252)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(415,242)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(415,242)**
RLV analysis:	(5,537) £ per plot	(249,145) £ per ha (net)		(100,828) £ per acre (net)		
		(186,859) £ per ha (gross)		(75,621) £ per acre (gross)		
				-2.03% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		2.22	ha (gross)	5.49	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	23,063 £ per plot	1,037,820	£ per ha (net)	420,000	£ per acre (net)	**1,729,700**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**(1,286,965)** £ per ha (net)	**(520,828)** £ per acre (net)	**(2,144,942)**

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(520,828)	10%	20%	30%	40%	50%	60%	70%
	100.00	124,225	(34,471)	(195,449)	(362,556)	(556,557)	(761,145)	(1,497,714)
	160.00	31,676	(118,131)	(271,323)	(435,571)	(623,791)	(816,430)	(1,767,245)
CIL £ psm	170.00	16,151	(132,227)	(284,244)	(448,869)	(635,074)	(825,677)	(1,812,167)
224.00	180.00	571	(146,378)	(297,263)	(462,167)	(646,358)	(834,925)	(1,857,089)
	190.00	(15,039)	(160,588)	(310,399)	(475,465)	(657,642)	(844,209)	(1,902,011)
	200.00	(30,684)	(174,865)	(323,643)	(488,763)	(668,926)	(853,513)	(1,946,933)
	210.00	(46,393)	(189,215)	(336,905)	(502,098)	(680,223)	(862,816)	(1,991,855)
	220.00	(62,147)	(203,642)	(350,167)	(515,476)	(691,575)	(872,119)	(2,036,777)
	230.00	(77,951)	(218,154)	(363,429)	(528,855)	(702,927)	(881,422)	(2,081,699)
	240.00	(93,814)	(232,757)	(377,091)	(542,233)	(714,279)	(890,778)	(2,126,621)
	250.00	(109,740)	(247,456)	(390,904)	(555,611)	(725,631)	(900,137)	(2,171,543)
	260.00	(125,738)	(262,279)	(404,987)	(569,032)	(737,007)	(909,496)	(2,216,465)
	270.00	(141,812)	(277,219)	(419,104)	(582,491)	(748,427)	(918,856)	(2,261,387)
	280.00	(157,972)	(292,309)	(434,530)	(595,950)	(759,848)	(928,228)	(2,306,309)
	290.00	(174,222)	(307,466)	(450,044)	(609,409)	(771,268)	(937,644)	(2,351,231)
	300.00	(190,570)	(322,622)	(465,558)	(622,868)	(782,689)	(947,060)	(2,396,153)
	310.00	(207,024)	(337,779)	(481,085)	(636,377)	(794,146)	(956,476)	(2,441,075)
	320.00	(223,615)	(352,935)	(496,693)	(649,918)	(805,635)	(965,892)	(2,485,997)
	330.00	(240,330)	(368,191)	(512,301)	(663,458)	(817,125)	(1,008,849)	(2,530,919)
	340.00	(257,211)	(383,936)	(527,909)	(676,999)	(828,614)	(1,068,744)	(2,575,841)
	350.00	(274,237)	(400,005)	(543,517)	(690,539)	(840,104)	(1,128,640)	(2,620,762)
	360.00	(291,288)	(416,140)	(559,142)	(704,139)	(851,644)	(1,188,536)	(2,665,684)
	370.00	(308,339)	(433,489)	(574,845)	(717,762)	(863,203)	(1,248,432)	(2,710,606)
	380.00	(325,390)	(451,219)	(590,547)	(731,384)	(874,763)	(1,308,328)	(2,755,528)
	390.00	(342,441)	(468,990)	(606,249)	(745,006)	(886,322)	(1,368,224)	(2,800,450)
	400.00	(359,538)	(486,828)	(621,952)	(758,629)	(897,881)	(1,428,120)	(2,845,372)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(520,828)	10%	20%	30%	40%	50%	60%	70%
	-	364,157	228,329	92,234	(44,302)	(181,739)	(321,311)	(477,675)
	2,000	332,100	196,143	59,879	(76,952)	(214,938)	(355,912)	(519,917)
Site Specific S106	4,000	299,966	163,892	27,421	(109,751)	(248,453)	(392,456)	(562,367)
26,548	6,000	267,785	131,562	(5,152)	(142,765)	(282,393)	(431,831)	(605,131)
	8,000	235,549	99,141	(37,858)	(176,015)	(316,886)	(473,950)	(648,230)
	10,000	203,236	66,615	(70,741)	(209,560)	(352,113)	(516,303)	(691,695)
	12,000	170,836	33,970	(103,802)	(243,489)	(389,048)	(558,832)	(735,488)
	14,000	138,350	1,192	(137,092)	(277,889)	(428,085)	(601,610)	(779,623)
	16,000	105,765	(31,732)	(170,668)	(312,920)	(470,335)	(644,639)	(824,149)
	18,000	73,067	(64,856)	(204,585)	(348,773)	(512,688)	(687,922)	(869,014)
	20,000	40,241	(98,186)	(238,922)	(385,666)	(555,297)	(731,463)	(1,117,896)
	22,000	7,247	(131,775)	(273,798)	(424,367)	(598,088)	(775,264)	(1,404,044)
	24,000	(25,911)	(165,682)	(309,372)	(466,720)	(641,064)	(819,330)	(1,690,193)
	26,000	(59,279)	(199,962)	(345,552)	(509,153)	(684,228)	(863,662)	(1,976,341)
	28,000	(92,883)	(234,722)	(382,333)	(551,762)	(727,614)	(908,265)	(2,262,490)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(520,828)	10%	20%	30%	40%	50%	60%	70%
	15.0%	54,005	(100,583)	(260,224)	(425,896)	(617,006)	(812,552)	(2,007,280)
	16.0%	5,021	(144,125)	(298,323)	(463,869)	(648,650)	(837,867)	(2,026,266)
Profit	17.0%	(43,964)	(187,667)	(336,423)	(501,841)	(680,294)	(863,183)	(2,045,253)
17.5%	18.0%	(92,949)	(231,209)	(374,846)	(539,814)	(711,938)	(888,498)	(2,064,239)
	19.0%	(141,933)	(274,751)	(414,890)	(577,787)	(743,582)	(913,813)	(2,083,225)
	20.0%	(190,918)	(318,293)	(458,686)	(615,759)	(775,225)	(939,128)	(2,102,212)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(520,828)	10%	20%	30%	40%	50%	60%	70%
	450,000	(98,456)	(239,438)	(385,472)	(550,828)	(726,116)	(905,840)	(2,084,746)
	470,000	(118,456)	(259,438)	(405,472)	(570,828)	(746,116)	(925,840)	(2,104,746)
BLV (£ per acre)	490,000	(138,456)	(279,438)	(425,472)	(590,828)	(766,116)	(945,840)	(2,124,746)
420,000	510,000	(158,456)	(299,438)	(445,472)	(610,828)	(786,116)	(965,840)	(2,144,746)
	530,000	(178,456)	(319,438)	(465,472)	(630,828)	(806,116)	(985,840)	(2,164,746)
	550,000	(198,456)	(339,438)	(485,472)	(650,828)	(826,116)	(1,005,840)	(2,184,746)
	570,000	(218,456)	(359,438)	(505,472)	(670,828)	(846,116)	(1,025,840)	(2,204,746)
	590,000	(238,456)	(379,438)	(525,472)	(690,828)	(866,116)	(1,045,840)	(2,224,746)
	610,000	(258,456)	(399,438)	(545,472)	(710,828)	(886,116)	(1,065,840)	(2,244,746)
	630,000	(278,456)	(419,438)	(565,472)	(730,828)	(906,116)	(1,085,840)	(2,264,746)
	650,000	(298,456)	(439,438)	(585,472)	(750,828)	(926,116)	(1,105,840)	(2,284,746)
	670,000	(318,456)	(459,438)	(605,472)	(770,828)	(946,116)	(1,125,840)	(2,304,746)
	690,000	(338,456)	(479,438)	(625,472)	(790,828)	(966,116)	(1,145,840)	(2,324,746)
	710,000	(358,456)	(499,438)	(645,472)	(810,828)	(986,116)	(1,165,840)	(2,344,746)
	730,000	(378,456)	(519,438)	(665,472)	(830,828)	(1,006,116)	(1,185,840)	(2,364,746)
	750,000	(398,456)	(539,438)	(685,472)	(850,828)	(1,026,116)	(1,205,840)	(2,384,746)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 75
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(520,828)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(146,577)	(256,230)	(369,812)	(498,422)	(634,757)	(774,542)	(1,691,469)
	37	(130,953)	(246,872)	(366,944)	(502,903)	(647,029)	(794,802)	(1,764,124)
Density (dph)	39	(115,329)	(237,513)	(364,076)	(507,384)	(659,300)	(815,061)	(1,836,780)
45.0	41	(99,705)	(228,155)	(361,208)	(511,865)	(671,572)	(835,321)	(1,909,435)
	43	(84,080)	(218,797)	(358,340)	(516,346)	(683,844)	(855,581)	(1,982,091)
	45	(68,456)	(209,438)	(355,472)	(520,828)	(696,116)	(875,840)	(2,054,746)
	47	(52,832)	(200,080)	(352,604)	(525,309)	(708,388)	(896,100)	(2,127,401)
	49	(37,208)	(190,722)	(349,736)	(529,790)	(720,659)	(916,359)	(2,200,057)
	51	(21,584)	(181,363)	(346,869)	(534,271)	(732,931)	(936,619)	(2,272,712)
	53	(5,960)	(172,005)	(344,001)	(538,753)	(745,203)	(956,878)	(2,345,367)
	55	9,665	(162,647)	(341,133)	(543,234)	(757,475)	(977,138)	(2,418,023)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(520,828)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	490,306	353,997	217,591	81,033	(55,829)	(193,287)	(332,310)
	82%	435,406	299,074	162,602	25,871	(111,318)	(249,528)	(391,865)
Build Cost	84%	380,384	243,997	107,388	(29,591)	(167,311)	(306,823)	(460,497)
100%	86%	325,220	188,731	51,922	(85,455)	(224,027)	(365,904)	(532,717)
(105% = 5% increase)	88%	269,890	133,223	(3,885)	(141,862)	(281,817)	(431,672)	(605,666)
	90%	214,339	77,439	(60,123)	(199,016)	(341,310)	(503,986)	(679,593)
	92%	158,554	21,301	(116,922)	(257,257)	(404,805)	(576,839)	(754,561)
	94%	102,459	(35,281)	(174,486)	(317,136)	(475,713)	(650,465)	(830,553)
	96%	45,999	(92,457)	(233,134)	(379,568)	(548,593)	(724,831)	(1,075,973)
	98%	(10,923)	(150,411)	(293,368)	(447,899)	(622,022)	(799,937)	(1,565,359)
	100%	(68,456)	(209,438)	(355,472)	(520,828)	(696,116)	(875,840)	(2,054,746)
	102%	(126,778)	(269,995)	(420,544)	(594,240)	(770,780)	(952,554)	(2,544,132)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(520,828)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	92%	(410,976)	(538,183)	(667,481)	(798,406)	(932,215)	(1,796,869)	(3,121,934)
	94%	(321,311)	(446,948)	(586,797)	(728,255)	(872,413)	(1,441,139)	(2,855,137)
Market Values	96%	(234,445)	(362,644)	(506,674)	(658,628)	(813,190)	(1,085,410)	(2,588,340)
100%	98%	(150,418)	(285,069)	(427,079)	(589,495)	(754,432)	(923,953)	(2,321,543)
(105% = 5% increase)	100%	(68,456)	(209,438)	(355,472)	(520,828)	(696,116)	(875,840)	(2,054,746)
	102%	12,189	(135,939)	(287,826)	(452,597)	(638,216)	(828,153)	(1,787,949)
	104%	91,966	(63,766)	(222,179)	(387,889)	(580,707)	(780,838)	(1,521,152)
	106%	171,124	7,507	(158,105)	(328,923)	(523,566)	(733,874)	(1,254,355)
	108%	249,836	78,151	(95,067)	(272,054)	(466,768)	(687,241)	(987,558)
	110%	328,214	148,350	(32,727)	(216,662)	(411,095)	(640,920)	(879,570)
	112%	406,328	218,206	29,091	(162,255)	(360,531)	(594,891)	(843,448)
	114%	484,229	287,798	90,544	(108,518)	(312,760)	(549,135)	(807,623)
	116%	561,972	357,179	151,691	(55,266)	(266,264)	(503,632)	(772,057)
	118%	639,590	426,399	212,634	(2,381)	(220,608)	(458,275)	(736,731)
	120%	717,076	495,488	273,392	50,227	(175,560)	(413,772)	(701,631)
	122%	794,472	564,474	334,003	102,618	(130,954)	(373,040)	(666,741)
	124%	871,819	633,351	394,495	154,843	(86,675)	(334,723)	(632,066)
	126%	949,060	702,149	454,879	206,924	(42,647)	(297,526)	(597,589)
	128%	1,026,281	770,911	515,187	258,882	1,166	(260,939)	(563,288)
	130%	1,103,416	839,570	575,444	310,740	44,825	(224,792)	(529,150)
	132%	1,180,551	908,229	635,611	362,520	88,354	(188,990)	(495,109)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(520,828)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(59,066)	(199,740)	(345,316)	(508,875)	(683,945)	(863,373)	(1,974,477)
	450	(60,944)	(201,672)	(347,348)	(511,266)	(686,379)	(865,866)	(1,990,531)
BNG (£ per unit)	550	(62,822)	(203,613)	(349,379)	(513,656)	(688,813)	(868,360)	(2,006,585)
850	650	(64,700)	(205,555)	(351,410)	(516,047)	(691,248)	(870,853)	(2,022,638)
	750	(66,578)	(207,497)	(353,441)	(518,437)	(693,682)	(873,347)	(2,038,692)
	850	(68,456)	(209,438)	(355,472)	(520,828)	(696,116)	(875,840)	(2,054,746)
	950	(70,334)	(211,380)	(357,503)	(523,218)	(698,550)	(878,334)	(2,070,800)
	1,050	(72,218)	(213,322)	(359,535)	(525,609)	(700,984)	(880,827)	(2,086,853)
	1,150	(74,104)	(215,270)	(361,566)	(527,999)	(703,418)	(883,328)	(2,102,907)
	1,250	(75,991)	(217,222)	(363,597)	(530,390)	(705,852)	(885,837)	(2,118,961)
	1,350	(77,877)	(219,174)	(365,642)	(532,780)	(708,286)	(888,345)	(2,135,015)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(520,828)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(60,071)	(192,160)	(328,311)	(478,313)	(642,084)	(809,327)	(1,553,844)
	10,000	(51,685)	(174,987)	(301,234)	(435,948)	(588,370)	(743,385)	(1,052,941)
Grant (£ per unit)	15,000	(43,332)	(157,920)	(274,580)	(396,104)	(534,970)	(678,061)	(825,155)
-	20,000	(34,981)	(140,942)	(248,316)	(358,652)	(481,879)	(613,282)	(747,450)
	25,000	(26,645)	(124,044)	(222,366)	(322,555)	(429,021)	(549,112)	(670,856)
	30,000	(18,328)	(107,218)	(196,688)	(287,228)	(380,452)	(485,446)	(595,315)
	35,000	(10,010)	(90,458)	(171,239)	(252,582)	(335,015)	(422,191)	(520,786)
	40,000	(1,717)	(73,757)	(145,979)	(218,453)	(291,398)	(365,237)	(446,944)
	45,000	6,568	(57,122)	(120,882)	(184,741)	(248,750)	(313,022)	(378,261)
	50,000	14,853	(40,538)	(95,930)	(151,346)	(206,782)	(262,264)	(317,819)
	55,000	23,110	(23,998)	(71,106)	(118,215)	(165,323)	(212,431)	(259,539)

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240827 SODC VOWH Typologies AK to AN_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **75**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AK to AN_v0.2 - Summary Table

Appraisal Ref:	**AK**	**AL**	**AM**	**AN**
Scheme Typology:	SODC High Value Greenfield	SODC Medium Value Greenfield	VOWH Medium Value Greenfield	VOWH Low Value Greenfield
No Units:	75	75	75	75
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	32,898,581	25,936,387	27,406,763	20,490,010
Policy Assumptions	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	348.00	241.00	314.00	224.00
CIL (£ per unit)	17,131	11,864	19,718	14,066
Site Specific S106 (£ per unit)	26,548	26,548	26,548	26,548
Sub-total CIL+S106 (£ per unit)	43,679	38,412	46,266	40,614
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	43,679	38,412	46,266	40,614
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%
Developers Profit (% on costs)	24.03%	19.58%	22.08%	16.94%
Developers Profit Total (£)	4,389,691	3,467,647	4,031,582	3,027,817
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	2,140,847	996,702	1,070,066	(100,828)
RLV (£/ha (net))	5,290,033	2,462,851	2,644,132	(249,145)
RLV (% of GDV)	26.80%	15.83%	16.08%	-2.03%
RLV Total (£)	8,816,722	4,104,751	4,406,887	(415,242)
BLV (£/acre (net))	550,000	480,000	480,000	420,000
BLV (£/ha (net))	1,359,050	1,186,080	1,186,080	1,037,820
BLV Total (£)	2,265,083	1,976,800	1,976,800	1,729,700
Surplus/Deficit (£/acre) [RLV-BLV]	1,590,847	516,702	590,066	(520,828)
Surplus/Deficit (£/ha)	3,930,983	1,276,771	1,458,052	(1,286,965)
Surplus/Deficit Total (£)	6,551,639	2,127,951	2,430,087	(2,144,942)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Not Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies AO to AR_v0.2

Appraisal Ref: AO (see Typologies Matrix)
Scheme Typology: SODC High Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	3.8	17.0%	6.4	14%	10.1
3 bed House	69.0%	25.9	46.0%	17.3	58%	43.1
4 bed House	6.0%	2.3	9.0%	3.4	8%	5.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	1.9	8.0%	3.0	7%	4.9
2 bed Flat	10.0%	3.8	20.0%	7.5	15%	11.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	37.5	100.0%	37.5	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	263	2,826	446	4,803	709	7,629
3 bed House	2,458	26,459	1,639	17,639	4,097	44,098
4 bed House	279	3,003	419	4,505	698	7,508
5 bed House	0	0	0	0	0	0
1 bed Flat	110	1,187	176	1,900	287	3,087
2 bed Flat	309	3,324	618	6,648	926	9,972
3 bed Flat	0	0	0	0	0	0
	3,419	36,799	3,298	35,495	6,716	72,294
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	5,538,375
3 bed House	564,000	5,937	552	24,322,500
4 bed House	817,000	6,589	612	4,595,625
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	1,862,250
2 bed Flat	482,000	6,886	640	5,422,500
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				41,741,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	3.8	@	547,000	2,051,250
3 bed House	25.9	@	564,000	14,593,500
4 bed House	2.3	@	817,000	1,838,250
5 bed House	0.0	@	1,060,000	-
1 bed Flat	1.9	@	382,000	716,250
2 bed Flat	3.8	@	482,000	1,807,500
3 bed Flat	0.0	@	0	-
	37.5			21,006,750
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	328,200	104,614
3 bed House	0.9	@	338,400	291,870
4 bed House	0.2	@	490,200	82,721
5 bed House	0.0	@	636,000	-
1 bed Flat	0.2	@	229,200	34,380
2 bed Flat	0.4	@	289,200	108,450
3 bed Flat	0.0	@	0	-
	1.9			622,035
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.2	@	240,680	767,168
3 bed House	8.6	@	248,160	2,140,380
4 bed House	1.7	@	359,480	606,623
5 bed House	0.0	@	466,400	-
1 bed Flat	1.5	@	168,080	252,120
2 bed Flat	3.8	@	212,080	795,300
3 bed Flat	0.0	@	0	-
	18.8			4,561,590
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	250,000	95,625
3 bed House	1.0	@	250,000	258,750
4 bed House	0.2	@	250,000	50,625
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	250,000	45,000
2 bed Flat	0.5	@	250,000	112,500
3 bed Flat	0.0	@	0	-
	2.3			562,500
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	415,720	1,033,584
3 bed House	6.7	@	428,640	2,883,676
4 bed House	1.3	@	620,920	817,286
5 bed House	0.0	@	805,600	-
1 bed Flat	1.2	@	290,320	339,674
2 bed Flat	2.9	@	366,320	1,071,486
3 bed Flat	0.0	@	0	-
	14.6	37.5		6,145,706
Sub-total GDV Residential	**75**			**32,898,581**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	8,842,669
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	38	AH units @	0 per unit	-
Total GDV				**32,898,581**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(26,309)
Planning Application Professional Fees, Surveys and reports									(80,000)
CIL (Mrkt only + garages)				3,692 sqm		348.00 £ psm			(1,284,857)
CIL analysis:				3.91% % of GDV		17,131 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			75 units @	26,548	per unit			(1,991,100)
	Sub-total						(1,991,100)		
S106 analysis:	1,194,660 £ per ha			6.05% % of GDV		26,548 £ per unit (total units)			
AH Commuted Sum				6,716 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				1.67 ha @	123,555	£ per ha (if brownfield)			(205,925)
Site Infrastructure costs -	Year 1	0							-
	Year 2	0							-
	Year 3	0							-
	Year 4	0							-
	Year 5	0							-
	Year 6	0							-
	Year 7	0							-
	Year 8	0							-
	Year 9	0							-
	Year 10	0							-
	Year 11	0							-
	Year 12	0							-
	Year 13	0							-
	Year 14	0							-
	Year 15	0							-
	Years 1-15			75 units @	0	per unit			-
	Sub-total							-	
Infra. Costs analysis:	- £ per ha			0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm			-
2 bed House				709 sqm @	1,365	psm			(967,444)
3 bed House				4,097 sqm @	1,365	psm			(5,592,234)
4 bed House				698 sqm @	1,365	psm			(952,088)
5 bed House				- sqm @	1,365	psm			-
1 bed Flat				287 sqm @	1,757	psm			(503,846)
2 bed Flat				926 sqm @	1,757	psm			(1,627,809)
3 bed Flat		6,716		- sqm @	1,757	psm			-
Garages for 3B House (Mrkt only)	26	50%	units @		18 sqm @	444	psm		(103,499)
Garages for 4B House (Mrkt only)	2	100%	units @		18 sqm @	444	psm		(18,000)
Garages for 5B House (Mrkt only)	-	150%	units @		18 sqm @	444	psm		-
		273							
External works				9,764,919 @	15.0%				(1,464,738)
Ext. Works analysis:					19,530	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				75 units @	712	£ per unit			(53,400)
M4(2) Category 2 Housing	Aff units	27	units @		99.0% @	625	£ per unit		(16,706)
M4(2) Category 2 Housing	OMS units	32	units @		98.5% @	625	£ per unit		(19,623)
M4(2) Category 2 Flats	Aff units	11	units @		99.0% @	1,090	£ per unit		(11,331)
M4(2) Category 2 Flats	OMS units	6	units @		98.5% @	1,090	£ per unit		(6,039)
M4(3) Category 3 Housing	Aff units	27	units @		1.0% @	12,368	£ per unit		(3,339)
M4(3) Category 3 Housing	OMS units	32	units @		1.5% @	12,368	£ per unit		(5,913)
M4(3) Category 3 Flats	Aff units	11	units @		1.0% @	9,469	£ per unit		(994)
M4(3) Category 3 Flats	OMS units	6	units @		1.5% @	9,469	£ per unit		(799)
Additional Low Carbon/Energy Reduction	Houses	59	units @			14,205	£ per unit		(836,319)
Additional Low Carbon/Energy Reduction	Flats	13.6%	Uplift on			2,131,654	base cost		(289,905)
EV Charging Points - Houses		59	units @			0	£ per unit		-
EV Charging Points - Flats		16	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency		75	units @			350	£ per unit		(26,250)
	Sub-total						(1,270,620)		
Policy Costs analysis:	(design costs only)				16,942	£ per unit (total units)			
Contingency (on construction)				12,706,201 @	5.0%				(635,310)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**SODC High Value Brownfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		12,706,201	@	6.5%		(825,903)
Disposal Costs -						
OMS Marketing and Promotion		21,006,750	OMS @	3.00%	8,403 £ per unit	(630,203)
Residential Sales Agent Costs		21,006,750	OMS @	1.00%	2,801 £ per unit	(210,068)
Residential Sales Legal Costs		21,006,750	OMS @	0.25%	700 £ per unit	(52,517)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					12,037 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(42,739)
Developers Profit -						
Profit on OMS		21,006,750		17.50%		(3,676,181)
Margin on AH		11,891,831		6.00%	on AH values	(713,510)
Profit analysis:		32,898,581		13.34%	blended GDV	(4,389,691)
		18,495,206		23.73%	on costs	(4,389,691)
TOTAL COSTS						**(22,884,897)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						10,013,684
SDLT		10,013,684	@	HMRC formula		(490,184)
Acquisition Agent fees		10,013,684	@	1.0%		(100,137)
Acquisition Legal fees		10,013,684	@	0.5%		(50,068)
Interest on Land		10,013,684	@	7.50%		(751,026)
Residual Land Value						**8,622,268**
RLV analysis:	114,964 £ per plot	5,173,361	£ per ha (net)	2,093,630	£ per acre (net)	
		5,173,361	£ per ha (gross)	2,093,630	£ per acre (gross)	
				26.21%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		1.67	ha (gross)	4.12	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	63,148 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)	**4,736,083**
BLV analysis:		2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**2,331,711** £ per ha (net)	**943,630** £ per acre (net)	**3,886,185**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,921,661	1,725,184	1,528,639	1,332,095	1,135,550	938,914	742,248
	160.00	1,837,994	1,650,841	1,463,634	1,276,376	1,089,118	901,803	714,414
CIL £ psm	170.00	1,824,050	1,638,445	1,452,800	1,267,090	1,081,379	895,617	709,776
348.00	180.00	1,810,105	1,626,050	1,441,966	1,257,803	1,073,640	889,432	705,137
	190.00	1,796,160	1,613,655	1,431,132	1,248,517	1,065,902	883,247	700,498
	200.00	1,782,216	1,601,260	1,420,298	1,239,230	1,058,163	877,062	695,859
	210.00	1,768,271	1,588,865	1,409,458	1,229,944	1,050,424	870,877	691,220
	220.00	1,754,327	1,576,470	1,398,613	1,220,658	1,042,686	864,692	686,581
	230.00	1,740,382	1,564,075	1,387,767	1,211,371	1,034,947	858,506	681,942
	240.00	1,726,438	1,551,679	1,376,921	1,202,085	1,027,208	852,321	677,303
	250.00	1,712,493	1,539,284	1,366,075	1,192,798	1,019,469	846,136	672,665
	260.00	1,698,549	1,526,889	1,355,230	1,183,512	1,011,731	839,950	668,026
	270.00	1,684,604	1,514,494	1,344,384	1,174,225	1,003,992	833,759	663,387
	280.00	1,670,660	1,502,099	1,333,538	1,164,939	996,253	827,568	658,748
	290.00	1,656,715	1,489,704	1,322,692	1,155,653	988,515	821,377	654,109
	300.00	1,642,771	1,477,309	1,311,847	1,146,366	980,776	815,186	649,470
	310.00	1,628,826	1,464,914	1,301,001	1,137,080	973,037	808,995	644,831
	320.00	1,614,882	1,452,518	1,290,155	1,127,792	965,299	802,804	640,192
	330.00	1,600,932	1,440,123	1,279,309	1,118,496	957,560	796,613	635,554
	340.00	1,586,971	1,427,728	1,268,464	1,109,199	949,821	790,422	630,915
	350.00	1,573,010	1,415,333	1,257,618	1,099,903	942,083	784,231	626,276
	360.00	1,559,048	1,402,938	1,246,772	1,090,607	934,344	778,040	621,637
	370.00	1,545,087	1,390,543	1,235,926	1,081,310	926,605	771,849	616,998
	380.00	1,531,126	1,378,148	1,225,081	1,072,014	918,867	765,658	612,359
	390.00	1,517,164	1,365,752	1,214,235	1,062,718	911,128	759,467	607,720
	400.00	1,503,203	1,353,357	1,203,389	1,053,421	903,389	753,277	603,081

TABLE 2

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	1,702,487	1,544,462	1,386,437	1,228,306	1,070,145	911,918	753,600
	19,500	1,686,750	1,528,725	1,370,700	1,212,586	1,054,425	896,213	737,895
Site Specific S106	20,500	1,671,013	1,512,988	1,354,963	1,196,866	1,038,705	880,507	722,189
26,548	21,500	1,655,276	1,497,251	1,339,227	1,181,146	1,022,985	864,802	706,484
	22,500	1,639,540	1,481,515	1,323,490	1,165,426	1,007,265	849,097	690,779
	23,500	1,623,803	1,465,778	1,307,753	1,149,706	991,545	833,384	675,073
	24,500	1,608,066	1,450,041	1,292,016	1,133,986	975,825	817,664	659,368
	25,500	1,592,314	1,434,304	1,276,279	1,118,254	960,105	801,944	643,663
	26,500	1,576,558	1,418,567	1,260,542	1,102,518	944,385	786,224	627,957
	27,500	1,560,802	1,402,831	1,244,806	1,086,781	928,665	770,504	612,252
	28,500	1,545,047	1,387,094	1,229,069	1,071,044	912,945	754,784	596,547
	29,500	1,529,291	1,371,357	1,213,332	1,055,307	897,225	739,064	580,841
	30,500	1,513,535	1,355,620	1,197,595	1,039,570	881,505	723,344	565,136
	31,500	1,497,779	1,339,869	1,181,858	1,023,833	865,785	707,624	549,431
	32,500	1,482,023	1,324,113	1,166,122	1,008,097	850,065	691,904	533,725

TABLE 3

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,773,202	1,593,279	1,413,321	1,233,363	1,053,297	873,203	693,004
	16.0%	1,694,242	1,523,092	1,351,907	1,180,722	1,009,431	838,110	666,684
Profit	17.0%	1,615,282	1,452,905	1,290,494	1,128,082	965,564	803,016	640,364
17.5%	18.0%	1,536,322	1,382,719	1,229,080	1,075,442	921,697	767,923	614,043
	19.0%	1,457,362	1,312,532	1,167,667	1,022,802	877,830	732,829	587,723
	20.0%	1,378,401	1,242,345	1,106,253	970,162	833,963	697,736	561,403

TABLE 4

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	550,000	2,175,802	2,017,812	1,859,787	1,701,762	1,543,630	1,385,469	1,227,204
	600,000	2,125,802	1,967,812	1,809,787	1,651,762	1,493,630	1,335,469	1,177,204
BLV (£ per acre)	650,000	2,075,802	1,917,812	1,759,787	1,601,762	1,443,630	1,285,469	1,127,204
1,150,000	700,000	2,025,802	1,867,812	1,709,787	1,551,762	1,393,630	1,235,469	1,077,204
	750,000	1,975,802	1,817,812	1,659,787	1,501,762	1,343,630	1,185,469	1,027,204
	800,000	1,925,802	1,767,812	1,609,787	1,451,762	1,293,630	1,135,469	977,204
	850,000	1,875,802	1,717,812	1,559,787	1,401,762	1,243,630	1,085,469	927,204
	900,000	1,825,802	1,667,812	1,509,787	1,351,762	1,193,630	1,035,469	877,204
	950,000	1,775,802	1,617,812	1,459,787	1,301,762	1,143,630	985,469	827,204
	1,000,000	1,725,802	1,567,812	1,409,787	1,251,762	1,093,630	935,469	777,204
	1,050,000	1,675,802	1,517,812	1,359,787	1,201,762	1,043,630	885,469	727,204
	1,100,000	1,625,802	1,467,812	1,309,787	1,151,762	993,630	835,469	677,204
	1,150,000	1,575,802	1,417,812	1,259,787	1,101,762	943,630	785,469	627,204
	1,200,000	1,525,802	1,367,812	1,209,787	1,051,762	893,630	735,469	577,204
	1,250,000	1,475,802	1,317,812	1,159,787	1,001,762	843,630	685,469	527,204
	1,300,000	1,425,802	1,267,812	1,109,787	951,762	793,630	635,469	477,204

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	958,899	836,080	713,172	590,264	467,334	344,320	221,285
	37	1,082,280	952,427	822,495	692,564	562,593	432,550	302,469
Density (dph)	39	1,205,660	1,068,773	931,818	794,863	657,853	520,780	383,653
45.0	41	1,329,041	1,185,119	1,041,141	897,163	753,112	609,010	464,836
	43	1,452,421	1,301,466	1,150,464	999,463	848,371	697,240	546,020
	45	1,575,802	1,417,812	1,259,787	1,101,762	943,630	785,469	627,204
	47	1,699,182	1,534,158	1,369,110	1,204,062	1,038,890	873,699	708,387
	49	1,822,563	1,650,505	1,478,433	1,306,362	1,134,149	961,929	789,571
	51	1,945,943	1,766,851	1,587,756	1,408,657	1,229,408	1,050,159	870,754
	53	2,069,315	1,883,197	1,697,079	1,510,946	1,324,667	1,138,389	951,938
	55	2,192,685	1,999,544	1,806,402	1,613,235	1,419,927	1,226,619	1,033,122

TABLE 6

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,628,947	1,470,986	1,313,025	1,155,025	996,929	838,822	680,568
	100%	1,575,802	1,417,812	1,259,787	1,101,762	943,630	785,469	627,204
Build Cost	102%	1,522,617	1,364,638	1,206,549	1,048,460	890,332	732,107	573,839
100%	104%	1,469,432	1,311,393	1,153,311	995,157	837,004	678,745	520,455
(105% = 5% increase)	106%	1,416,247	1,258,144	1,100,041	941,855	783,637	625,382	467,029
	108%	1,363,062	1,204,895	1,046,727	888,552	730,270	571,988	413,602
	110%	1,309,835	1,151,645	993,414	835,182	676,904	518,558	360,176
	112%	1,256,567	1,098,364	940,100	781,804	623,508	465,127	306,716
	114%	1,203,300	1,045,033	886,765	728,426	570,065	411,696	253,221
	116%	1,150,033	991,701	833,369	675,037	516,623	358,198	199,726
	118%	1,096,736	938,369	779,973	621,577	463,180	304,692	146,202
	120%	1,043,379	884,990	726,577	568,116	409,655	251,185	92,631

TABLE 7

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	334,655	315,228	295,594	275,746	255,675	235,375	214,837
	82%	459,106	425,742	392,181	358,443	324,524	290,408	256,084
Market Values	84%	583,442	536,127	488,694	441,124	393,372	345,442	297,331
100%	86%	707,668	646,510	585,174	523,743	462,192	400,476	338,578
(105% = 5% increase)	88%	831,851	756,773	681,653	606,361	530,984	455,492	379,826
	90%	955,938	867,037	778,041	688,980	599,776	510,488	421,073
	92%	1,079,985	977,260	874,429	771,560	668,568	565,485	462,305
	94%	1,204,019	1,087,418	970,817	854,110	737,361	620,481	503,530
	96%	1,327,946	1,197,576	1,067,169	936,661	806,140	675,477	544,754
	98%	1,451,874	1,307,734	1,163,478	1,019,212	874,885	730,473	585,979
	100%	1,575,802	1,417,812	1,259,787	1,101,762	943,630	785,469	627,204
	102%	1,699,663	1,527,880	1,356,096	1,184,286	1,012,376	840,466	668,428
	104%	1,823,489	1,637,947	1,452,405	1,266,780	1,081,121	895,454	709,653
	106%	1,947,315	1,748,015	1,548,682	1,349,274	1,149,866	950,420	750,877
	108%	2,071,141	1,858,082	1,644,926	1,431,769	1,218,611	1,005,386	792,102
	110%	2,194,967	1,968,075	1,741,169	1,514,263	1,287,357	1,060,353	833,327
	112%	2,318,723	2,078,068	1,837,413	1,596,757	1,356,086	1,115,319	874,551
	114%	2,442,465	2,188,060	1,933,656	1,679,252	1,424,794	1,170,285	915,776
	116%	2,566,206	2,298,053	2,029,899	1,761,746	1,493,501	1,225,251	957,001
	118%	2,689,947	2,408,045	2,126,143	1,844,201	1,562,209	1,280,217	998,220
	120%	2,813,689	2,518,037	2,222,384	1,926,650	1,630,917	1,335,183	1,039,427

TABLE 8

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,582,177	1,424,178	1,266,153	1,108,128	949,988	791,827	633,554
	450	1,580,416	1,422,420	1,264,395	1,106,370	948,232	790,071	631,800
BNG (£ per unit)	550	1,578,655	1,420,661	1,262,636	1,104,611	946,476	788,315	630,046
712	650	1,576,894	1,418,902	1,260,877	1,102,853	944,719	786,558	628,291
	750	1,575,133	1,417,144	1,259,119	1,101,094	942,963	784,802	626,537
	850	1,573,372	1,415,385	1,257,360	1,099,335	941,207	783,046	624,783
	950	1,571,610	1,413,627	1,255,602	1,097,577	939,450	781,289	623,028
	1,050	1,569,849	1,411,868	1,253,843	1,095,818	937,694	779,533	621,274
	1,150	1,568,088	1,410,109	1,252,084	1,094,060	935,938	777,777	619,520
	1,250	1,566,327	1,408,351	1,250,326	1,092,301	934,181	776,020	617,765
	1,350	1,564,566	1,406,592	1,248,567	1,090,542	932,425	774,264	616,011

TABLE 9

Balance (RLV - BLV £ per acre (n))	943,630	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,583,688	1,433,564	1,283,415	1,133,259	982,965	832,671	682,215
	10,000	1,591,574	1,449,316	1,307,043	1,164,726	1,022,299	879,827	737,227
Grant (£ per unit)	15,000	1,599,460	1,465,068	1,330,671	1,196,194	1,061,633	926,980	792,236
-	20,000	1,607,341	1,480,820	1,354,298	1,227,661	1,100,967	974,132	847,199
	25,000	1,615,217	1,496,571	1,377,926	1,259,128	1,140,302	1,021,285	902,161
	30,000	1,623,093	1,512,323	1,401,554	1,290,596	1,179,603	1,068,438	957,123
	35,000	1,630,968	1,528,075	1,425,156	1,322,063	1,218,897	1,115,591	1,012,086
	40,000	1,638,844	1,543,827	1,448,757	1,353,530	1,258,191	1,162,730	1,067,048
	45,000	1,646,720	1,559,579	1,472,357	1,384,998	1,297,485	1,209,840	1,122,010
	50,000	1,654,596	1,575,331	1,495,958	1,416,465	1,336,779	1,256,951	1,176,948
	55,000	1,662,472	1,591,083	1,519,558	1,447,933	1,376,073	1,304,061	1,231,868

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**SODC High Value Brownfield**		No Units:	**75**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AO to AR_v0.2

Appraisal Ref: AP (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75 Units			
AH Policy requirement (% Target)		50%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%			
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		241.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	3.8	17.0%	6.4	14%	10.1
3 bed House	69.0%	25.9	46.0%	17.3	58%	43.1
4 bed House	6.0%	2.3	9.0%	3.4	8%	5.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	1.9	8.0%	3.0	7%	4.9
2 bed Flat	10.0%	3.8	20.0%	7.5	15%	11.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	37.5	100.0%	37.5	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	263	2,826	446	4,803	709	7,629
3 bed House	2,458	26,459	1,639	17,639	4,097	44,098
4 bed House	279	3,003	419	4,505	698	7,508
5 bed House	0	0	0	0	0	0
1 bed Flat	110	1,187	176	1,900	287	3,087
2 bed Flat	309	3,324	618	6,648	926	9,972
3 bed Flat	0	0	0	0	0	0
	3,419	36,799	3,298	35,495	6,716	72,294
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	4,082,400
3 bed House	460,600	4,848	450	19,863,375
4 bed House	573,400	4,624	430	3,225,375
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	1,433,250
2 bed Flat	360,000	5,143	478	4,050,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				32,654,400

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	3.8	@	403,200	1,512,000
3 bed House	25.9	@	460,600	11,918,025
4 bed House	2.3	@	573,400	1,290,150
5 bed House	0.0	@	766,100	-
1 bed Flat	1.9	@	294,000	551,250
2 bed Flat	3.8	@	360,000	1,350,000
3 bed Flat	0.0	@	0	-
	37.5			16,621,425
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	241,920	77,112
3 bed House	0.9	@	276,360	238,361
4 bed House	0.2	@	344,040	58,057
5 bed House	0.0	@	459,660	-
1 bed Flat	0.2	@	176,400	26,460
2 bed Flat	0.4	@	216,000	81,000
3 bed Flat	0.0	@	0	-
	1.9			480,989
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.2	@	177,408	565,488
3 bed House	8.6	@	202,664	1,747,977
4 bed House	1.7	@	252,296	425,750
5 bed House	0.0	@	337,084	-
1 bed Flat	1.5	@	129,360	194,040
2 bed Flat	3.8	@	158,400	594,000
3 bed Flat	0.0	@	0	-
	18.8			3,527,255
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	250,000	95,625
3 bed House	1.0	@	250,000	258,750
4 bed House	0.2	@	250,000	50,625
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	205,800	37,044
2 bed Flat	0.5	@	250,000	112,500
3 bed Flat	0.0	@	0	-
	2.3			554,544
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	306,432	761,867
3 bed House	6.7	@	350,056	2,355,002
4 bed House	1.3	@	435,784	573,601
5 bed House	0.0	@	582,236	-
1 bed Flat	1.2	@	223,440	261,425
2 bed Flat	2.9	@	273,600	800,280
3 bed Flat	0.0	@	0	-
	14.6	37.5		4,752,174
Sub-total GDV Residential	**75**			**25,936,387**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	6,718,013
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	38	AH units @	0 per unit	-
Total GDV				**25,936,387**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)								(26,309)
Planning Application Professional Fees, Surveys and reports								(80,000)
CIL (Mrkt only + garages)				3,692	sqm	241.00	£ psm	(889,800)
CIL analysis:				3.43%	% of GDV	11,864	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					0		-
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			75	units @	26,548	per unit	(1,991,100)
	Sub-total							(1,991,100)
S106 analysis:		1,194,660	£ per ha	7.68%	% of GDV	26,548	£ per unit (total units)	
AH Commuted Sum				6,716	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			

Construction Costs -

Site Clearance, Demolition & Remediation				1.67	ha @	123,555	£ per ha (if brownfield)	(205,925)
Site Infrastructure costs -	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	Year 11	0						-
	Year 12	0						-
	Year 13	0						-
	Year 14	0						-
	Year 15	0						-
	Years 1-15			75	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				709	sqm @	1,365	psm	(967,444)
3 bed House				4,097	sqm @	1,365	psm	(5,592,234)
4 bed House				698	sqm @	1,365	psm	(952,088)
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				287	sqm @	1,757	psm	(503,846)
2 bed Flat				926	sqm @	1,757	psm	(1,627,809)
3 bed Flat		6,716		-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		26	50% units @			18 sqm @	444 psm	(103,499)
Garages for 4B House (Mrkt only)		2	100% units @			18 sqm @	444 psm	(18,000)
Garages for 5B House (Mrkt only)		-	150% units @			18 sqm @	444 psm	-
		273						
External works				9,764,919	@	15.0%		(1,464,738)
Ext. Works analysis:						19,530	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				75	units @	712	£ per unit	(53,400)
M4(2) Category 2 Housing	Aff units	27	units @		99.0% @	625	£ per unit	(16,706)
M4(2) Category 2 Housing	OMS units	32	units @		98.5% @	625	£ per unit	(19,623)
M4(2) Category 2 Flats	Aff units	11	units @		99.0% @	1,090	£ per unit	(11,331)
M4(2) Category 2 Flats	OMS units	6	units @		98.5% @	1,090	£ per unit	(6,039)
M4(3) Category 3 Housing	Aff units	27	units @		1.0% @	12,368	£ per unit	(3,339)
M4(3) Category 3 Housing	OMS units	32	units @		1.5% @	12,368	£ per unit	(5,913)
M4(3) Category 3 Flats	Aff units	11	units @		1.0% @	9,469	£ per unit	(994)
M4(3) Category 3 Flats	OMS units	6	units @		1.5% @	9,469	£ per unit	(799)
Additional Low Carbon/Energy Reduction	Houses	59	units @			14,205	£ per unit	(836,319)
Additional Low Carbon/Energy Reduction	Flats	13.6%	Uplift on			2,131,654	base cost	(289,905)
EV Charging Points - Houses		59	units @			0	£ per unit	-
EV Charging Points - Flats		16	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		75	units @			350	£ per unit	(26,250)
	Sub-total							(1,270,620)
Policy Costs analysis:	(design costs only)					16,942	£ per unit (total units)	
Contingency (on construction)				12,706,201	@	5.0%		(635,310)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		12,706,201	@	6.5%		(825,903)
Disposal Costs -						
OMS Marketing and Promotion		16,621,425	OMS @	3.00%	6,649 £ per unit	(498,643)
Residential Sales Agent Costs		16,621,425	OMS @	1.00%	2,216 £ per unit	(166,214)
Residential Sales Legal Costs		16,621,425	OMS @	0.25%	554 £ per unit	(41,554)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				9,552 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(70,181)
Developers Profit -						
Profit on OMS		16,621,425		17.50%		(2,908,749)
Margin on AH		9,314,962		6.00%	on AH values	(558,898)
	Profit analysis:	25,936,387		13.37%	blended GDV (3,467,647)	
		17,941,215		19.33%	on costs (3,467,647)	
TOTAL COSTS						**(21,408,862)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						4,527,524
SDLT		4,527,524	@	HMRC formula		(215,876)
Acquisition Agent fees		4,527,524	@	1.0%		(45,275)
Acquisition Legal fees		4,527,524	@	0.5%		(22,638)
Interest on Land		4,527,524	@	7.50%		(339,564)
Residual Land Value						**3,904,171**
RLV analysis:	52,056 £ per plot	2,342,503 £ per ha (net)		947,998 £ per acre (net)		
		2,342,503 £ per ha (gross)		947,998 £ per acre (gross)		
				15.05% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		1.67	ha (gross)	4.12	acres (gross)	
	Density analysis:	4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**4,151,280**
	BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(148,265)**	£ per ha (net)	**(60,002)** £ per acre (net)	**(247,109)**

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Scheme Typology: **SODC Medium Value Brownfield** No Units: **75**
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Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(60,002)	10%	20%	30%	40%	50%	60%	70%
	100.00	667,774	513,312	358,850	204,388	49,926	(104,537)	(258,999)
	160.00	583,634	438,521	293,408	148,294	3,181	(141,932)	(287,046)
CIL £ psm	170.00	569,611	426,056	282,500	138,945	(4,610)	(148,165)	(291,721)
241.00	180.00	555,587	413,590	271,593	129,596	(12,401)	(154,399)	(296,404)
	190.00	541,564	401,125	260,686	120,244	(20,200)	(160,643)	(301,086)
	200.00	527,526	388,644	249,761	110,879	(28,004)	(166,887)	(305,769)
	210.00	513,478	376,157	238,835	101,513	(35,808)	(173,130)	(310,452)
	220.00	499,430	363,669	227,909	92,148	(43,613)	(179,374)	(315,134)
	230.00	485,382	351,182	216,982	82,783	(51,417)	(185,617)	(319,817)
	240.00	471,334	338,695	206,056	73,417	(59,222)	(191,861)	(324,500)
	250.00	457,286	326,208	195,130	64,052	(67,026)	(198,104)	(329,182)
	260.00	443,238	313,721	184,204	54,687	(74,831)	(204,348)	(333,865)
	270.00	429,190	301,234	173,278	45,321	(82,635)	(210,591)	(338,548)
	280.00	415,142	288,747	162,351	35,956	(90,439)	(216,835)	(343,230)
	290.00	401,086	276,257	151,425	26,591	(98,244)	(223,078)	(347,913)
	300.00	387,011	263,746	140,481	17,216	(106,050)	(229,322)	(352,596)
	310.00	372,937	251,235	129,534	7,833	(113,869)	(235,570)	(357,278)
	320.00	358,862	238,725	118,587	(1,551)	(121,688)	(241,826)	(361,963)
	330.00	344,788	226,214	107,640	(10,934)	(129,507)	(248,081)	(366,655)
	340.00	330,713	213,703	96,693	(20,317)	(137,326)	(254,336)	(371,346)
	350.00	316,639	201,193	85,746	(29,700)	(145,146)	(260,592)	(376,038)
	360.00	302,564	188,682	74,800	(39,083)	(152,965)	(266,847)	(380,729)
	370.00	288,481	176,171	63,853	(48,466)	(160,784)	(273,102)	(385,421)
	380.00	274,378	163,640	52,902	(57,849)	(168,603)	(279,358)	(390,112)
	390.00	260,275	151,104	41,933	(67,238)	(176,422)	(285,613)	(394,804)
	400.00	246,172	138,568	30,964	(76,640)	(184,243)	(291,868)	(399,495)

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(60,002)	10%	20%	30%	40%	50%	60%	70%
	18,500	597,411	464,919	332,426	199,934	67,442	(65,050)	(197,563)
	19,500	581,585	449,093	316,601	184,108	51,616	(80,876)	(213,368)
Site Specific S106	20,500	565,759	433,267	300,775	168,282	35,790	(96,702)	(229,194)
26,548	21,500	549,933	417,441	284,949	152,457	19,964	(112,528)	(245,020)
	22,500	534,105	401,615	269,123	136,631	4,139	(128,354)	(260,846)
	23,500	518,251	385,768	253,285	120,802	(11,687)	(144,179)	(276,672)
	24,500	502,398	369,915	237,432	104,949	(27,534)	(160,017)	(292,500)
	25,500	486,544	354,061	221,578	89,095	(43,388)	(175,871)	(308,353)
	26,500	470,690	338,208	205,725	73,242	(59,241)	(191,724)	(324,207)
	27,500	454,837	322,354	189,871	57,388	(75,095)	(207,578)	(340,061)
	28,500	438,983	306,500	174,017	41,535	(90,948)	(223,431)	(355,914)
	29,500	423,130	290,647	158,164	25,681	(106,805)	(239,297)	(371,788)
	30,500	407,276	274,787	142,296	9,804	(122,688)	(255,180)	(387,672)
	31,500	391,396	258,904	126,412	(6,080)	(138,572)	(271,064)	(403,556)
	32,500	375,512	243,020	110,528	(21,963)	(154,455)	(286,947)	(419,439)

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(60,002)	10%	20%	30%	40%	50%	60%	70%
	15.0%	626,121	476,284	326,446	176,608	26,771	(123,067)	(272,904)
	16.0%	563,644	420,749	277,853	134,957	(7,938)	(150,834)	(293,730)
Profit	17.0%	501,168	365,214	229,260	93,306	(42,648)	(178,601)	(314,555)
17.5%	18.0%	438,691	309,679	180,667	51,655	(77,357)	(206,369)	(335,381)
	19.0%	376,215	254,144	132,074	10,004	(112,066)	(234,136)	(356,206)
	20.0%	313,738	198,610	83,481	(31,647)	(146,775)	(261,904)	(377,032)

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	(60,002)	10%	20%	30%	40%	50%	60%	70%
	550,000	927,929	795,447	662,964	530,481	397,998	265,515	133,032
	600,000	877,929	745,447	612,964	480,481	347,998	215,515	83,032
BLV (£ per acre)	650,000	827,929	695,447	562,964	430,481	297,998	165,515	33,032
1,008,000	700,000	777,929	645,447	512,964	380,481	247,998	115,515	(16,968)
	750,000	727,929	595,447	462,964	330,481	197,998	65,515	(66,968)
	800,000	677,929	545,447	412,964	280,481	147,998	15,515	(116,968)
	850,000	627,929	495,447	362,964	230,481	97,998	(34,485)	(166,968)
	900,000	577,929	445,447	312,964	180,481	47,998	(84,485)	(216,968)
	950,000	527,929	395,447	262,964	130,481	(2,002)	(134,485)	(266,968)
	1,000,000	477,929	345,447	212,964	80,481	(52,002)	(184,485)	(316,968)
	1,050,000	427,929	295,447	162,964	30,481	(102,002)	(234,485)	(366,968)
	1,100,000	377,929	245,447	112,964	(19,519)	(152,002)	(284,485)	(416,968)
	1,150,000	327,929	195,447	62,964	(69,519)	(202,002)	(334,485)	(466,968)
	1,200,000	277,929	145,447	12,964	(119,519)	(252,002)	(384,485)	(516,968)
	1,250,000	227,929	95,447	(37,036)	(169,519)	(302,002)	(434,485)	(566,968)
	1,300,000	177,929	45,447	(87,036)	(219,519)	(352,002)	(484,485)	(616,968)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(60,002)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	130,079	27,037	(76,006)	(179,048)	(282,090)	(385,137)	(488,187)
	37	198,049	89,119	(19,812)	(128,742)	(237,673)	(346,603)	(455,533)
Density (dph)	39	266,019	151,201	36,382	(78,436)	(193,255)	(308,074)	(422,892)
45.0	41	333,989	213,283	92,576	(28,131)	(148,837)	(269,544)	(390,251)
	43	401,959	275,365	148,770	22,175	(104,420)	(231,015)	(357,609)
	45	469,929	337,447	204,964	72,481	(60,002)	(192,485)	(324,968)
	47	537,900	399,529	261,158	122,786	(15,585)	(153,956)	(292,327)
	49	605,870	461,611	317,351	173,092	28,833	(115,426)	(259,685)
	51	673,840	523,693	373,545	223,398	73,251	(76,897)	(227,044)
	53	741,810	585,775	429,739	273,704	117,668	(38,367)	(194,403)
	55	809,780	647,857	485,933	324,009	162,086	162	(161,761)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(60,002)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	523,487	391,069	258,643	126,216	(6,212)	(138,640)	(271,067)
	100%	469,929	337,447	204,964	72,481	(60,002)	(192,485)	(324,968)
Build Cost	102%	416,372	283,824	151,269	18,712	(113,845)	(246,402)	(378,959)
100%	104%	362,713	230,092	97,470	(35,152)	(167,774)	(300,411)	(433,060)
(105% = 5% increase)	106%	309,045	176,334	43,620	(89,095)	(221,809)	(354,534)	(487,295)
	108%	255,261	122,482	(10,298)	(143,121)	(275,947)	(408,792)	(541,683)
	110%	201,444	68,553	(64,339)	(197,252)	(330,209)	(463,207)	(596,280)
	112%	147,531	14,549	(118,473)	(251,509)	(384,616)	(517,801)	(651,115)
	114%	93,525	(39,563)	(172,721)	(305,914)	(439,197)	(572,627)	(706,275)
	116%	39,435	(93,802)	(227,106)	(360,489)	(494,007)	(627,732)	(761,849)
	118%	(14,759)	(148,166)	(281,648)	(415,255)	(549,055)	(683,202)	(817,973)
	120%	(69,095)	(202,676)	(336,370)	(470,246)	(604,422)	(739,128)	(874,864)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(60,002)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(525,348)	(546,493)	(567,777)	(589,227)	(610,857)	(632,671)	(654,714)
	82%	(423,917)	(456,602)	(489,370)	(522,236)	(555,213)	(588,315)	(621,558)
Market Values	84%	(323,273)	(367,316)	(411,406)	(455,563)	(499,778)	(544,070)	(588,456)
100%	86%	(223,188)	(278,456)	(333,773)	(389,102)	(444,491)	(499,915)	(555,396)
(105% = 5% increase)	88%	(123,494)	(189,937)	(256,380)	(322,832)	(389,329)	(455,833)	(522,394)
	90%	(24,141)	(101,661)	(179,180)	(256,707)	(334,268)	(411,830)	(489,419)
	92%	74,984	(13,578)	(102,140)	(190,703)	(279,286)	(367,881)	(456,476)
	94%	173,924	74,348	(25,228)	(124,805)	(224,381)	(323,962)	(423,566)
	96%	272,721	162,154	51,588	(58,978)	(169,545)	(280,111)	(390,677)
	98%	371,386	249,857	128,328	6,799	(114,733)	(236,270)	(357,807)
	100%	469,929	337,447	204,964	72,481	(60,002)	(192,485)	(324,968)
	102%	568,425	425,002	281,578	138,155	(5,271)	(148,700)	(292,129)
	104%	666,805	512,451	358,096	203,742	49,387	(104,967)	(259,322)
	106%	765,171	599,899	434,614	269,329	104,043	(61,243)	(226,528)
	108%	863,430	687,240	511,049	334,859	158,669	(17,522)	(193,735)
	110%	961,689	774,581	587,473	400,365	213,257	26,149	(160,959)
	112%	1,059,885	861,886	663,886	465,871	267,845	69,820	(128,206)
	114%	1,158,036	949,131	740,226	531,321	322,416	113,490	(95,453)
	116%	1,256,187	1,036,376	816,565	596,755	376,944	157,134	(62,700)
	118%	1,354,308	1,123,621	892,905	662,189	431,473	200,756	(29,960)
	120%	1,452,364	1,210,783	969,203	727,622	486,001	244,379	2,757

TABLE 8

Balance (RLV - BLV £ per acre (n))	(60,002)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	476,349	343,866	211,383	78,901	(53,582)	(186,065)	(318,548)
	450	474,576	342,093	209,610	77,127	(55,356)	(187,839)	(320,322)
BNG (£ per unit)	550	472,802	340,320	207,837	75,354	(57,129)	(189,612)	(322,095)
712	650	471,029	338,546	206,063	73,580	(58,903)	(191,386)	(323,868)
	750	469,256	336,773	204,290	71,807	(60,676)	(193,159)	(325,642)
	850	467,482	334,999	202,516	70,033	(62,450)	(194,932)	(327,415)
	950	465,709	333,226	200,743	68,260	(64,223)	(196,706)	(329,189)
	1,050	463,935	331,452	198,969	66,487	(65,996)	(198,479)	(330,962)
	1,150	462,162	329,679	197,196	64,713	(67,770)	(200,253)	(332,736)
	1,250	460,388	327,906	195,423	62,940	(69,543)	(202,026)	(334,509)
	1,350	458,615	326,132	193,649	61,166	(71,317)	(203,800)	(336,282)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(60,002)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	477,867	353,321	228,775	104,229	(20,316)	(144,880)	(269,449)
	10,000	485,804	369,195	252,587	135,950	19,304	(97,343)	(213,991)
Grant (£ per unit)	15,000	493,741	385,069	276,365	167,641	58,917	(49,833)	(158,624)
-	20,000	501,678	400,935	300,134	199,332	98,506	(2,376)	(103,289)
	25,000	509,615	416,780	323,902	231,024	138,053	45,070	(48,009)
	30,000	517,552	432,626	347,670	262,664	177,601	92,454	7,238
	35,000	525,490	448,471	371,439	294,302	217,122	139,837	62,440
	40,000	533,427	464,317	395,183	325,940	256,608	187,183	117,635
	45,000	541,350	480,163	418,912	357,578	296,095	234,500	172,766
	50,000	549,272	496,008	442,640	389,174	335,581	281,816	227,898
	55,000	557,195	511,854	466,369	420,763	375,015	329,105	283,012

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**75**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AO to AR_v0.2

Appraisal Ref: AQ (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75 Units		
AH Policy requirement (% Target)		40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%		
AH tenure split %	Affordable Rent:		8.0%	
	Social Rent:		62.0%	70.0% % Rented
	First Homes:		15.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		314.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	2.3	14.0%	4.2	9%	6.5
3 bed House	70.0%	31.5	40.0%	12.0	58%	43.5
4 bed House	15.0%	6.8	13.0%	3.9	14%	10.7
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	2.3	13.0%	3.9	8%	6.2
2 bed Flat	5.0%	2.3	20.0%	6.0	11%	8.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	45.0	100.0%	30.0	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	158	1,695	294	3,165	452	4,860
3 bed House	2,993	32,211	1,140	12,271	4,133	44,482
4 bed House	837	9,009	484	5,205	1,321	14,215
5 bed House	0	0	0	0	0	0
1 bed Flat	132	1,425	229	2,469	362	3,894
2 bed Flat	185	1,994	494	5,319	679	7,313
3 bed Flat	0	0	0	0	0	0
	4,305	46,335	2,641	28,429	6,946	74,764

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	2,600,640
3 bed House	460,600	4,848	450	20,036,100
4 bed House	573,400	4,624	430	6,106,710
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	1,808,100
2 bed Flat	360,000	5,143	478	2,970,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				33,521,550

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	2.3	@	403,200	907,200
3 bed House	31.5	@	460,600	14,508,900
4 bed House	6.8	@	573,400	3,870,450
5 bed House	0.0	@	766,100	-
1 bed Flat	2.3	@	294,000	661,500
2 bed Flat	2.3	@	360,000	810,000
3 bed Flat	0.0	@	0	-
	45.0			20,758,050
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	241,920	81,285
3 bed House	1.0	@	276,360	265,306
4 bed House	0.3	@	344,040	107,340
5 bed House	0.0	@	459,660	-
1 bed Flat	0.3	@	176,400	55,037
2 bed Flat	0.5	@	216,000	103,680
3 bed Flat	0.0	@	0	-
	2.4			612,648
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.6	@	177,408	461,970
3 bed House	7.4	@	202,664	1,507,820
4 bed House	2.4	@	252,296	610,052
5 bed House	0.0	@	337,084	-
1 bed Flat	2.4	@	129,360	312,792
2 bed Flat	3.7	@	158,400	589,248
3 bed Flat	0.0	@	0	-
	18.6			3,481,883
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	250,000	157,500
3 bed House	1.8	@	250,000	450,000
4 bed House	0.6	@	250,000	146,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.6	@	205,800	120,393
2 bed Flat	0.9	@	250,000	225,000
3 bed Flat	0.0	@	0	-
	4.5			1,099,143
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	306,432	193,052
3 bed House	1.8	@	350,056	630,101
4 bed House	0.6	@	435,784	254,934
5 bed House	0.0	@	582,236	-
1 bed Flat	0.6	@	223,440	130,712
2 bed Flat	0.9	@	273,600	246,240
3 bed Flat	0.0	@	0	-
	4.5	30.0		1,455,039
Sub-total GDV Residential	**75**			**27,406,763**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	6,114,787
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	30	AH units @	0 per unit	-
Total GDV				**27,406,763**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(26,309)
Planning Application Professional Fees, Surveys and reports								(80,000)
CIL (Mrkt only + garages)				4,710 sqm		314.00 £ psm		(1,478,829)
CIL analysis:				5.40% % of GDV		19,718 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			75 units @	26,548	per unit		(1,991,100)
	Sub-total						(1,991,100)	
S106 analysis:		1,194,660 £ per ha		7.26% % of GDV		26,548 £ per unit (total units)		
AH Commuted Sum				6,946 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				1.67 ha @	123,555	£ per ha (if brownfield)		(205,925)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			75 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				452 sqm @	1,365	psm		(616,298)
3 bed House				4,133 sqm @	1,365	psm		(5,640,863)
4 bed House				1,321 sqm @	1,365	psm		(1,802,619)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				362 sqm @	1,757	psm		(635,621)
2 bed Flat				679 sqm @	1,757	psm		(1,193,726)
3 bed Flat			6,946	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		32	50% units @		18 sqm @	444	psm	(125,999)
Garages for 4B House (Mrkt only)		7	100% units @		18 sqm @	444	psm	(53,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm	-
			405					
External works				10,069,124 @	15.0%			(1,510,369)
Ext. Works analysis:					20,138	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				75 units @	712	£ per unit		(53,400)
M4(2) Category 2 Housing	Aff units		20 units @		95.0% @	625	£ per unit	(11,934)
M4(2) Category 2 Housing	OMS units		41 units @		94.0% @	625	£ per unit	(23,794)
M4(2) Category 2 Flats	Aff units		10 units @		94.0% @	1,090	£ per unit	(10,144)
M4(2) Category 2 Flats	OMS units		5 units @		93.0% @	1,090	£ per unit	(4,562)
M4(3) Category 3 Housing	Aff units		20 units @		5.0% @	12,368	£ per unit	(12,430)
M4(3) Category 3 Housing	OMS units		41 units @		6.0% @	12,368	£ per unit	(30,054)
M4(3) Category 3 Flats	Aff units		10 units @		6.0% @	9,469	£ per unit	(5,625)
M4(3) Category 3 Flats	OMS units		5 units @		7.0% @	9,469	£ per unit	(2,983)
Additional Low Carbon/Energy Reduction	Houses		61 units @			7,087	£ per unit	(429,472)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			1,829,347	base cost	(113,420)
EV Charging Points - Houses			61 units @			0	£ per unit	-
EV Charging Points - Flats			14 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			75 units @			350	£ per unit	(26,250)
	Sub-total						(724,066)	
Policy Costs analysis:	(design costs only)				9,654	£ per unit (total units)		
Contingency (on construction)				12,509,484 @	5.0%			(625,474)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**VOWH Medium Value Brownfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		12,509,484	@	6.5%		(813,116)
Disposal Costs -						
OMS Marketing and Promotion		20,758,050	OMS @	3.00%	8,303 £ per unit	(622,742)
Residential Sales Agent Costs		20,758,050	OMS @	1.00%	2,768 £ per unit	(207,581)
Residential Sales Legal Costs		20,758,050	OMS @	0.25%	692 £ per unit	(51,895)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,896 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(80,828)
Developers Profit -						
Profit on OMS		20,758,050		17.50%		(3,632,659)
Margin on AH		6,648,713		6.00%	on AH values	(398,923)
Profit analysis:		27,406,763		14.71%	blended GDV	(4,031,582)
		18,497,358		21.80%	on costs	(4,031,582)
TOTAL COSTS						**(22,528,940)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						4,877,823
SDLT		4,877,823	@	HMRC formula		(233,391)
Acquisition Agent fees		4,877,823	@	1.0%		(48,778)
Acquisition Legal fees		4,877,823	@	0.5%		(24,389)
Interest on Land		4,877,823	@	7.50%		(365,837)
Residual Land Value						**4,205,428**
RLV analysis:	56,072 £ per plot	2,523,257	£ per ha (net)	1,021,148	£ per acre (net)	
		2,523,257	£ per ha (gross)	1,021,148	£ per acre (gross)	
				15.34%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		1.67	ha (gross)	4.12	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**4,151,280**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**32,489** £ per ha (net)	**13,148** £ per acre (net)	**54,148**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	100.00	846,225	639,520	432,815	226,069	19,286	(187,548)	(394,477)
	160.00	756,929	560,131	363,286	166,441	(30,435)	(227,369)	(424,399)
CIL £ psm	170.00	742,046	546,881	351,692	156,504	(38,731)	(234,006)	(429,386)
314.00	180.00	727,162	533,630	340,098	146,566	(47,027)	(240,649)	(434,378)
	190.00	712,255	520,380	328,504	136,628	(55,324)	(247,298)	(439,375)
	200.00	697,349	507,129	316,909	126,677	(63,620)	(253,947)	(444,372)
	210.00	682,442	493,879	305,315	116,722	(71,916)	(260,597)	(449,369)
	220.00	667,535	480,628	293,721	106,766	(80,212)	(267,246)	(454,367)
	230.00	652,628	467,378	282,127	96,811	(88,508)	(273,896)	(459,364)
	240.00	637,721	454,127	270,515	86,856	(96,804)	(280,545)	(464,361)
	250.00	622,815	440,877	258,901	76,900	(105,106)	(287,194)	(469,358)
	260.00	607,908	427,626	247,286	66,945	(113,418)	(293,844)	(474,355)
	270.00	593,001	414,354	235,672	56,990	(121,730)	(300,493)	(479,352)
	280.00	578,094	401,080	224,057	47,035	(130,041)	(307,145)	(484,350)
	290.00	563,170	387,806	212,443	37,079	(138,353)	(313,808)	(489,358)
	300.00	548,237	374,533	200,828	27,112	(146,665)	(320,471)	(494,366)
	310.00	533,304	361,259	189,214	17,138	(154,977)	(327,134)	(499,374)
	320.00	518,371	347,985	177,599	7,164	(163,288)	(333,797)	(504,382)
	330.00	503,438	334,712	165,979	(2,811)	(171,600)	(340,459)	(509,390)
	340.00	488,505	321,438	154,342	(12,785)	(179,912)	(347,122)	(514,398)
	350.00	473,572	308,164	142,706	(22,759)	(188,241)	(353,785)	(519,406)
	360.00	458,639	294,872	131,070	(32,733)	(196,569)	(360,448)	(524,414)
	370.00	443,707	281,573	119,433	(42,707)	(204,898)	(367,113)	(529,422)
	380.00	428,752	268,274	107,797	(52,681)	(213,227)	(373,790)	(534,440)
	390.00	413,791	254,976	96,160	(62,673)	(221,555)	(380,468)	(539,460)
	400.00	398,830	241,677	84,524	(72,668)	(229,884)	(387,145)	(544,480)

TABLE 2

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	18,500	654,777	483,440	312,102	140,764	(30,605)	(201,987)	(373,369)
	19,500	638,951	467,614	296,276	124,922	(46,459)	(217,840)	(389,253)
Site Specific S106	20,500	623,126	451,788	280,450	109,069	(62,313)	(233,694)	(405,136)
26,548	21,500	607,300	435,962	264,597	93,215	(78,166)	(249,571)	(421,020)
	22,500	591,474	420,125	248,743	77,362	(94,020)	(265,454)	(436,913)
	23,500	575,648	404,271	232,890	61,508	(109,888)	(281,338)	(452,829)
	24,500	559,799	388,418	217,036	45,655	(125,772)	(297,221)	(468,745)
	25,500	543,946	372,564	201,183	29,794	(141,655)	(313,119)	(484,662)
	26,500	528,092	356,711	185,329	13,910	(157,539)	(329,035)	(500,612)
	27,500	512,238	340,857	169,475	(1,973)	(173,422)	(344,951)	(516,562)
	28,500	496,385	325,003	153,593	(17,857)	(189,325)	(360,866)	(532,518)
	29,500	480,531	309,150	137,709	(33,740)	(205,241)	(376,805)	(548,505)
	30,500	464,678	293,275	121,826	(49,624)	(221,157)	(392,755)	(564,492)
	31,500	448,824	277,391	105,942	(65,531)	(237,072)	(408,706)	(580,502)
	32,500	432,957	261,508	90,058	(81,447)	(252,999)	(424,668)	(596,528)

TABLE 3

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	15.0%	689,884	500,441	310,998	121,517	(67,994)	(257,553)	(447,193)
	16.0%	624,863	442,644	260,426	78,169	(104,117)	(286,451)	(468,867)
Profit	17.0%	559,842	384,848	209,854	34,822	(140,240)	(315,350)	(490,541)
17.5%	18.0%	494,820	327,051	159,282	(8,526)	(176,363)	(344,248)	(512,214)
	19.0%	429,799	269,255	108,710	(51,873)	(212,486)	(373,146)	(533,888)
	20.0%	364,778	211,458	58,138	(95,221)	(248,609)	(402,045)	(555,562)

TABLE 4

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	550,000	985,331	813,950	642,568	471,148	299,699	128,201	(43,377)
	600,000	935,331	763,950	592,568	421,148	249,699	78,201	(93,377)
BLV (£ per acre)	650,000	885,331	713,950	542,568	371,148	199,699	28,201	(143,377)
1,008,000	700,000	835,331	663,950	492,568	321,148	149,699	(21,799)	(193,377)
	750,000	785,331	613,950	442,568	271,148	99,699	(71,799)	(243,377)
	800,000	735,331	563,950	392,568	221,148	49,699	(121,799)	(293,377)
	850,000	685,331	513,950	342,568	171,148	(301)	(171,799)	(343,377)
	900,000	635,331	463,950	292,568	121,148	(50,301)	(221,799)	(393,377)
	950,000	585,331	413,950	242,568	71,148	(100,301)	(271,799)	(443,377)
	1,000,000	535,331	363,950	192,568	21,148	(150,301)	(321,799)	(493,377)
	1,050,000	485,331	313,950	142,568	(28,852)	(200,301)	(371,799)	(543,377)
	1,100,000	435,331	263,950	92,568	(78,852)	(250,301)	(421,799)	(593,377)
	1,150,000	385,331	213,950	42,568	(128,852)	(300,301)	(471,799)	(643,377)
	1,200,000	335,331	163,950	(7,432)	(178,852)	(350,301)	(521,799)	(693,377)
	1,250,000	285,331	113,950	(57,432)	(228,852)	(400,301)	(571,799)	(743,377)
	1,300,000	235,331	63,950	(107,432)	(278,852)	(450,301)	(621,799)	(793,377)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	174,724	41,428	(91,911)	(225,260)	(358,641)	(492,066)	(625,593)
	37	245,246	104,332	(36,609)	(177,579)	(318,564)	(459,609)	(600,738)
Density (dph)	39	315,767	167,236	18,692	(129,897)	(278,488)	(427,157)	(575,897)
45.0	41	386,288	230,141	73,993	(82,215)	(238,425)	(394,704)	(551,057)
	43	456,810	293,045	129,281	(34,534)	(198,363)	(362,251)	(526,217)
	45	527,331	355,950	184,568	13,148	(158,301)	(329,799)	(501,377)
	47	597,852	418,854	239,855	60,830	(118,240)	(297,346)	(476,537)
	49	668,374	481,758	295,143	108,511	(78,178)	(264,894)	(451,697)
	51	738,895	544,663	350,430	156,193	(38,116)	(232,441)	(426,857)
	53	809,416	607,567	405,718	203,868	1,945	(199,988)	(402,026)
	55	879,938	670,471	461,005	251,539	42,007	(167,542)	(377,197)

TABLE 6

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	98%	581,880	410,439	238,972	67,505	(103,962)	(275,491)	(447,047)
	100%	527,331	355,950	184,568	13,148	(158,301)	(329,799)	(501,377)
Build Cost	102%	472,756	301,444	130,080	(41,283)	(212,723)	(384,227)	(555,867)
100%	104%	418,118	246,841	75,550	(95,819)	(267,249)	(438,797)	(610,561)
(105% = 5% increase)	106%	363,430	192,195	20,912	(150,443)	(321,900)	(493,531)	(665,510)
	108%	308,669	137,472	(33,810)	(205,176)	(376,698)	(548,486)	(720,800)
	110%	253,859	82,651	(88,625)	(260,039)	(431,666)	(603,687)	(776,522)
	112%	198,939	27,754	(143,554)	(315,056)	(486,854)	(659,221)	(832,853)
	114%	143,959	(27,242)	(198,619)	(370,247)	(542,289)	(715,178)	(890,028)
	116%	88,885	(82,372)	(253,843)	(425,637)	(598,049)	(771,674)	(948,453)
	118%	33,680	(137,638)	(309,246)	(481,305)	(654,193)	(828,905)	(1,011,938)
	120%	(21,636)	(193,053)	(364,853)	(537,262)	(710,855)	(887,173)	(1,083,937)

TABLE 7

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(508,086)	(564,805)	(621,524)	(678,243)	(734,962)	(791,681)	(848,400)
	82%	(402,582)	(470,999)	(539,415)	(607,832)	(676,260)	(744,696)	(813,131)
Market Values	84%	(297,887)	(377,902)	(457,917)	(537,932)	(617,960)	(698,007)	(778,062)
100%	86%	(193,779)	(285,314)	(376,848)	(468,392)	(559,963)	(651,535)	(743,157)
(105% = 5% increase)	88%	(90,084)	(193,080)	(296,111)	(399,141)	(502,179)	(605,261)	(708,377)
	90%	13,283	(101,160)	(215,609)	(330,097)	(444,586)	(559,121)	(673,700)
	92%	116,411	(9,451)	(135,313)	(261,221)	(387,135)	(513,096)	(639,111)
	94%	219,346	82,089	(55,172)	(192,483)	(329,794)	(467,165)	(604,595)
	96%	322,129	173,498	24,830	(123,855)	(272,550)	(421,310)	(570,137)
	98%	424,803	264,772	104,732	(55,308)	(215,399)	(375,515)	(535,724)
	100%	527,331	355,950	184,568	13,148	(158,301)	(329,799)	(501,377)
	102%	629,798	447,084	264,312	81,539	(101,255)	(284,113)	(467,055)
	104%	732,185	538,095	344,005	149,891	(44,275)	(238,476)	(432,771)
	106%	834,516	629,106	423,639	218,172	12,685	(192,872)	(398,516)
	108%	936,776	720,010	503,243	286,431	69,588	(147,304)	(364,288)
	110%	1,039,037	810,908	582,779	354,650	126,469	(101,750)	(330,078)
	112%	1,141,190	901,770	662,315	422,824	183,333	(56,245)	(295,902)
	114%	1,243,338	992,568	741,799	490,998	240,144	(10,739)	(261,726)
	116%	1,345,486	1,083,367	821,247	559,128	296,956	34,740	(227,582)
	118%	1,447,559	1,174,161	900,696	627,227	353,758	80,189	(193,453)
	120%	1,549,610	1,264,872	980,135	695,326	410,507	125,638	(159,324)

TABLE 8

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
712	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	13,148	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	535,268	371,824	208,379	44,935	(118,538)	(282,035)	(445,556)
	10,000	543,205	387,698	232,191	76,684	(78,823)	(234,331)	(389,864)
Grant (£ per unit)	15,000	551,142	403,572	256,002	108,432	(39,138)	(186,708)	(334,278)
-	20,000	559,080	419,447	279,809	140,163	516	(139,130)	(278,776)
	25,000	567,017	435,301	303,578	171,854	40,130	(91,593)	(223,338)
	30,000	574,948	451,147	327,346	203,545	79,744	(44,111)	(167,972)
	35,000	582,870	466,992	351,114	235,236	119,297	3,346	(112,660)
	40,000	590,793	482,838	374,883	266,886	158,844	50,763	(57,380)
	45,000	598,716	498,684	398,651	298,524	198,392	98,147	(2,159)
	50,000	606,639	514,529	422,384	330,162	237,879	145,530	53,043
	55,000	614,562	530,375	446,113	361,800	277,365	192,847	108,208

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AO to AR_v0.2

Appraisal Ref: AR (see Typologies Matrix)
Scheme Typology: VOWH Low Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75 Units			
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00 £ psm			

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	2.3	14.0%	4.2	9%	6.5
3 bed House	70.0%	31.5	40.0%	12.0	58%	43.5
4 bed House	15.0%	6.8	13.0%	3.9	14%	10.7
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	2.3	13.0%	3.9	8%	6.2
2 bed Flat	5.0%	2.3	20.0%	6.0	11%	8.3
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	45.0	100.0%	30.0	100%	75.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	158	1,695	294	3,165	452	4,860
3 bed House	2,993	32,211	1,140	12,271	4,133	44,482
4 bed House	837	9,009	484	5,205	1,321	14,215
5 bed House	0	0	0	0	0	0
1 bed Flat	132	1,425	229	2,469	362	3,894
2 bed Flat	185	1,994	494	5,319	679	7,313
3 bed Flat	0	0	0	0	0	0
	4,305	46,335	2,641	28,429	6,946	74,764

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	1,904,040
3 bed House	357,200	3,760	349	15,538,200
4 bed House	427,000	3,444	320	4,547,550
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	1,145,130
2 bed Flat	187,200	2,674	248	1,544,400
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				24,679,320

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 75
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	2.3	@	295,200	664,200
3 bed House	31.5	@	357,200	11,251,800
4 bed House	6.8	@	427,000	2,882,250
5 bed House	0.0	@	554,200	-
1 bed Flat	2.3	@	186,200	418,950
2 bed Flat	2.3	@	187,200	421,200
3 bed Flat	0.0	@	0	-
	45.0			15,638,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.3	@	177,120	59,512
3 bed House	1.0	@	214,320	205,747
4 bed House	0.3	@	256,200	79,934
5 bed House	0.0	@	332,520	-
1 bed Flat	0.3	@	111,720	34,857
2 bed Flat	0.5	@	112,320	53,914
3 bed Flat	0.0	@	0	-
	2.4			433,964
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.6	@	129,888	338,228
3 bed House	7.4	@	157,168	1,169,330
4 bed House	2.4	@	187,880	454,294
5 bed House	0.0	@	243,848	-
1 bed Flat	2.4	@	81,928	198,102
2 bed Flat	3.7	@	82,368	306,409
3 bed Flat	0.0	@	0	-
	18.6			2,466,363
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	206,640	130,183
3 bed House	1.8	@	250,000	450,000
4 bed House	0.6	@	250,000	146,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.6	@	130,340	76,249
2 bed Flat	0.9	@	131,040	117,936
3 bed Flat	0.0	@	0	-
	4.5			920,618
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	224,352	141,342
3 bed House	1.8	@	271,472	488,650
4 bed House	0.6	@	324,520	189,844
5 bed House	0.0	@	421,192	-
1 bed Flat	0.6	@	141,512	82,785
2 bed Flat	0.9	@	142,272	128,045
3 bed Flat	0.0	@	0	-
	4.5	30.0		1,030,665
Sub-total GDV Residential	**75**			**20,490,010**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	4,189,310
	603 £ psm (total GIA sqm)		55,857 £ per unit (total units)	
Grant	30	AH units @	0 per unit	-
Total GDV				**20,490,010**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(26,309)
Planning Application Professional Fees, Surveys and reports								(80,000)
CIL (Mrkt only + garages)				4,710 sqm		224.00 £ psm		(1,054,961)
CIL analysis:				5.15% % of GDV		14,066 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			75 units @	26,548	per unit		(1,991,100)
	Sub-total						(1,991,100)	
S106 analysis:		1,194,660 £ per ha		9.72% % of GDV	26,548 £ per unit (total units)			
AH Commuted Sum				6,946 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				1.67 ha @	123,555 £ per ha (if brownfield)			(205,925)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			75 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm		-
2 bed House				452 sqm @	1,365	psm		(616,298)
3 bed House				4,133 sqm @	1,365	psm		(5,640,863)
4 bed House				1,321 sqm @	1,365	psm		(1,802,619)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				362 sqm @	1,757	psm		(635,621)
2 bed Flat				679 sqm @	1,757	psm		(1,193,726)
3 bed Flat			6,946	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		32	50% units @		18 sqm @	444	psm	(125,999)
Garages for 4B House (Mrkt only)		7	100% units @		18 sqm @	444	psm	(53,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm	-
			405					
External works				10,069,124 @	15.0%			(1,510,369)
Ext. Works analysis:					20,138 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				75 units @	712	£ per unit		(53,400)
M4(2) Category 2 Housing	Aff units		20 units @		95.0% @	625	£ per unit	(11,934)
M4(2) Category 2 Housing	OMS units		41 units @		94.0% @	625	£ per unit	(23,794)
M4(2) Category 2 Flats	Aff units		10 units @		94.0% @	1,090	£ per unit	(10,144)
M4(2) Category 2 Flats	OMS units		5 units @		93.0% @	1,090	£ per unit	(4,562)
M4(3) Category 3 Housing	Aff units		20 units @		5.0% @	12,368	£ per unit	(12,430)
M4(3) Category 3 Housing	OMS units		41 units @		6.0% @	12,368	£ per unit	(30,054)
M4(3) Category 3 Flats	Aff units		10 units @		6.0% @	9,469	£ per unit	(5,625)
M4(3) Category 3 Flats	OMS units		5 units @		7.0% @	9,469	£ per unit	(2,983)
Additional Low Carbon/Energy Reduction	Houses		61 units @			7,087	£ per unit	(429,472)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			1,829,347	base cost	(113,420)
EV Charging Points - Houses			61 units @			0	£ per unit	-
EV Charging Points - Flats			14 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			75 units @			350	£ per unit	(26,250)
	Sub-total						(724,066)	
Policy Costs analysis:	(design costs only)				9,654 £ per unit (total units)			
Contingency (on construction)				12,509,484 @	5.0%			(625,474)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		12,509,484	@	6.5%		(813,116)
Disposal Costs -						
OMS Marketing and Promotion		15,638,400	OMS @	3.00%	6,255 £ per unit	(469,152)
Residential Sales Agent Costs		15,638,400	OMS @	1.00%	2,085 £ per unit	(156,384)
Residential Sales Legal Costs		15,638,400	OMS @	0.25%	521 £ per unit	(39,096)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					8,995 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(391,610)
Developers Profit -						
Profit on OMS		15,638,400		17.50%		(2,736,720)
Margin on AH		4,851,610		6.00%	on AH values	(291,097)
Profit analysis:		20,490,010		14.78%	blended GDV (3,027,817)	
		18,166,687		16.67%	on costs (3,027,817)	
TOTAL COSTS						**(21,194,504)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(704,494)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(704,494)**
RLV analysis:	(9,393) £ per plot	(422,696) £ per ha (net)		(171,063) £ per acre (net)		
		(422,696) £ per ha (gross)		(171,063) £ per acre (gross)		
				-3.44% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		1.67	ha (net)	4.12	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		1.67	ha (gross)	4.12	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	48,322 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**3,624,133**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(2,597,176)**	£ per ha (net)	**(1,051,063)** £ per acre (net)	**(4,328,627)**

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,051,063)	10%	20%	30%	40%	50%	60%	70%
	100.00	(388,316)	(548,392)	(711,844)	(885,424)	(1,086,998)	(1,293,587)	(2,428,216)
	160.00	(481,944)	(633,544)	(790,125)	(965,267)	(1,154,802)	(1,349,423)	(2,697,747)
CIL £ psm	170.00	(497,691)	(647,944)	(803,387)	(978,646)	(1,166,154)	(1,358,783)	(2,742,669)
224.00	180.00	(513,479)	(662,417)	(816,649)	(992,024)	(1,177,506)	(1,368,142)	(2,787,591)
	190.00	(529,322)	(676,967)	(830,074)	(1,005,402)	(1,188,858)	(1,377,502)	(2,832,513)
	200.00	(545,229)	(691,603)	(843,799)	(1,018,780)	(1,200,253)	(1,386,865)	(2,877,435)
	210.00	(561,193)	(706,343)	(857,769)	(1,032,220)	(1,211,674)	(1,396,281)	(2,922,357)
	220.00	(577,220)	(721,183)	(871,887)	(1,045,679)	(1,223,094)	(1,405,697)	(2,967,279)
	230.00	(593,318)	(736,130)	(886,599)	(1,059,138)	(1,234,515)	(1,415,113)	(3,012,201)
	240.00	(609,493)	(751,213)	(902,113)	(1,072,597)	(1,245,935)	(1,424,529)	(3,057,123)
	250.00	(625,751)	(766,369)	(917,627)	(1,086,057)	(1,257,412)	(1,460,183)	(3,102,045)
	260.00	(642,100)	(781,526)	(933,141)	(1,099,585)	(1,268,901)	(1,520,079)	(3,146,967)
	270.00	(658,547)	(796,682)	(948,713)	(1,113,125)	(1,280,391)	(1,579,975)	(3,191,889)
	280.00	(675,103)	(811,839)	(964,321)	(1,126,666)	(1,291,881)	(1,639,871)	(3,236,811)
	290.00	(691,789)	(827,057)	(979,929)	(1,140,206)	(1,303,371)	(1,699,767)	(3,281,733)
	300.00	(708,598)	(842,795)	(995,537)	(1,153,747)	(1,314,930)	(1,759,663)	(3,326,655)
	310.00	(725,562)	(858,838)	(1,011,145)	(1,167,366)	(1,326,489)	(1,819,559)	(3,371,577)
	320.00	(742,613)	(874,973)	(1,026,817)	(1,180,989)	(1,338,048)	(1,879,455)	(3,416,499)
	330.00	(759,664)	(892,206)	(1,042,519)	(1,194,611)	(1,349,607)	(1,939,351)	(3,461,421)
	340.00	(776,716)	(909,937)	(1,058,222)	(1,208,233)	(1,361,184)	(1,999,247)	(3,506,343)
	350.00	(793,767)	(927,700)	(1,073,924)	(1,221,865)	(1,372,813)	(2,059,142)	(3,551,265)
	360.00	(810,818)	(945,538)	(1,089,626)	(1,235,570)	(1,384,442)	(2,119,038)	(3,596,186)
	370.00	(828,060)	(963,375)	(1,105,401)	(1,249,274)	(1,396,071)	(2,178,934)	(3,641,108)
	380.00	(845,813)	(981,213)	(1,121,198)	(1,262,979)	(1,407,699)	(2,238,830)	(3,686,030)
	390.00	(863,941)	(999,051)	(1,136,996)	(1,276,684)	(1,419,364)	(2,298,726)	(3,730,952)
	400.00	(882,300)	(1,016,927)	(1,152,793)	(1,290,413)	(1,431,064)	(2,358,622)	(3,775,874)

TABLE 2

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,051,063)	10%	20%	30%	40%	50%	60%	70%
	-	(146,544)	(282,804)	(419,508)	(556,964)	(695,943)	(839,119)	(1,007,209)
	2,500	(186,883)	(323,354)	(460,370)	(598,389)	(738,485)	(887,379)	(1,060,598)
Site Specific S106	5,000	(227,326)	(364,050)	(501,473)	(640,201)	(781,820)	(940,059)	(1,114,489)
26,548	7,500	(267,890)	(404,909)	(542,833)	(682,484)	(826,304)	(993,022)	(1,168,904)
	10,000	(308,591)	(445,982)	(584,521)	(725,398)	(873,729)	(1,046,360)	(1,223,895)
	12,500	(349,448)	(487,278)	(626,606)	(769,142)	(925,856)	(1,100,078)	(1,279,420)
	15,000	(390,490)	(528,878)	(669,216)	(813,996)	(978,835)	(1,154,181)	(1,335,503)
	17,500	(431,759)	(570,819)	(712,480)	(860,744)	(1,032,122)	(1,208,672)	(1,690,712)
	20,000	(473,278)	(613,204)	(756,613)	(911,653)	(1,085,723)	(1,263,614)	(2,048,398)
	22,500	(515,102)	(656,117)	(801,724)	(964,647)	(1,139,640)	(1,318,962)	(2,406,083)
	25,000	(557,301)	(699,718)	(847,758)	(1,017,909)	(1,193,878)	(1,374,715)	(2,763,769)
	27,500	(599,946)	(744,215)	(897,450)	(1,071,467)	(1,248,441)	(1,440,660)	(3,121,455)
	30,000	(643,162)	(789,452)	(950,460)	(1,125,274)	(1,303,333)	(1,798,346)	(3,479,140)
	32,500	(687,081)	(835,044)	(1,003,721)	(1,179,332)	(1,358,557)	(2,156,032)	(3,836,826)
	35,000	(731,923)	(883,247)	(1,057,229)	(1,233,646)	(1,414,118)	(2,513,717)	(4,194,512)

TABLE 3

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,051,063)	10%	20%	30%	40%	50%	60%	70%
	15.0%	(461,183)	(618,289)	(779,872)	(956,131)	(1,148,553)	(1,346,176)	(2,937,782)
	16.0%	(510,168)	(661,831)	(817,971)	(994,104)	(1,180,197)	(1,371,491)	(2,956,768)
Profit	17.0%	(559,152)	(705,373)	(857,377)	(1,032,077)	(1,211,841)	(1,396,806)	(2,975,755)
17.5%	18.0%	(608,137)	(748,915)	(899,441)	(1,070,049)	(1,243,484)	(1,422,121)	(2,994,741)
	19.0%	(657,122)	(792,457)	(943,742)	(1,108,022)	(1,275,128)	(1,447,436)	(3,013,727)
	20.0%	(706,106)	(836,374)	(988,044)	(1,145,994)	(1,306,772)	(1,472,751)	(3,032,714)

TABLE 4

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,051,063)	10%	20%	30%	40%	50%	60%	70%
	550,000	(253,645)	(397,144)	(547,534)	(721,063)	(897,662)	(1,079,464)	(2,655,248)
	600,000	(303,645)	(447,144)	(597,534)	(771,063)	(947,662)	(1,129,464)	(2,705,248)
BLV (£ per acre)	650,000	(353,645)	(497,144)	(647,534)	(821,063)	(997,662)	(1,179,464)	(2,755,248)
880,000	700,000	(403,645)	(547,144)	(697,534)	(871,063)	(1,047,662)	(1,229,464)	(2,805,248)
	750,000	(453,645)	(597,144)	(747,534)	(921,063)	(1,097,662)	(1,279,464)	(2,855,248)
	800,000	(503,645)	(647,144)	(797,534)	(971,063)	(1,147,662)	(1,329,464)	(2,905,248)
	850,000	(553,645)	(697,144)	(847,534)	(1,021,063)	(1,197,662)	(1,379,464)	(2,955,248)
	900,000	(603,645)	(747,144)	(897,534)	(1,071,063)	(1,247,662)	(1,429,464)	(3,005,248)
	950,000	(653,645)	(797,144)	(947,534)	(1,121,063)	(1,297,662)	(1,479,464)	(3,055,248)
	1,000,000	(703,645)	(847,144)	(997,534)	(1,171,063)	(1,347,662)	(1,529,464)	(3,105,248)
	1,050,000	(753,645)	(897,144)	(1,047,534)	(1,221,063)	(1,397,662)	(1,579,464)	(3,155,248)
	1,100,000	(803,645)	(947,144)	(1,097,534)	(1,271,063)	(1,447,662)	(1,629,464)	(3,205,248)
	1,150,000	(853,645)	(997,144)	(1,147,534)	(1,321,063)	(1,497,662)	(1,679,464)	(3,255,248)
	1,200,000	(903,645)	(1,047,144)	(1,197,534)	(1,371,063)	(1,547,662)	(1,729,464)	(3,305,248)
	1,250,000	(953,645)	(1,097,144)	(1,247,534)	(1,421,063)	(1,597,662)	(1,779,464)	(3,355,248)
	1,300,000	(1,003,645)	(1,147,144)	(1,297,534)	(1,471,063)	(1,647,662)	(1,829,464)	(3,405,248)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **75**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(1,051,063)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(662,547)	(774,835)	(894,096)	(1,029,449)	(1,167,109)	(1,319,610)	(2,626,894)
	37	(646,760)	(765,285)	(890,735)	(1,033,772)	(1,179,216)	(1,329,105)	(2,698,565)
Density (dph)	39	(630,978)	(755,736)	(887,374)	(1,038,095)	(1,191,327)	(1,349,195)	(2,770,236)
45.0	41	(615,197)	(746,205)	(884,013)	(1,042,417)	(1,203,439)	(1,369,285)	(2,841,906)
	43	(599,416)	(736,674)	(880,651)	(1,046,740)	(1,215,551)	(1,389,374)	(2,913,577)
	45	(583,645)	(727,144)	(877,534)	(1,051,063)	(1,227,662)	(1,409,464)	(2,985,248)
	47	(567,879)	(717,624)	(874,475)	(1,055,386)	(1,239,774)	(1,429,553)	(3,056,919)
	49	(552,114)	(708,110)	(871,416)	(1,059,708)	(1,251,886)	(1,449,643)	(3,128,589)
	51	(536,348)	(698,595)	(868,358)	(1,064,031)	(1,263,998)	(1,469,733)	(3,200,260)
	53	(520,583)	(689,080)	(865,299)	(1,068,354)	(1,276,109)	(1,489,822)	(3,271,931)
	55	(504,817)	(679,566)	(862,240)	(1,072,676)	(1,288,221)	(1,509,912)	(3,343,602)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(1,051,063)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	50%	798,298	661,001	523,703	386,406	249,109	111,792	(25,532)
	55%	662,734	525,658	388,582	251,506	114,430	(22,647)	(159,723)
Build Cost	60%	526,966	390,093	253,220	116,347	(20,526)	(157,399)	(294,297)
100%	65%	390,941	254,253	117,565	(19,164)	(155,900)	(292,665)	(429,477)
(105% = 5% increase)	70%	254,605	118,037	(18,551)	(155,191)	(291,894)	(428,718)	(565,750)
	75%	117,806	(18,689)	(155,263)	(291,975)	(428,882)	(566,167)	(704,229)
	80%	(19,575)	(156,142)	(292,901)	(429,979)	(567,625)	(706,453)	(849,339)
	85%	(157,805)	(294,668)	(431,999)	(570,108)	(709,869)	(855,178)	(1,026,260)
	90%	(297,280)	(434,926)	(573,619)	(714,474)	(862,069)	(1,033,894)	(1,211,646)
	95%	(438,758)	(578,131)	(720,233)	(869,480)	(1,042,188)	(1,219,274)	(1,761,781)
	100%	(583,645)	(727,144)	(877,534)	(1,051,063)	(1,227,662)	(1,409,464)	(2,985,248)
	105%	(735,192)	(886,784)	(1,060,518)	(1,236,699)	(1,416,943)	(2,529,859)	(4,208,714)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(1,051,063)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(753,535)	(885,813)	(1,036,879)	(1,189,800)	(1,345,748)	(2,015,912)	(3,518,842)
	98%	(667,252)	(804,568)	(956,826)	(1,120,188)	(1,286,466)	(1,660,183)	(3,252,045)
Market Values	100%	(583,645)	(727,144)	(877,534)	(1,051,063)	(1,227,662)	(1,409,464)	(2,985,248)
100%	102%	(501,781)	(651,833)	(807,097)	(982,395)	(1,169,293)	(1,361,208)	(2,718,451)
(105% = 5% increase)	104%	(421,081)	(578,335)	(739,532)	(914,155)	(1,111,334)	(1,313,352)	(2,451,654)
	106%	(341,186)	(506,057)	(673,840)	(849,292)	(1,053,761)	(1,265,900)	(2,184,857)
	108%	(261,878)	(434,604)	(609,585)	(790,228)	(996,548)	(1,218,812)	(1,918,060)
	110%	(183,023)	(363,770)	(546,314)	(733,129)	(939,673)	(1,172,051)	(1,651,263)
	112%	(104,485)	(293,381)	(483,734)	(677,423)	(883,036)	(1,125,597)	(1,384,466)
	114%	(26,239)	(223,340)	(421,664)	(622,676)	(831,778)	(1,079,431)	(1,340,883)
	116%	51,803	(153,576)	(359,999)	(568,620)	(783,398)	(1,033,533)	(1,304,848)
	118%	129,675	(84,034)	(298,634)	(515,073)	(736,428)	(987,884)	(1,269,075)
	120%	207,409	(14,665)	(237,507)	(461,911)	(690,333)	(942,497)	(1,233,548)
	122%	285,035	54,562	(176,568)	(409,060)	(644,885)	(897,257)	(1,198,254)
	124%	362,525	123,675	(115,792)	(356,439)	(599,910)	(854,645)	(1,163,176)
	126%	439,952	192,676	(55,153)	(304,022)	(555,308)	(814,860)	(1,128,302)
	128%	517,311	261,580	5,374	(251,758)	(510,992)	(777,062)	(1,093,627)
	130%	594,591	330,438	65,816	(199,625)	(466,914)	(739,948)	(1,059,157)
	132%	671,832	399,201	126,192	(147,601)	(423,016)	(703,335)	(1,024,855)
	134%	749,019	467,936	186,464	(95,664)	(379,268)	(667,122)	(990,708)
	136%	826,154	536,595	246,710	(43,813)	(335,652)	(631,212)	(956,668)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(1,051,063)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(576,721)	(719,915)	(869,707)	(1,042,357)	(1,218,798)	(1,400,328)	(2,927,133)
	450	(578,633)	(721,911)	(871,869)	(1,044,762)	(1,221,247)	(1,402,852)	(2,943,187)
BNG (£ per unit)	550	(580,546)	(723,906)	(874,031)	(1,047,167)	(1,223,695)	(1,405,375)	(2,959,241)
712	650	(582,459)	(725,902)	(876,193)	(1,049,572)	(1,226,144)	(1,407,899)	(2,975,295)
	750	(584,372)	(727,906)	(878,356)	(1,051,977)	(1,228,593)	(1,410,423)	(2,991,348)
	850	(586,287)	(729,913)	(880,569)	(1,054,382)	(1,231,042)	(1,412,947)	(3,007,402)
	950	(588,209)	(731,920)	(882,945)	(1,056,787)	(1,233,491)	(1,415,470)	(3,023,456)
	1,050	(590,131)	(733,927)	(885,321)	(1,059,192)	(1,235,939)	(1,417,994)	(3,039,510)
	1,150	(592,053)	(735,935)	(887,698)	(1,061,596)	(1,238,388)	(1,420,518)	(3,055,563)
	1,250	(593,975)	(737,947)	(890,074)	(1,064,001)	(1,240,837)	(1,423,041)	(3,071,617)
	1,350	(595,897)	(739,966)	(892,450)	(1,066,406)	(1,243,286)	(1,425,565)	(3,087,671)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(1,051,063)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(575,108)	(709,375)	(848,669)	(1,008,267)	(1,173,206)	(1,342,234)	(2,484,346)
	10,000	(566,579)	(691,742)	(820,680)	(965,646)	(1,119,071)	(1,275,681)	(1,983,443)
Grant (£ per unit)	15,000	(558,083)	(674,251)	(793,518)	(923,222)	(1,065,255)	(1,209,664)	(1,482,541)
-	20,000	(549,586)	(656,876)	(766,388)	(880,857)	(1,011,753)	(1,144,302)	(1,280,405)
	25,000	(541,128)	(639,605)	(739,597)	(842,550)	(958,562)	(1,079,459)	(1,202,767)
	30,000	(532,669)	(622,432)	(713,182)	(805,752)	(905,606)	(1,015,240)	(1,126,247)
	35,000	(524,237)	(605,348)	(687,073)	(769,830)	(855,399)	(951,538)	(1,050,761)
	40,000	(515,815)	(588,348)	(661,229)	(734,641)	(809,004)	(888,246)	(976,287)
	45,000	(507,403)	(571,424)	(635,608)	(700,026)	(764,836)	(830,503)	(902,471)
	50,000	(499,017)	(554,570)	(610,180)	(665,873)	(721,678)	(777,668)	(834,283)
	55,000	(490,632)	(537,779)	(584,926)	(632,080)	(679,257)	(726,446)	(773,664)

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240827 SODC VOWH Typologies AO to AR_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**75**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AO to AR_v0.2 - Summary Table

Appraisal Ref:	**AO**	**AP**	**AQ**	**AR**
Scheme Typology:	SODC High Value Brownfield	SODC Medium Value Brownfield	VOWH Medium Value Brownfield	VOWH Low Value Brownfield
No Units:	75	75	75	75
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	32,898,581	25,936,387	27,406,763	20,490,010
Policy Assumptions	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	348.00	241.00	314.00	224.00
CIL (£ per unit)	17,131	11,864	19,718	14,066
Site Specific S106 (£ per unit)	26,548	26,548	26,548	26,548
Sub-total CIL+S106 (£ per unit)	43,679	38,412	46,266	40,614
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	43,679	38,412	46,266	40,614
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%
Developers Profit (% on costs)	23.73%	19.33%	21.80%	16.67%
Developers Profit Total (£)	4,389,691	3,467,647	4,031,582	3,027,817
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	2,093,630	947,998	1,021,148	(171,063)
RLV (£/ha (net))	5,173,361	2,342,503	2,523,257	(422,696)
RLV (% of GDV)	26.21%	15.05%	15.34%	-3.44%
RLV Total (£)	8,622,268	3,904,171	4,205,428	(704,494)
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000	880,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768	2,174,480
BLV Total (£)	4,736,083	4,151,280	4,151,280	3,624,133
Surplus/Deficit (£/acre) [RLV-BLV]	943,630	(60,002)	13,148	(1,051,063)
Surplus/Deficit (£/ha)	2,331,711	(148,265)	32,489	(2,597,176)
Surplus/Deficit Total (£)	3,886,185	(247,109)	54,148	(4,328,627)
Plan Viability comments	**Viable**	**Marginal**	**Viable**	**Not Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies AS to AV_v0.2

Appraisal Ref: AS (see Typologies Matrix)
Scheme Typology: SODC High Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			150 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
AH tenure split %		Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	7.5	17.0%	12.8	14%	20.3
3 bed House	69.0%	51.8	46.0%	34.5	58%	86.3
4 bed House	6.0%	4.5	9.0%	6.8	8%	11.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	3.8	8.0%	6.0	7%	9.8
2 bed Flat	10.0%	7.5	20.0%	15.0	15%	22.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	75.0	100.0%	75.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	525	5,651	893	9,607	1,418	15,258
3 bed House	4,916	52,918	3,278	35,279	8,194	88,197
4 bed House	558	6,006	837	9,009	1,395	15,016
5 bed House	0	0	0	0	0	0
1 bed Flat	221	2,374	353	3,799	574	6,173
2 bed Flat	618	6,648	1,235	13,297	1,853	19,945
3 bed Flat	0	0	0	0	0	0
	6,837	73,598	6,595	70,991	13,433	144,589

AH % by floor area: 49.10% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	11,076,750
3 bed House	564,000	5,937	552	48,645,000
4 bed House	817,000	6,589	612	9,191,250
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	3,724,500
2 bed Flat	482,000	6,886	640	10,845,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				83,482,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	7.5	@	547,000	4,102,500
3 bed House	51.8	@	564,000	29,187,000
4 bed House	4.5	@	817,000	3,676,500
5 bed House	0.0	@	1,060,000	-
1 bed Flat	3.8	@	382,000	1,432,500
2 bed Flat	7.5	@	482,000	3,615,000
3 bed Flat	0.0	@	0	-
	75.0			42,013,500
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	328,200	209,228
3 bed House	1.7	@	338,400	583,740
4 bed House	0.3	@	490,200	165,443
5 bed House	0.0	@	636,000	-
1 bed Flat	0.3	@	229,200	68,760
2 bed Flat	0.8	@	289,200	216,900
3 bed Flat	0.0	@	0	-
	3.8			1,244,070
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	6.4	@	240,680	1,534,335
3 bed House	17.3	@	248,160	4,280,760
4 bed House	3.4	@	359,480	1,213,245
5 bed House	0.0	@	466,400	-
1 bed Flat	3.0	@	168,080	504,240
2 bed Flat	7.5	@	212,080	1,590,600
3 bed Flat	0.0	@	0	-
	37.5			9,123,180
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	250,000	191,250
3 bed House	2.1	@	250,000	517,500
4 bed House	0.4	@	250,000	101,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.4	@	250,000	90,000
2 bed Flat	0.9	@	250,000	225,000
3 bed Flat	0.0	@	0	-
	4.5			1,125,000
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.0	@	415,720	2,067,168
3 bed House	13.5	@	428,640	5,767,351
4 bed House	2.6	@	620,920	1,634,572
5 bed House	0.0	@	805,600	-
1 bed Flat	2.3	@	290,320	679,349
2 bed Flat	5.9	@	366,320	2,142,972
3 bed Flat	0.0	@	0	-
	29.3	75.0		12,291,412
Sub-total GDV Residential	**150**			**65,797,162**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	17,685,338
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	75	AH units @	0 per unit	-
Total GDV				**65,797,162**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(36,659)
Planning Application Professional Fees, Surveys and reports								(110,000)
CIL (Mrkt only + garages)				7,384 sqm		348.00 £ psm		(2,569,714)
CIL analysis:				3.91% % of GDV		17,131 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				1,985	for travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			150 units @	27,874	per unit		(4,181,100)
	Sub-total						(4,183,085)	
S106 analysis:		1,254,926 £ per ha		6.36% % of GDV	27,887 £ per unit (total units)			
AH Commuted Sum				13,433 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				3.33 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		150 units @		0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm		-
2 bed House				1,418 sqm @	1,365	psm		(1,934,888)
3 bed House				8,194 sqm @	1,365	psm		(11,184,469)
4 bed House				1,395 sqm @	1,365	psm		(1,904,175)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				574 sqm @	1,757	psm		(1,007,691)
2 bed Flat				1,853 sqm @	1,757	psm		(3,255,618)
3 bed Flat			13,433	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		52	50% units @		18 sqm @	444 psm		(206,998)
Garages for 4B House (Mrkt only)		5	100% units @		18 sqm @	444 psm		(36,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			547					
External works				19,529,838 @	15.0%			(2,929,476)
Ext. Works analysis:					19,530	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				150 units @	1,567	£ per unit		(235,050)
M4(2) Category 2 Housing	Aff units		54 units @		99.0% @	625 £ per unit		(33,413)
M4(2) Category 2 Housing	OMS units		64 units @		98.5% @	625 £ per unit		(39,246)
M4(2) Category 2 Flats	Aff units		21 units @		99.0% @	1,090 £ per unit		(22,661)
M4(2) Category 2 Flats	OMS units		11 units @		98.5% @	1,090 £ per unit		(12,079)
M4(3) Category 3 Housing	Aff units		54 units @		1.0% @	12,368 £ per unit		(6,679)
M4(3) Category 3 Housing	OMS units		64 units @		1.5% @	12,368 £ per unit		(11,827)
M4(3) Category 3 Flats	Aff units		21 units @		1.0% @	9,469 £ per unit		(1,988)
M4(3) Category 3 Flats	OMS units		11 units @		1.5% @	9,469 £ per unit		(1,598)
Additional Low Carbon/Energy Reduction	Houses		118 units @			14,205 £ per unit		(1,672,639)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			4,263,309 base cost		(579,810)
EV Charging Points - Houses			118 units @			0 £ per unit		-
EV Charging Points - Flats			32 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			150 units @			350 £ per unit		(52,500)
	Sub-total						(2,669,489)	
Policy Costs analysis:	(design costs only)				17,797	£ per unit (total units)		
Contingency (on construction)				25,128,802 @	5.0%			(1,256,440)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology:	**SODC High Value Greenfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees	25,128,802	@	6.5%		(1,633,372)
Disposal Costs -					
OMS Marketing and Promotion	42,013,500	OMS @	3.00%	8,403 £ per unit	(1,260,405)
Residential Sales Agent Costs	42,013,500	OMS @	1.00%	2,801 £ per unit	(420,135)
Residential Sales Legal Costs	42,013,500	OMS @	0.25%	700 £ per unit	(105,034)
Affordable Sale Legal Costs				lump sum	(10,000)
Empty Property Costs					-
Disposal Cost analysis:				11,970 £ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm		(63,590)
Developers Profit -					
Profit on OMS	42,013,500		17.50%		(7,352,363)
Margin on AH	23,783,662		6.00%	on AH values	(1,427,020)
Profit analysis:	65,797,162		13.34%	blended GDV (8,779,382)	
	36,777,236		23.87%	on costs (8,779,382)	
TOTAL COSTS					**(45,556,618)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						20,240,543
SDLT	20,240,543	@	HMRC formula			(1,001,527)
Acquisition Agent fees	20,240,543	@	1.0%			(202,405)
Acquisition Legal fees	20,240,543	@	0.5%			(101,203)
Interest on Land	20,240,543	@	7.50%			(1,518,041)
Residual Land Value						**17,417,367**
RLV analysis:	116,116 £ per plot	5,225,210 £ per ha (net)		2,114,614 £ per acre (net)		
		3,918,908 £ per ha (gross)		1,585,960 £ per acre (gross)		
			26.47%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		4.44	ha (gross)	10.98	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	30,201 £ per plot	1,359,050	£ per ha (net)	550,000	£ per acre (net)	**4,530,167**
BLV analysis:		1,019,288	£ per ha (gross)	412,500	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,866,160** £ per ha (net)	**1,564,614** £ per acre (net)	**12,887,201**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,564,614	10%	20%	30%	40%	50%	60%	70%
	100.00	2,542,792	2,346,247	2,149,686	1,953,020	1,756,354	1,559,620	1,362,806
	160.00	2,459,214	2,271,956	2,084,697	1,897,353	1,709,965	1,522,538	1,334,995
CIL £ psm	170.00	2,445,284	2,259,574	2,073,863	1,888,076	1,702,234	1,516,358	1,330,360
348.00	180.00	2,431,355	2,247,192	2,063,029	1,878,798	1,694,502	1,510,178	1,325,725
	190.00	2,417,425	2,234,810	2,052,195	1,869,520	1,686,771	1,503,998	1,321,090
	200.00	2,403,496	2,222,428	2,041,361	1,860,242	1,679,039	1,497,817	1,316,455
	210.00	2,389,566	2,210,046	2,030,526	1,850,965	1,671,308	1,491,637	1,311,820
	220.00	2,375,636	2,197,664	2,019,692	1,841,687	1,663,576	1,485,457	1,307,184
	230.00	2,361,707	2,185,282	2,008,858	1,832,409	1,655,845	1,479,277	1,302,549
	240.00	2,347,777	2,172,901	1,998,024	1,823,131	1,648,113	1,473,095	1,297,914
	250.00	2,333,843	2,160,519	1,987,190	1,813,854	1,640,382	1,466,910	1,293,279
	260.00	2,319,898	2,148,137	1,976,356	1,804,575	1,632,650	1,460,725	1,288,644
	270.00	2,305,954	2,135,755	1,965,522	1,795,288	1,624,919	1,454,540	1,284,008
	280.00	2,292,009	2,123,373	1,954,687	1,786,002	1,617,187	1,448,355	1,279,373
	290.00	2,278,065	2,110,991	1,943,853	1,776,715	1,609,456	1,442,170	1,274,738
	300.00	2,264,120	2,098,609	1,933,019	1,767,429	1,601,725	1,435,984	1,270,103
	310.00	2,250,175	2,086,227	1,922,185	1,758,143	1,593,993	1,429,799	1,265,468
	320.00	2,236,231	2,073,845	1,911,351	1,748,856	1,586,262	1,423,614	1,260,833
	330.00	2,222,286	2,061,464	1,900,517	1,739,570	1,578,530	1,417,429	1,256,197
	340.00	2,208,342	2,049,077	1,889,682	1,730,283	1,570,799	1,411,244	1,251,562
	350.00	2,194,397	2,036,682	1,878,848	1,720,997	1,563,067	1,405,059	1,246,927
	360.00	2,180,453	2,024,287	1,868,014	1,711,710	1,555,336	1,398,873	1,242,292
	370.00	2,166,508	2,011,892	1,857,180	1,702,424	1,547,604	1,392,688	1,237,657
	380.00	2,152,564	1,999,497	1,846,346	1,693,138	1,539,873	1,386,503	1,233,022
	390.00	2,138,619	1,987,102	1,835,512	1,683,851	1,532,141	1,380,318	1,228,386
	400.00	2,124,675	1,974,707	1,824,678	1,674,565	1,524,410	1,374,133	1,223,751

TABLE 2

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,564,614	10%	20%	30%	40%	50%	60%	70%
	18,500	2,344,696	2,186,535	2,028,374	1,870,153	1,711,835	1,553,454	1,394,958
	19,500	2,328,966	2,170,815	2,012,654	1,854,448	1,696,130	1,537,761	1,379,266
Site Specific S106	20,500	2,313,230	2,155,095	1,996,934	1,838,743	1,680,425	1,522,069	1,363,573
27,874	21,500	2,297,493	2,139,375	1,981,214	1,823,037	1,664,719	1,506,376	1,347,880
	22,500	2,281,756	2,123,655	1,965,494	1,807,332	1,649,014	1,490,683	1,332,187
	23,500	2,266,019	2,107,935	1,949,774	1,791,613	1,633,309	1,474,990	1,316,494
	24,500	2,250,282	2,092,215	1,934,054	1,775,893	1,617,603	1,459,285	1,300,802
	25,500	2,234,545	2,076,495	1,918,334	1,760,173	1,601,898	1,443,580	1,285,109
	26,500	2,218,809	2,060,775	1,902,614	1,744,453	1,586,193	1,427,875	1,269,416
	27,500	2,203,072	2,045,047	1,886,894	1,728,733	1,570,487	1,412,169	1,253,723
	28,500	2,187,335	2,029,310	1,871,174	1,713,013	1,554,782	1,396,464	1,238,030
	29,500	2,171,598	2,013,573	1,855,454	1,697,293	1,539,077	1,380,759	1,222,338
	30,500	2,155,861	1,997,836	1,839,734	1,681,573	1,523,371	1,365,053	1,206,645
	31,500	2,140,125	1,982,100	1,824,014	1,665,853	1,507,666	1,349,348	1,190,952
	32,500	2,124,388	1,966,363	1,808,294	1,650,133	1,491,961	1,333,643	1,175,259

TABLE 3

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,564,614	10%	20%	30%	40%	50%	60%	70%
	15.0%	2,394,587	2,214,628	2,034,549	1,854,455	1,674,281	1,494,029	1,313,654
	16.0%	2,315,627	2,144,442	1,973,135	1,801,814	1,630,414	1,458,936	1,287,334
Profit	17.0%	2,236,666	2,074,255	1,911,722	1,749,174	1,586,547	1,423,842	1,261,014
17.5%	18.0%	2,157,706	2,004,068	1,850,308	1,696,534	1,542,680	1,388,749	1,234,694
	19.0%	2,078,746	1,933,881	1,788,895	1,643,894	1,498,813	1,353,655	1,208,374
	20.0%	1,999,786	1,863,694	1,727,481	1,591,254	1,454,947	1,318,562	1,182,054

TABLE 4

		Affordable Housing - % on site 50%						
Balance (RLV - BLV £ per acre (n))	1,564,614	10%	20%	30%	40%	50%	60%	70%
	450,000	2,297,186	2,139,161	1,981,015	1,822,854	1,664,614	1,506,296	1,347,854
	470,000	2,277,186	2,119,161	1,961,015	1,802,854	1,644,614	1,486,296	1,327,854
BLV (£ per acre)	490,000	2,257,186	2,099,161	1,941,015	1,782,854	1,624,614	1,466,296	1,307,854
550,000	510,000	2,237,186	2,079,161	1,921,015	1,762,854	1,604,614	1,446,296	1,287,854
	530,000	2,217,186	2,059,161	1,901,015	1,742,854	1,584,614	1,426,296	1,267,854
	550,000	2,197,186	2,039,161	1,881,015	1,722,854	1,564,614	1,406,296	1,247,854
	570,000	2,177,186	2,019,161	1,861,015	1,702,854	1,544,614	1,386,296	1,227,854
	590,000	2,157,186	1,999,161	1,841,015	1,682,854	1,524,614	1,366,296	1,207,854
	610,000	2,137,186	1,979,161	1,821,015	1,662,854	1,504,614	1,346,296	1,187,854
	630,000	2,117,186	1,959,161	1,801,015	1,642,854	1,484,614	1,326,296	1,167,854
	650,000	2,097,186	1,939,161	1,781,015	1,622,854	1,464,614	1,306,296	1,147,854
	670,000	2,077,186	1,919,161	1,761,015	1,602,854	1,444,614	1,286,296	1,127,854
	690,000	2,057,186	1,899,161	1,741,015	1,582,854	1,424,614	1,266,296	1,107,854
	710,000	2,037,186	1,879,161	1,721,015	1,562,854	1,404,614	1,246,296	1,087,854
	730,000	2,017,186	1,859,161	1,701,015	1,542,854	1,384,614	1,226,296	1,067,854
	750,000	1,997,186	1,839,161	1,681,015	1,522,854	1,364,614	1,206,296	1,047,854

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,564,614	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	1,586,700	1,463,792	1,340,790	1,217,775	1,094,699	971,563	848,331
	37	1,708,798	1,578,866	1,448,835	1,318,791	1,188,682	1,058,510	928,236
Density (dph)	39	1,830,895	1,693,940	1,556,880	1,419,807	1,282,665	1,145,456	1,008,140
45.0	41	1,952,992	1,809,014	1,664,925	1,520,823	1,376,648	1,232,403	1,088,045
	43	2,075,089	1,924,088	1,772,970	1,621,838	1,470,631	1,319,349	1,167,950
	45	2,197,186	2,039,161	1,881,015	1,722,854	1,564,614	1,406,296	1,247,854
	47	2,319,283	2,154,235	1,989,060	1,823,870	1,658,596	1,493,242	1,327,759
	49	2,441,381	2,269,309	2,097,105	1,924,886	1,752,579	1,580,189	1,407,663
	51	2,563,478	2,384,383	2,205,151	2,025,901	1,846,562	1,667,135	1,487,568
	53	2,685,575	2,499,457	2,313,196	2,126,917	1,940,545	1,754,081	1,567,473
	55	2,807,672	2,614,531	2,421,241	2,227,933	2,034,528	1,841,028	1,647,377

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,564,614	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	2,250,296	2,092,282	1,934,185	1,776,088	1,617,850	1,459,596	1,301,164
	100%	2,197,186	2,039,161	1,881,015	1,722,854	1,564,614	1,406,296	1,247,854
Build Cost	102%	2,144,077	1,985,987	1,827,845	1,669,620	1,511,377	1,352,995	1,194,544
100%	104%	2,090,967	1,932,814	1,774,660	1,616,386	1,458,097	1,299,694	1,141,234
(105% = 5% increase)	106%	2,037,857	1,879,640	1,721,422	1,563,152	1,404,799	1,246,393	1,087,883
	108%	1,984,696	1,826,466	1,668,184	1,509,902	1,351,501	1,193,083	1,034,518
	110%	1,931,511	1,773,279	1,614,946	1,456,599	1,298,203	1,139,721	981,153
	112%	1,878,326	1,720,030	1,561,707	1,403,297	1,244,886	1,086,358	927,789
	114%	1,825,141	1,666,780	1,508,420	1,349,994	1,191,520	1,032,996	874,386
	116%	1,771,948	1,613,531	1,455,106	1,296,681	1,138,153	979,614	820,959
	118%	1,718,681	1,560,282	1,401,793	1,243,303	1,084,786	926,183	767,533
	120%	1,665,414	1,506,953	1,348,479	1,189,925	1,031,372	872,752	714,084

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,564,614	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	957,242	937,552	917,648	897,521	877,164	856,570	835,731
	82%	1,081,498	1,047,898	1,014,122	980,140	945,957	911,566	876,956
Market Values	84%	1,205,681	1,158,162	1,110,510	1,062,706	1,014,731	966,563	918,180
100%	86%	1,329,761	1,268,420	1,206,898	1,145,257	1,083,476	1,021,532	959,400
(105% = 5% increase)	88%	1,453,807	1,378,578	1,303,282	1,227,807	1,152,222	1,076,498	1,000,607
	90%	1,577,797	1,488,736	1,399,591	1,310,358	1,220,967	1,131,465	1,041,815
	92%	1,701,725	1,598,891	1,495,900	1,392,877	1,289,712	1,186,431	1,083,023
	94%	1,825,652	1,708,959	1,592,209	1,475,371	1,358,457	1,241,397	1,124,231
	96%	1,949,534	1,819,026	1,688,518	1,557,866	1,427,198	1,296,363	1,165,439
	98%	2,073,360	1,929,094	1,784,772	1,640,360	1,495,906	1,351,329	1,206,646
	100%	2,197,186	2,039,161	1,881,015	1,722,854	1,564,614	1,406,296	1,247,854
	102%	2,321,012	2,149,169	1,977,259	1,805,348	1,633,321	1,461,262	1,289,062
	104%	2,444,820	2,259,161	2,073,502	1,887,830	1,702,029	1,516,228	1,330,270
	106%	2,568,561	2,369,153	2,169,745	1,970,279	1,770,737	1,571,181	1,371,478
	108%	2,692,303	2,479,146	2,265,989	2,052,729	1,839,445	1,626,125	1,412,685
	110%	2,816,044	2,589,138	2,362,204	2,135,178	1,908,152	1,681,069	1,453,893
	112%	2,939,786	2,699,131	2,458,395	2,217,627	1,976,860	1,736,012	1,495,101
	114%	3,063,527	2,809,094	2,554,585	2,300,077	2,045,568	1,790,956	1,536,309
	116%	3,187,269	2,919,027	2,650,776	2,382,526	2,114,276	1,845,900	1,577,516
	118%	3,310,951	3,028,959	2,746,967	2,464,975	2,182,963	1,900,843	1,618,724
	120%	3,434,625	3,138,892	2,843,158	2,547,425	2,251,642	1,955,787	1,659,932

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,564,614	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	2,218,588	2,060,551	1,902,390	1,744,229	1,585,963	1,427,645	1,269,182
	450	2,216,830	2,058,794	1,900,633	1,742,472	1,584,209	1,425,891	1,267,430
BNG (£ per unit)	550	2,215,071	2,057,038	1,898,877	1,740,716	1,582,455	1,424,137	1,265,677
1,567	650	2,213,313	2,055,282	1,897,121	1,738,960	1,580,701	1,422,383	1,263,925
	750	2,211,554	2,053,525	1,895,364	1,737,203	1,578,946	1,420,628	1,262,172
	850	2,209,795	2,051,769	1,893,608	1,735,447	1,577,192	1,418,874	1,260,420
	950	2,208,037	2,050,012	1,891,852	1,733,691	1,575,438	1,417,120	1,258,667
	1,050	2,206,278	2,048,253	1,890,095	1,731,934	1,573,683	1,415,365	1,256,915
	1,150	2,204,520	2,046,495	1,888,339	1,730,178	1,571,929	1,413,611	1,255,162
	1,250	2,202,761	2,044,736	1,886,583	1,728,422	1,570,175	1,411,857	1,253,410
	1,350	2,201,002	2,042,978	1,884,826	1,726,665	1,568,420	1,410,102	1,251,657

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,564,614	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	2,205,062	2,054,910	1,904,616	1,754,322	1,603,908	1,453,448	1,302,816
	10,000	2,212,938	2,070,644	1,928,216	1,785,789	1,643,201	1,500,571	1,357,779
Grant (£ per unit)	15,000	2,220,814	2,086,377	1,951,817	1,817,237	1,682,495	1,547,682	1,412,741
-	20,000	2,228,690	2,102,111	1,975,417	1,848,672	1,721,789	1,594,792	1,467,680
	25,000	2,236,566	2,117,845	1,999,018	1,880,107	1,761,083	1,641,903	1,522,601
	30,000	2,244,442	2,133,578	2,022,618	1,911,542	1,800,377	1,689,013	1,577,521
	35,000	2,252,318	2,149,312	2,046,219	1,942,978	1,839,657	1,736,124	1,632,441
	40,000	2,260,194	2,165,046	2,069,819	1,974,413	1,878,916	1,783,234	1,687,361
	45,000	2,268,070	2,180,779	2,093,420	2,005,848	1,918,175	1,830,345	1,742,282
	50,000	2,275,946	2,196,513	2,117,013	2,037,283	1,957,434	1,877,439	1,797,202
	55,000	2,283,822	2,212,247	2,140,590	2,068,718	1,996,693	1,924,513	1,852,122

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AS to AV_v0.2

Appraisal Ref: AT (see Typologies Matrix)
Scheme Typology: SODC Medium Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		50%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%			
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		241.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	7.5	17.0%	12.8	14%	20.3
3 bed House	69.0%	51.8	46.0%	34.5	58%	86.3
4 bed House	6.0%	4.5	9.0%	6.8	8%	11.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	3.8	8.0%	6.0	7%	9.8
2 bed Flat	10.0%	7.5	20.0%	15.0	15%	22.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	75.0	100.0%	75.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	525	5,651	893	9,607	1,418	15,258
3 bed House	4,916	52,918	3,278	35,279	8,194	88,197
4 bed House	558	6,006	837	9,009	1,395	15,016
5 bed House	0	0	0	0	0	0
1 bed Flat	221	2,374	353	3,799	574	6,173
2 bed Flat	618	6,648	1,235	13,297	1,853	19,945
3 bed Flat	0	0	0	0	0	0
	6,837	73,598	6,595	70,991	13,433	144,589
AH % by floor area:			49.10%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	8,164,800
3 bed House	460,600	4,848	450	39,726,750
4 bed House	573,400	4,624	430	6,450,750
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	2,866,500
2 bed Flat	360,000	5,143	478	8,100,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				65,308,800

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	7.5	@	403,200	3,024,000
3 bed House	51.8	@	460,600	23,836,050
4 bed House	4.5	@	573,400	2,580,300
5 bed House	0.0	@	766,100	-
1 bed Flat	3.8	@	294,000	1,102,500
2 bed Flat	7.5	@	360,000	2,700,000
3 bed Flat	0.0	@	0	-
	75.0			33,242,850
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	241,920	154,224
3 bed House	1.7	@	276,360	476,721
4 bed House	0.3	@	344,040	116,114
5 bed House	0.0	@	459,660	-
1 bed Flat	0.3	@	176,400	52,920
2 bed Flat	0.8	@	216,000	162,000
3 bed Flat	0.0	@	0	-
	3.8			961,979
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	6.4	@	177,408	1,130,976
3 bed House	17.3	@	202,664	3,495,954
4 bed House	3.4	@	252,296	851,499
5 bed House	0.0	@	337,084	-
1 bed Flat	3.0	@	129,360	388,080
2 bed Flat	7.5	@	158,400	1,188,000
3 bed Flat	0.0	@	0	-
	37.5			7,054,509
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	250,000	191,250
3 bed House	2.1	@	250,000	517,500
4 bed House	0.4	@	250,000	101,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.4	@	205,800	74,088
2 bed Flat	0.9	@	250,000	225,000
3 bed Flat	0.0	@	0	-
	4.5			1,109,088
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.0	@	306,432	1,523,733
3 bed House	13.5	@	350,056	4,710,003
4 bed House	2.6	@	435,784	1,147,201
5 bed House	0.0	@	582,236	-
1 bed Flat	2.3	@	223,440	522,850
2 bed Flat	5.9	@	273,600	1,600,560
3 bed Flat	0.0	@	0	-
	29.3	75.0		9,504,348
Sub-total GDV Residential	**150**			**51,872,773**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	13,436,027
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	75	AH units @	0 per unit	-
Total GDV				**51,872,773**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)							(36,659)
Planning Application Professional Fees, Surveys and reports							(110,000)
CIL (Mrkt only + garages)			7,384 sqm	241.00 £ psm			(1,779,601)
CIL analysis:			3.43% % of GDV	11,864 £ per unit (total units)			
Site Specific S106 Contributions	Year 1			1,985 for travel plan monitoring.			(1,985)
	Year 2			0			-
	Year 3			0			-
	Year 4			0			-
	Year 5			0			-
	Year 6			0			-
	Year 7			0			-
	Year 8			0			-
	Year 9			0			-
	Year 10			0			-
	Year 11			0			-
	Year 12			0			-
	Year 13			0			-
	Year 14			0			-
	Year 15			0			-
	Years 1-15		150 units @	27,874 per unit			(4,181,100)
	Sub-total					(4,183,085)	
S106 analysis:		1,254,926 £ per ha	8.06% % of GDV	27,887 £ per unit (total units)			
AH Commuted Sum			13,433 sqm (total)	0 £ psm			-
Comm. Sum analysis:			0.00% % of GDV				

Construction Costs -

Site Clearance, Demolition & Remediation			3.33 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	Year 11	0					-
	Year 12	0					-
	Year 13	0					-
	Year 14	0					-
	Year 15	0					-
	Years 1-15		150 units @	0 per unit			-
	Sub-total					-	
Infra. Costs analysis:		- £ per ha	0.00% % of GDV	0 £ per unit (total units)			
1 bed House			- sqm @	1,365 psm			-
2 bed House			1,418 sqm @	1,365 psm			(1,934,888)
3 bed House			8,194 sqm @	1,365 psm			(11,184,469)
4 bed House			1,395 sqm @	1,365 psm			(1,904,175)
5 bed House			- sqm @	1,365 psm			-
1 bed Flat			574 sqm @	1,757 psm			(1,007,691)
2 bed Flat			1,853 sqm @	1,757 psm			(3,255,618)
3 bed Flat		13,433	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		52 50% units @		18 sqm @	444 psm		(206,998)
Garages for 4B House (Mrkt only)		5 100% units @		18 sqm @	444 psm		(36,000)
Garages for 5B House (Mrkt only)		- 150% units @		18 sqm @	444 psm		-
		547					
External works			19,529,838 @	15.0%			(2,929,476)
Ext. Works analysis:				19,530 £ per unit (total units)			
Policy Costs on design -							
Net Biodiversity costs			150 units @	1,567 £ per unit			(235,050)
M4(2) Category 2 Housing	Aff units	54 units @		99.0% @	625 £ per unit		(33,413)
M4(2) Category 2 Housing	OMS units	64 units @		98.5% @	625 £ per unit		(39,246)
M4(2) Category 2 Flats	Aff units	21 units @		99.0% @	1,090 £ per unit		(22,661)
M4(2) Category 2 Flats	OMS units	11 units @		98.5% @	1,090 £ per unit		(12,079)
M4(3) Category 3 Housing	Aff units	54 units @		1.0% @	12,368 £ per unit		(6,679)
M4(3) Category 3 Housing	OMS units	64 units @		1.5% @	12,368 £ per unit		(11,827)
M4(3) Category 3 Flats	Aff units	21 units @		1.0% @	9,469 £ per unit		(1,988)
M4(3) Category 3 Flats	OMS units	11 units @		1.5% @	9,469 £ per unit		(1,598)
Additional Low Carbon/Energy Reduction	Houses	118 units @			14,205 £ per unit		(1,672,639)
Additional Low Carbon/Energy Reduction	Flats	13.6% Uplift on			4,263,309 base cost		(579,810)
EV Charging Points - Houses		118 units @			0 £ per unit		-
EV Charging Points - Flats		32 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency		150 units @			350 £ per unit		(52,500)
	Sub-total					(2,669,489)	
Policy Costs analysis:	(design costs only)			17,797 £ per unit (total units)			
Contingency (on construction)			25,128,802 @	5.0%			(1,256,440)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology:	**SODC Medium Value Greenfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees		25,128,802	@	6.5%		(1,633,372)
Disposal Costs -						
OMS Marketing and Promotion		33,242,850	OMS @	3.00%	6,649 £ per unit	(997,286)
Residential Sales Agent Costs		33,242,850	OMS @	1.00%	2,216 £ per unit	(332,429)
Residential Sales Legal Costs		33,242,850	OMS @	0.25%	554 £ per unit	(83,107)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,485 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(103,816)
Developers Profit -						
Profit on OMS		33,242,850		17.50%		(5,817,499)
Margin on AH		18,629,923		6.00%	on AH values	(1,117,795)
Profit analysis:		51,872,773		13.37%	blended GDV	(6,935,294)
		35,654,597		19.45%	on costs	(6,935,294)
TOTAL COSTS						**(42,589,891)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						9,282,882
SDLT		9,282,882	@	HMRC formula		(453,644)
Acquisition Agent fees		9,282,882	@	1.0%		(92,829)
Acquisition Legal fees		9,282,882	@	0.5%		(46,414)
Interest on Land		9,282,882	@	7.50%		(696,216)
Residual Land Value						**7,993,779**
RLV analysis:	53,292 £ per plot	2,398,134	£ per ha (net)	970,511	£ per acre (net)	
		1,798,600	£ per ha (gross)	727,884	£ per acre (gross)	
				15.41%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		4.44	ha (gross)	10.98	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	26,357 £ per plot	1,186,080	£ per ha (net)	480,000	£ per acre (net)	**3,953,600**
BLV analysis:		889,560	£ per ha (gross)	360,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,212,054** £ per ha (net)	**490,511** £ per acre (net)	**4,040,179**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,218,001	1,063,547	909,079	754,612	600,144	445,677	291,209
	160.00	1,133,997	988,876	843,756	698,635	553,515	408,394	263,249
CIL £ psm	170.00	1,119,996	976,431	832,866	689,301	545,737	402,172	258,589
241.00	180.00	1,105,995	963,986	821,977	679,968	537,958	395,949	253,929
	190.00	1,091,994	951,541	811,087	670,634	530,180	389,727	249,269
	200.00	1,077,994	939,096	800,198	661,300	522,402	383,504	244,606
	210.00	1,063,990	926,651	789,308	651,966	514,624	377,282	239,939
	220.00	1,049,966	914,202	778,419	642,632	506,846	371,059	235,272
	230.00	1,035,943	901,737	767,529	633,298	499,067	364,836	230,606
	240.00	1,021,920	889,272	756,624	623,965	491,289	358,614	225,939
	250.00	1,007,896	876,806	745,717	614,627	483,511	352,391	221,272
	260.00	993,873	864,341	734,809	605,278	475,733	346,169	216,605
	270.00	979,850	851,876	723,902	595,929	467,955	339,946	211,938
	280.00	965,826	839,411	712,995	586,580	460,164	333,724	207,271
	290.00	951,803	826,945	702,088	577,231	452,374	327,501	202,604
	300.00	937,779	814,480	691,181	567,882	444,583	321,279	197,937
	310.00	923,746	802,015	680,274	558,533	436,792	315,051	193,270
	320.00	909,698	789,546	669,367	549,184	429,001	308,818	188,603
	330.00	895,650	777,059	658,460	539,835	421,211	302,586	183,936
	340.00	881,602	764,572	647,542	530,486	413,420	296,353	179,269
	350.00	867,554	752,085	636,616	521,137	405,629	290,121	174,602
	360.00	853,506	739,598	625,690	511,781	397,838	283,888	169,936
	370.00	839,458	727,111	614,763	502,416	390,047	277,655	165,263
	380.00	825,410	714,624	603,837	493,051	382,257	271,423	160,589
	390.00	811,361	702,137	592,911	483,685	374,460	265,190	155,914
	400.00	797,287	689,650	581,985	474,320	366,655	258,958	151,240

TABLE 2

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	1,168,702	1,036,183	903,658	771,092	638,527	505,961	373,351
	19,500	1,152,902	1,020,382	887,863	755,315	622,750	490,185	357,596
Site Specific S106	20,500	1,137,102	1,004,582	872,062	739,538	606,973	474,408	341,840
27,874	21,500	1,121,301	988,782	856,262	723,742	591,196	458,631	326,065
	22,500	1,105,501	972,981	840,462	707,942	575,419	442,854	310,288
	23,500	1,089,701	957,181	824,661	692,142	559,622	427,077	294,511
	24,500	1,073,901	941,381	808,861	676,341	543,822	411,300	278,734
	25,500	1,058,088	925,581	793,061	660,541	528,021	395,502	262,957
	26,500	1,042,262	909,770	777,261	644,741	512,221	379,701	247,181
	27,500	1,026,436	893,944	761,452	628,940	496,421	363,901	231,381
	28,500	1,010,610	878,118	745,626	613,134	480,620	348,101	215,581
	29,500	994,785	862,292	729,800	597,308	464,816	332,300	199,781
	30,500	978,959	846,467	713,974	581,482	448,990	316,498	183,980
	31,500	963,133	830,641	698,148	565,656	433,164	300,672	168,179
	32,500	947,307	814,815	682,323	549,830	417,338	284,846	152,354

TABLE 3

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,176,709	1,026,862	877,015	727,159	577,285	427,410	277,536
	16.0%	1,114,232	971,327	828,422	685,508	542,575	399,643	256,710
Profit	17.0%	1,051,756	915,793	779,829	643,857	507,866	371,875	235,885
17.5%	18.0%	989,279	860,258	731,236	602,206	473,157	344,108	215,059
	19.0%	926,802	804,723	682,643	560,555	438,448	316,341	194,234
	20.0%	864,326	749,188	634,051	518,903	403,738	288,573	173,408

TABLE 4

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	450,000	1,050,517	918,025	785,533	653,031	520,511	387,992	255,472
	470,000	1,030,517	898,025	765,533	633,031	500,511	367,992	235,472
BLV (£ per acre)	490,000	1,010,517	878,025	745,533	613,031	480,511	347,992	215,472
480,000	510,000	990,517	858,025	725,533	593,031	460,511	327,992	195,472
	530,000	970,517	838,025	705,533	573,031	440,511	307,992	175,472
	550,000	950,517	818,025	685,533	553,031	420,511	287,992	155,472
	570,000	930,517	798,025	665,533	533,031	400,511	267,992	135,472
	590,000	910,517	778,025	645,533	513,031	380,511	247,992	115,472
	610,000	890,517	758,025	625,533	493,031	360,511	227,992	95,472
	630,000	870,517	738,025	605,533	473,031	340,511	207,992	75,472
	650,000	850,517	718,025	585,533	453,031	320,511	187,992	55,472
	670,000	830,517	698,025	565,533	433,031	300,511	167,992	35,472
	690,000	810,517	678,025	545,533	413,031	280,511	147,992	15,472
	710,000	790,517	658,025	525,533	393,031	260,511	127,992	(4,528)
	730,000	770,517	638,025	505,533	373,031	240,511	107,992	(24,528)
	750,000	750,517	618,025	485,533	353,031	220,511	87,992	(44,528)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	687,069	584,020	480,970	377,913	274,842	171,771	68,700
	37	753,759	644,821	535,883	426,937	317,976	209,015	100,055
Density (dph)	39	820,448	705,622	590,795	475,960	361,110	246,259	131,409
45.0	41	887,138	766,423	645,708	524,984	404,244	283,503	162,763
	43	953,828	827,224	700,620	574,008	447,378	320,748	194,118
	45	1,020,517	888,025	755,533	623,031	490,511	357,992	225,472
	47	1,087,207	948,826	810,445	672,055	533,645	395,236	256,826
	49	1,153,897	1,009,627	865,358	721,078	576,779	432,480	288,181
	51	1,220,586	1,070,428	920,271	770,102	619,913	469,724	319,535
	53	1,287,276	1,131,230	975,183	819,126	663,047	506,968	350,889
	55	1,353,966	1,192,031	1,030,096	868,149	706,181	544,212	382,243

TABLE 6

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,073,947	941,492	809,037	676,582	544,127	411,658	279,157
	100%	1,020,517	888,025	755,533	623,031	490,511	357,992	225,472
Build Cost	102%	967,064	834,507	701,950	569,393	436,836	304,279	171,722
100%	104%	913,562	780,950	648,337	515,725	383,112	250,500	117,880
(105% = 5% increase)	106%	860,005	727,327	594,650	461,973	329,295	196,618	63,941
	108%	806,396	673,645	540,893	408,142	275,390	142,638	9,875
	110%	752,728	619,911	487,076	354,231	221,386	88,542	(44,345)
	112%	698,978	566,068	433,158	300,220	167,264	34,286	(98,740)
	114%	645,177	512,155	379,133	246,087	113,000	(20,149)	(153,391)
	116%	591,263	458,150	324,997	191,811	58,561	(74,808)	(208,367)
	118%	537,257	404,033	270,730	137,369	3,900	(129,758)	(263,774)
	120%	483,149	349,780	216,309	82,741	(51,016)	(185,085)	(319,806)

TABLE 7

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	28,734	7,297	(14,322)	(36,112)	(58,123)	(80,354)	(102,843)
	82%	129,470	96,561	63,547	30,414	(2,853)	(36,282)	(69,900)
Market Values	84%	229,559	185,349	141,079	96,725	52,275	7,714	(36,987)
100%	86%	329,190	273,792	218,336	162,844	107,284	51,638	(4,099)
(105% = 5% increase)	88%	428,486	361,970	295,409	228,829	162,196	95,505	28,748
	90%	527,537	449,944	372,329	294,712	217,034	139,339	61,587
	92%	626,387	537,770	449,129	360,489	271,822	183,124	94,390
	94%	725,076	625,472	525,841	426,197	326,553	226,882	127,184
	96%	823,646	713,055	602,465	491,867	381,237	270,607	159,966
	98%	922,137	800,576	679,015	557,454	435,893	314,321	192,719
	100%	1,020,517	888,025	755,533	623,031	490,511	357,992	225,472
	102%	1,118,849	975,412	831,974	688,537	545,100	401,662	258,220
	104%	1,217,108	1,062,753	908,398	754,043	599,688	445,314	290,937
	106%	1,315,348	1,150,065	984,783	819,501	654,219	488,936	323,654
	108%	1,413,499	1,237,311	1,061,123	884,935	708,747	532,559	356,371
	110%	1,511,650	1,324,556	1,137,462	950,369	763,275	576,181	389,085
	112%	1,609,771	1,411,771	1,213,771	1,015,770	817,770	619,770	421,770
	114%	1,707,828	1,498,932	1,290,037	1,081,142	872,246	663,351	454,456
	116%	1,805,884	1,586,094	1,366,303	1,146,513	926,722	706,932	487,141
	118%	1,903,941	1,673,255	1,442,570	1,211,884	981,198	750,513	519,827
	120%	2,001,957	1,760,384	1,518,811	1,277,238	1,035,665	794,092	552,513

TABLE 8

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,042,058	909,566	777,053	644,533	512,013	379,493	246,969
	450	1,040,288	907,796	775,286	642,766	510,246	377,727	245,205
BNG (£ per unit)	550	1,038,518	906,026	773,519	640,999	508,480	375,960	243,440
1,567	650	1,036,748	904,256	771,752	639,233	506,713	374,193	241,673
	750	1,034,978	902,486	769,986	637,466	504,946	372,426	239,906
	850	1,033,208	900,716	768,219	635,699	503,179	370,659	238,140
	950	1,031,438	898,946	766,452	633,932	501,412	368,893	236,373
	1,050	1,029,668	897,176	764,684	632,165	499,646	367,126	234,606
	1,150	1,027,898	895,406	762,914	630,399	497,879	365,359	232,839
	1,250	1,026,128	893,636	761,144	628,632	496,112	363,592	231,073
	1,350	1,024,358	891,866	759,374	626,865	494,345	361,826	229,306

TABLE 9

Balance (RLV - BLV £ per acre (n))	490,511	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,028,440	903,871	779,279	654,669	530,059	405,449	280,784
	10,000	1,036,363	919,709	803,008	686,307	569,606	452,835	336,062
Grant (£ per unit)	15,000	1,044,286	935,528	826,736	717,945	609,093	500,219	391,264
-	20,000	1,052,209	951,347	850,465	749,555	648,579	547,551	446,458
	25,000	1,060,131	967,166	874,193	781,144	688,065	594,868	501,590
	30,000	1,068,047	982,985	897,915	812,733	727,497	642,176	556,721
	35,000	1,075,957	998,804	921,607	844,322	766,927	689,431	611,803
	40,000	1,083,866	1,014,623	945,299	875,898	806,357	736,687	666,871
	45,000	1,091,776	1,030,442	968,990	907,442	845,770	783,943	721,939
	50,000	1,099,685	1,046,260	992,682	938,986	885,149	831,148	776,959
	55,000	1,107,595	1,062,069	1,016,374	970,530	924,529	878,349	831,971

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology:	**SODC Medium Value Greenfield**		No Units:	**150**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AS to AV_v0.2

Appraisal Ref: AU (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		314.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	4.5	14.0%	8.4	9%	12.9
3 bed House	70.0%	63.0	40.0%	24.0	58%	87.0
4 bed House	15.0%	13.5	13.0%	7.8	14%	21.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	4.5	13.0%	7.8	8%	12.3
2 bed Flat	5.0%	4.5	20.0%	12.0	11%	16.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	60.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	315	3,391	588	6,329	903	9,720
3 bed House	5,985	64,422	2,280	24,542	8,265	88,964
4 bed House	1,674	18,019	967	10,411	2,641	28,430
5 bed House	0	0	0	0	0	0
1 bed Flat	265	2,849	459	4,939	724	7,788
2 bed Flat	371	3,989	988	10,637	1,359	14,626
3 bed Flat	0	0	0	0	0	0
	8,609	92,670	5,282	56,858	13,892	149,527

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	5,201,280
3 bed House	460,600	4,848	450	40,072,200
4 bed House	573,400	4,624	430	12,213,420
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	3,616,200
2 bed Flat	360,000	5,143	478	5,940,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				67,043,100

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	4.5	@	403,200	1,814,400
3 bed House	63.0	@	460,600	29,017,800
4 bed House	13.5	@	573,400	7,740,900
5 bed House	0.0	@	766,100	-
1 bed Flat	4.5	@	294,000	1,323,000
2 bed Flat	4.5	@	360,000	1,620,000
3 bed Flat	0.0	@	0	-
	90.0			41,516,100
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.7	@	241,920	162,570
3 bed House	1.9	@	276,360	530,611
4 bed House	0.6	@	344,040	214,681
5 bed House	0.0	@	459,660	-
1 bed Flat	0.6	@	176,400	110,074
2 bed Flat	1.0	@	216,000	207,360
3 bed Flat	0.0	@	0	-
	4.8			1,225,296
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.2	@	177,408	923,941
3 bed House	14.9	@	202,664	3,015,640
4 bed House	4.8	@	252,296	1,220,103
5 bed House	0.0	@	337,084	-
1 bed Flat	4.8	@	129,360	625,585
2 bed Flat	7.4	@	158,400	1,178,496
3 bed Flat	0.0	@	0	-
	37.2			6,963,766
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	250,000	315,000
3 bed House	3.6	@	250,000	900,000
4 bed House	1.2	@	250,000	292,500
5 bed House	0.0	@	250,000	-
1 bed Flat	1.2	@	205,800	240,786
2 bed Flat	1.8	@	250,000	450,000
3 bed Flat	0.0	@	0	-
	9.0			2,198,286
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	306,432	386,104
3 bed House	3.6	@	350,056	1,260,202
4 bed House	1.2	@	435,784	509,867
5 bed House	0.0	@	582,236	-
1 bed Flat	1.2	@	223,440	261,425
2 bed Flat	1.8	@	273,600	492,480
3 bed Flat	0.0	@	0	-
	9.0	60.0		2,910,078
Sub-total GDV Residential	**150**			**54,813,526**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	12,229,574
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	60	AH units @	0 per unit	-
Total GDV				**54,813,526**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(36,659)
Planning Application Professional Fees, Surveys and reports								(110,000)
CIL (Mrkt only + garages)				9,419 sqm		314.00 £ psm		(2,957,658)
CIL analysis:				5.40% % of GDV		19,718 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				1,985	for travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			150 units @	27,874	per unit		(4,181,100)
	Sub-total						(4,183,085)	
S106 analysis:		1,254,926 £ per ha		7.63% % of GDV	27,887	£ per unit (total units)		
AH Commuted Sum				13,892 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				3.33 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		150 units @		0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0	£ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				903 sqm @	1,365	psm		(1,232,595)
3 bed House				8,265 sqm @	1,365	psm		(11,281,725)
4 bed House				2,641 sqm @	1,365	psm		(3,605,238)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				724 sqm @	1,757	psm		(1,271,241)
2 bed Flat				1,359 sqm @	1,757	psm		(2,387,453)
3 bed Flat			13,892	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		63	50% units @		18 sqm @	444 psm		(251,997)
Garages for 4B House (Mrkt only)		14	100% units @		18 sqm @	444 psm		(107,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			810					
External works				20,138,249 @	15.0%			(3,020,737)
Ext. Works analysis:					20,138	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				150 units @	1,567	£ per unit		(235,050)
M4(2) Category 2 Housing	Aff units		40 units @		95.0% @	625	£ per unit	(23,869)
M4(2) Category 2 Housing	OMS units		81 units @		94.0% @	625	£ per unit	(47,588)
M4(2) Category 2 Flats	Aff units		20 units @		94.0% @	1,090	£ per unit	(20,287)
M4(2) Category 2 Flats	OMS units		9 units @		93.0% @	1,090	£ per unit	(9,123)
M4(3) Category 3 Housing	Aff units		40 units @		5.0% @	12,368	£ per unit	(24,860)
M4(3) Category 3 Housing	OMS units		81 units @		6.0% @	12,368	£ per unit	(60,108)
M4(3) Category 3 Flats	Aff units		20 units @		6.0% @	9,469	£ per unit	(11,249)
M4(3) Category 3 Flats	OMS units		9 units @		7.0% @	9,469	£ per unit	(5,965)
Additional Low Carbon/Energy Reduction	Houses		121 units @			7,087	£ per unit	(858,944)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			3,658,694	base cost	(226,839)
EV Charging Points - Houses			121 units @			0	£ per unit	-
EV Charging Points - Flats			29 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			150 units @			350	£ per unit	(52,500)
	Sub-total						(1,576,383)	
Policy Costs analysis:	(design costs only)				10,509	£ per unit (total units)		
Contingency (on construction)				24,735,369 @	5.0%			(1,236,768)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology:	**VOWH Medium Value Greenfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		24,735,369	@	6.5%		(1,607,799)
Disposal Costs -						
OMS Marketing and Promotion		41,516,100	OMS @	3.00%	8,303 £ per unit	(1,245,483)
Residential Sales Agent Costs		41,516,100	OMS @	1.00%	2,768 £ per unit	(415,161)
Residential Sales Legal Costs		41,516,100	OMS @	0.25%	692 £ per unit	(103,790)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,830 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(123,105)
Developers Profit -						
Profit on OMS		41,516,100		17.50%		(7,265,318)
Margin on AH		13,297,426		6.00%	on AH values	(797,846)
Profit analysis:		54,813,526		14.71%	blended GDV	(8,063,163)
		36,764,877		21.93%	on costs	(8,063,163)
TOTAL COSTS						**(44,828,040)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						9,985,485
SDLT		9,985,485	@	HMRC formula		(488,774)
Acquisition Agent fees		9,985,485	@	1.0%		(99,855)
Acquisition Legal fees		9,985,485	@	0.5%		(49,927)
Interest on Land		9,985,485	@	7.50%		(748,911)
Residual Land Value						**8,598,017**
RLV analysis:	57,320 £ per plot	2,579,405	£ per ha (net)	1,043,871	£ per acre (net)	
		1,934,554	£ per ha (gross)	782,903	£ per acre (gross)	
				15.69%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		4.44	ha (gross)	10.98	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	26,357 £ per plot	1,186,080	£ per ha (net)	480,000	£ per acre (net)	**3,953,600**
BLV analysis:		889,560	£ per ha (gross)	360,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,393,325** £ per ha (net)	**563,871** £ per acre (net)	**4,644,417**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	100.00	1,396,236	1,189,579	982,923	776,266	569,599	362,894	156,189
	160.00	1,307,071	1,110,322	913,557	716,774	519,990	323,207	126,380
CIL £ psm	170.00	1,292,210	1,097,111	901,982	706,852	511,722	316,592	121,411
314.00	180.00	1,277,350	1,083,882	890,406	696,930	503,454	309,974	116,442
	190.00	1,262,476	1,070,653	878,831	687,008	495,186	303,349	111,473
	200.00	1,247,593	1,057,424	867,255	677,086	486,917	296,724	106,504
	210.00	1,232,710	1,044,195	855,680	667,164	478,649	290,098	101,535
	220.00	1,217,828	1,030,966	844,104	657,243	470,380	283,473	96,566
	230.00	1,202,945	1,017,737	832,529	647,321	462,098	276,848	91,597
	240.00	1,188,062	1,004,508	820,953	637,399	453,817	270,223	86,624
	250.00	1,173,179	991,279	809,378	627,473	445,535	263,597	81,647
	260.00	1,158,297	978,049	797,802	617,535	437,254	256,972	76,669
	270.00	1,143,414	964,820	786,223	607,598	428,972	250,347	71,692
	280.00	1,128,531	951,591	774,629	597,660	420,691	243,722	66,714
	290.00	1,113,648	938,347	763,035	587,722	412,409	237,096	61,736
	300.00	1,098,753	925,097	751,440	577,784	404,128	230,463	56,759
	310.00	1,083,846	911,846	739,846	567,846	395,846	223,826	51,781
	320.00	1,068,940	898,596	728,252	557,908	387,564	217,189	46,803
	330.00	1,054,033	885,345	716,658	547,970	379,279	210,552	41,826
	340.00	1,039,126	872,095	705,064	538,033	370,983	203,916	36,848
	350.00	1,024,219	858,844	693,469	528,095	362,687	197,279	31,867
	360.00	1,009,312	845,594	681,875	518,140	354,391	190,642	26,880
	370.00	994,406	832,343	670,275	508,185	346,095	184,005	21,893
	380.00	979,499	819,091	658,660	498,229	337,799	177,368	16,906
	390.00	964,589	805,817	647,046	488,274	329,503	170,731	11,919
	400.00	949,656	792,543	635,431	478,319	321,207	164,085	6,932

TABLE 2

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	18,500	1,226,042	1,054,724	883,407	712,089	540,772	369,454	198,137
	19,500	1,210,241	1,038,924	867,606	696,289	524,971	353,654	182,337
Site Specific S106	20,500	1,194,441	1,023,124	851,806	680,489	509,171	337,854	166,536
27,874	21,500	1,178,641	1,007,323	836,006	664,688	493,371	322,053	150,732
	22,500	1,162,840	991,523	820,205	648,888	477,571	306,244	134,906
	23,500	1,147,040	975,723	804,405	633,088	461,756	290,418	119,080
	24,500	1,131,240	959,922	788,605	617,267	445,930	274,592	103,255
	25,500	1,115,440	944,117	772,779	601,441	430,104	258,766	87,426
	26,500	1,099,628	928,291	756,953	585,616	414,278	242,940	71,573
	27,500	1,083,803	912,465	741,127	569,790	398,452	227,101	55,719
	28,500	1,067,977	896,639	725,302	553,964	382,626	211,247	39,866
	29,500	1,052,151	880,813	709,476	538,138	366,775	195,393	23,994
	30,500	1,036,325	864,988	693,650	522,303	350,921	179,540	8,110
	31,500	1,020,499	849,162	677,824	506,449	335,068	163,676	(7,773)
	32,500	1,004,673	833,336	661,977	490,596	319,214	147,793	(23,675)

TABLE 3

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	15.0%	1,240,437	1,051,038	861,639	672,240	482,841	293,417	103,974
	16.0%	1,175,415	993,241	811,067	628,892	446,718	264,519	82,300
Profit	17.0%	1,110,394	935,444	760,495	585,545	410,595	235,621	60,627
17.5%	18.0%	1,045,373	877,648	709,923	542,197	374,472	206,722	38,953
	19.0%	980,352	819,851	659,351	498,850	338,349	177,824	17,279
	20.0%	915,331	762,055	608,778	455,502	302,226	148,926	(4,394)

TABLE 4

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	450,000	1,107,884	936,546	765,209	593,871	422,533	251,171	79,790
	470,000	1,087,884	916,546	745,209	573,871	402,533	231,171	59,790
BLV (£ per acre)	490,000	1,067,884	896,546	725,209	553,871	382,533	211,171	39,790
480,000	510,000	1,047,884	876,546	705,209	533,871	362,533	191,171	19,790
	530,000	1,027,884	856,546	685,209	513,871	342,533	171,171	(210)
	550,000	1,007,884	836,546	665,209	493,871	322,533	151,171	(20,210)
	570,000	987,884	816,546	645,209	473,871	302,533	131,171	(40,210)
	590,000	967,884	796,546	625,209	453,871	282,533	111,171	(60,210)
	610,000	947,884	776,546	605,209	433,871	262,533	91,171	(80,210)
	630,000	927,884	756,546	585,209	413,871	242,533	71,171	(100,210)
	650,000	907,884	736,546	565,209	393,871	222,533	51,171	(120,210)
	670,000	887,884	716,546	545,209	373,871	202,533	31,171	(140,210)
	690,000	867,884	696,546	525,209	353,871	182,533	11,171	(160,210)
	710,000	847,884	676,546	505,209	333,871	162,533	(8,829)	(180,210)
	730,000	827,884	656,546	485,209	313,871	142,533	(28,829)	(200,210)
	750,000	807,884	636,546	465,209	293,871	122,533	(48,829)	(220,210)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	731,687	598,425	465,162	331,900	198,637	65,356	(67,941)
	37	800,927	660,049	519,171	378,294	237,416	96,519	(44,395)
Density (dph)	39	870,166	721,673	573,181	424,688	276,196	127,682	(20,849)
45.0	41	939,405	783,298	627,190	471,082	314,975	158,845	2,697
	43	1,008,644	844,922	681,199	517,477	353,754	190,008	26,244
	45	1,077,884	906,546	735,209	563,871	392,533	221,171	49,790
	47	1,147,123	968,170	789,218	610,265	431,313	252,335	73,336
	49	1,216,362	1,029,795	843,227	656,659	470,092	283,498	96,882
	51	1,285,602	1,091,419	897,236	703,054	508,871	314,661	120,429
	53	1,354,841	1,153,043	951,246	749,448	547,650	345,824	143,975
	55	1,424,080	1,214,667	1,005,255	795,842	586,430	376,987	167,521

TABLE 6

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,132,301	960,898	789,495	618,084	446,661	275,238	103,815
	100%	1,077,884	906,546	735,209	563,871	392,533	221,171	49,790
Build Cost	102%	1,023,414	852,162	680,910	509,616	338,320	167,010	(4,353)
100%	104%	968,928	797,718	626,508	455,297	284,028	112,733	(58,659)
(105% = 5% increase)	106%	914,353	743,228	572,067	400,875	229,637	58,319	(113,152)
	108%	859,762	688,656	517,550	346,369	175,125	3,745	(167,905)
	110%	805,073	634,039	462,928	291,758	120,469	(51,034)	(223,002)
	112%	750,341	579,316	408,219	237,020	65,649	(106,071)	(278,564)
	114%	695,531	524,507	353,399	182,135	10,605	(161,453)	(334,798)
	116%	640,623	469,604	298,447	127,079	(44,688)	(217,269)	(392,054)
	118%	585,637	414,586	243,341	71,798	(100,318)	(273,709)	(450,951)
	120%	530,551	359,430	188,060	16,271	(156,373)	(331,007)	(519,065)

TABLE 7

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	45,968	(10,766)	(67,510)	(124,253)	(180,997)	(237,751)	(294,519)
	82%	150,769	82,361	13,952	(54,456)	(122,864)	(191,282)	(259,700)
Market Values	84%	254,901	174,914	94,928	14,941	(65,046)	(145,033)	(225,020)
100%	86%	358,551	267,052	175,553	84,054	(7,446)	(98,945)	(190,444)
(105% = 5% increase)	88%	461,869	358,897	255,925	152,953	49,981	(52,991)	(155,964)
	90%	564,929	450,518	336,105	221,691	107,278	(7,136)	(121,551)
	92%	667,782	541,955	416,126	290,298	164,469	38,641	(87,203)
	94%	770,466	633,244	496,023	358,801	221,580	84,354	(52,903)
	96%	873,023	724,425	575,828	427,230	278,626	129,996	(18,635)
	98%	975,497	815,535	655,572	495,582	335,593	175,603	15,593
	100%	1,077,884	906,546	735,209	563,871	392,533	221,171	49,790
	102%	1,180,190	997,510	814,831	632,129	449,415	266,701	83,966
	104%	1,282,451	1,088,409	894,367	700,325	506,283	312,207	118,116
	106%	1,384,660	1,179,290	973,903	768,498	563,094	357,690	152,245
	108%	1,486,809	1,270,088	1,053,368	836,648	619,906	403,139	186,372
	110%	1,588,957	1,360,887	1,132,817	904,747	676,677	448,588	220,459
	112%	1,691,041	1,451,660	1,212,266	972,846	733,426	494,006	254,546
	114%	1,793,092	1,542,371	1,291,651	1,040,931	790,175	539,405	288,633
	116%	1,895,142	1,633,083	1,371,024	1,108,964	846,905	584,805	322,685
	118%	1,997,193	1,723,794	1,450,396	1,176,998	903,600	630,201	356,735
	120%	2,099,166	1,814,472	1,529,769	1,245,031	960,294	675,557	390,784

TABLE 8

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
1,567	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	563,871	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,085,806	922,392	758,977	595,562	432,147	268,733	105,318
	10,000	1,093,729	938,237	782,745	627,253	471,755	316,256	160,758
Grant (£ per unit)	15,000	1,101,652	954,069	806,480	658,891	511,302	363,713	216,124
-	20,000	1,109,568	969,888	830,209	690,529	550,850	411,145	271,413
	25,000	1,117,477	985,707	853,937	722,167	590,363	458,528	326,664
	30,000	1,125,387	1,001,526	877,666	753,787	629,849	505,898	381,867
	35,000	1,133,296	1,017,345	901,394	785,376	669,335	553,215	437,031
	40,000	1,141,206	1,033,164	925,107	816,965	708,790	600,531	492,163
	45,000	1,149,115	1,048,983	948,799	848,554	748,221	647,809	547,276
	50,000	1,157,025	1,064,802	972,491	880,138	787,651	695,065	602,344
	55,000	1,164,934	1,080,621	996,183	911,683	827,081	742,321	657,412

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S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240827 SODC VOWH Typologies AS to AV_v0.2\AU
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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AS to AV_v0.2

Appraisal Ref: AV (see Typologies Matrix)
Scheme Typology: VOWH Low Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	4.5	14.0%	8.4	9%	12.9
3 bed House	70.0%	63.0	40.0%	24.0	58%	87.0
4 bed House	15.0%	13.5	13.0%	7.8	14%	21.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	4.5	13.0%	7.8	8%	12.3
2 bed Flat	5.0%	4.5	20.0%	12.0	11%	16.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	60.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	315	3,391	588	6,329	903	9,720
3 bed House	5,985	64,422	2,280	24,542	8,265	88,964
4 bed House	1,674	18,019	967	10,411	2,641	28,430
5 bed House	0	0	0	0	0	0
1 bed Flat	265	2,849	459	4,939	724	7,788
2 bed Flat	371	3,989	988	10,637	1,359	14,626
3 bed Flat	0	0	0	0	0	0
	8,609	92,670	5,282	56,858	13,892	149,527

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	3,808,080
3 bed House	357,200	3,760	349	31,076,400
4 bed House	427,000	3,444	320	9,095,100
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	2,290,260
2 bed Flat	187,200	2,674	248	3,088,800
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				49,358,640

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	4.5	@	295,200	1,328,400
3 bed House	63.0	@	357,200	22,503,600
4 bed House	13.5	@	427,000	5,764,500
5 bed House	0.0	@	554,200	-
1 bed Flat	4.5	@	186,200	837,900
2 bed Flat	4.5	@	187,200	842,400
3 bed Flat	0.0	@	0	-
	90.0			31,276,800
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.7	@	177,120	119,025
3 bed House	1.9	@	214,320	411,494
4 bed House	0.6	@	256,200	159,869
5 bed House	0.0	@	332,520	-
1 bed Flat	0.6	@	111,720	69,713
2 bed Flat	1.0	@	112,320	107,827
3 bed Flat	0.0	@	0	-
	4.8			867,928
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.2	@	129,888	676,457
3 bed House	14.9	@	157,168	2,338,660
4 bed House	4.8	@	187,880	908,588
5 bed House	0.0	@	243,848	-
1 bed Flat	4.8	@	81,928	396,204
2 bed Flat	7.4	@	82,368	612,818
3 bed Flat	0.0	@	0	-
	37.2			4,932,726
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	206,640	260,366
3 bed House	3.6	@	250,000	900,000
4 bed House	1.2	@	250,000	292,500
5 bed House	0.0	@	250,000	-
1 bed Flat	1.2	@	130,340	152,498
2 bed Flat	1.8	@	131,040	235,872
3 bed Flat	0.0	@	0	-
	9.0			1,841,236
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	224,352	282,684
3 bed House	3.6	@	271,472	977,299
4 bed House	1.2	@	324,520	379,688
5 bed House	0.0	@	421,192	-
1 bed Flat	1.2	@	141,512	165,569
2 bed Flat	1.8	@	142,272	256,090
3 bed Flat	0.0	@	0	-
	9.0	60.0		2,061,330
Sub-total GDV Residential	**150**			**40,980,020**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	8,378,620
	603 £ psm (total GIA sqm)		55,857 £ per unit (total units)	
Grant	60	AH units @	0 per unit	-
Total GDV				**40,980,020**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(36,659)
Planning Application Professional Fees, Surveys and reports								(110,000)
CIL (Mrkt only + garages)				9,419 sqm		224.00 £ psm		(2,109,922)
CIL analysis:				5.15% % of GDV		14,066 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				1,985	for travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			150 units @	27,874	per unit		(4,181,100)
	Sub-total						(4,183,085)	
S106 analysis:		1,254,926 £ per ha		10.21% % of GDV	27,887	£ per unit (total units)		
AH Commuted Sum				13,892 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				3.33 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		150 units @		0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0	£ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				903 sqm @	1,365	psm		(1,232,595)
3 bed House				8,265 sqm @	1,365	psm		(11,281,725)
4 bed House				2,641 sqm @	1,365	psm		(3,605,238)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				724 sqm @	1,757	psm		(1,271,241)
2 bed Flat				1,359 sqm @	1,757	psm		(2,387,453)
3 bed Flat			13,892	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		63	50% units @		18 sqm @	444 psm		(251,997)
Garages for 4B House (Mrkt only)		14	100% units @		18 sqm @	444 psm		(107,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			810					
External works				20,138,249 @	15.0%			(3,020,737)
Ext. Works analysis:					20,138	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				150 units @	1,567	£ per unit		(235,050)
M4(2) Category 2 Housing	Aff units		40 units @		95.0% @	625	£ per unit	(23,869)
M4(2) Category 2 Housing	OMS units		81 units @		94.0% @	625	£ per unit	(47,588)
M4(2) Category 2 Flats	Aff units		20 units @		94.0% @	1,090	£ per unit	(20,287)
M4(2) Category 2 Flats	OMS units		9 units @		93.0% @	1,090	£ per unit	(9,123)
M4(3) Category 3 Housing	Aff units		40 units @		5.0% @	12,368	£ per unit	(24,860)
M4(3) Category 3 Housing	OMS units		81 units @		6.0% @	12,368	£ per unit	(60,108)
M4(3) Category 3 Flats	Aff units		20 units @		6.0% @	9,469	£ per unit	(11,249)
M4(3) Category 3 Flats	OMS units		9 units @		7.0% @	9,469	£ per unit	(5,965)
Additional Low Carbon/Energy Reduction	Houses		121 units @			7,087	£ per unit	(858,944)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			3,658,694	base cost	(226,839)
EV Charging Points - Houses			121 units @			0	£ per unit	-
EV Charging Points - Flats			29 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			150 units @			350	£ per unit	(52,500)
	Sub-total						(1,576,383)	
Policy Costs analysis:	(design costs only)				10,509	£ per unit (total units)		
Contingency (on construction)				24,735,369 @	5.0%			(1,236,768)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology:	**VOWH Low Value Greenfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		24,735,369	@	6.5%		(1,607,799)
Disposal Costs -						
OMS Marketing and Promotion		31,276,800	OMS @	3.00%	6,255 £ per unit	(938,304)
Residential Sales Agent Costs		31,276,800	OMS @	1.00%	2,085 £ per unit	(312,768)
Residential Sales Legal Costs		31,276,800	OMS @	0.25%	521 £ per unit	(78,192)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					8,928 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(665,687)
Developers Profit -						
Profit on OMS		31,276,800		17.50%		(5,473,440)
Margin on AH		9,703,220		6.00%	on AH values	(582,193)
Profit analysis:		40,980,020		14.78%	blended GDV (6,055,633)	
		36,024,553		16.81%	on costs (6,055,633)	
TOTAL COSTS						**(42,080,186)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(1,100,166)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(1,100,166)**
RLV analysis:	(7,334) £ per plot	(330,050) £ per ha (net)		(133,569) £ per acre (net)		
		(247,537) £ per ha (gross)		(100,177) £ per acre (gross)		
				-2.68% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		4.44	ha (gross)	10.98	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	23,063 £ per plot	1,037,820	£ per ha (net)	420,000	£ per acre (net)	**3,459,400**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**(1,367,870)** £ per ha (net)	**(553,569)** £ per acre (net)	**(4,559,566)**

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **150**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	100.00	97,634	(61,343)	(223,023)	(391,651)	(589,429)	(794,894)	(1,717,595)
	160.00	4,869	(145,407)	(299,820)	(468,116)	(656,929)	(850,452)	(1,987,127)
CIL £ psm	170.00	(10,714)	(159,599)	(312,963)	(481,414)	(668,213)	(859,756)	(2,032,049)
224.00	180.00	(26,344)	(173,853)	(326,215)	(494,712)	(679,506)	(869,059)	(2,076,971)
	190.00	(42,013)	(188,177)	(339,477)	(508,083)	(690,858)	(878,362)	(2,121,893)
	200.00	(57,726)	(202,576)	(352,739)	(521,462)	(702,210)	(887,699)	(2,166,815)
	210.00	(73,500)	(217,057)	(366,001)	(534,840)	(713,562)	(897,058)	(2,211,737)
	220.00	(89,333)	(231,640)	(379,263)	(548,218)	(724,914)	(906,418)	(2,256,659)
	230.00	(105,226)	(246,320)	(392,525)	(561,596)	(736,285)	(915,777)	(2,301,581)
	240.00	(121,185)	(261,108)	(406,367)	(575,053)	(747,706)	(925,136)	(2,346,503)
	250.00	(137,218)	(276,032)	(420,532)	(588,512)	(759,127)	(934,546)	(2,391,425)
	260.00	(153,331)	(291,091)	(436,047)	(601,971)	(770,547)	(943,962)	(2,436,347)
	270.00	(169,531)	(306,248)	(451,561)	(615,430)	(781,968)	(953,378)	(2,481,269)
	280.00	(185,831)	(321,404)	(467,075)	(628,894)	(793,420)	(962,794)	(2,526,190)
	290.00	(202,246)	(336,561)	(482,610)	(642,435)	(804,910)	(989,146)	(2,571,112)
	300.00	(218,772)	(351,717)	(498,218)	(655,975)	(816,399)	(1,049,042)	(2,616,034)
	310.00	(235,437)	(366,874)	(513,826)	(669,516)	(827,889)	(1,108,938)	(2,660,956)
	320.00	(252,245)	(382,073)	(529,434)	(683,056)	(839,379)	(1,168,834)	(2,705,878)
	330.00	(269,230)	(397,485)	(545,042)	(696,611)	(850,914)	(1,228,730)	(2,750,800)
	340.00	(286,281)	(413,486)	(560,677)	(710,234)	(862,473)	(1,288,626)	(2,795,722)
	350.00	(303,332)	(430,573)	(576,380)	(723,856)	(874,033)	(1,348,522)	(2,840,644)
	360.00	(320,383)	(448,303)	(592,082)	(737,478)	(885,592)	(1,408,418)	(2,885,566)
	370.00	(337,434)	(466,056)	(607,784)	(751,101)	(897,151)	(1,468,314)	(2,930,488)
	380.00	(354,493)	(483,894)	(623,486)	(764,750)	(908,773)	(1,528,210)	(2,975,410)
	390.00	(371,647)	(501,732)	(639,224)	(778,455)	(920,402)	(1,588,106)	(3,020,332)
	400.00	(388,802)	(519,569)	(655,022)	(792,159)	(932,030)	(1,648,002)	(3,065,254)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	-	359,096	223,287	87,228	(49,276)	(186,671)	(326,248)	(482,113)
	2,000	327,044	191,119	54,888	(81,906)	(219,861)	(360,891)	(524,382)
Site Specific S106	4,000	294,924	158,885	22,444	(114,697)	(253,376)	(396,647)	(566,859)
27,874	6,000	262,761	126,571	(10,117)	(147,696)	(287,330)	(436,269)	(609,650)
	8,000	230,539	94,161	(42,810)	(180,938)	(321,852)	(478,414)	(652,803)
	10,000	198,229	61,650	(75,679)	(214,484)	(357,160)	(520,767)	(696,297)
	12,000	165,844	29,015	(108,728)	(248,420)	(393,314)	(563,324)	(740,117)
	14,000	133,372	(3,753)	(142,015)	(282,851)	(432,523)	(606,129)	(784,308)
	16,000	100,799	(36,669)	(175,591)	(317,933)	(474,800)	(649,185)	(828,862)
	18,000	68,112	(69,783)	(209,517)	(353,865)	(517,180)	(692,496)	(873,756)
	20,000	35,297	(103,107)	(243,877)	(390,069)	(559,789)	(736,064)	(1,148,061)
	22,000	2,316	(136,699)	(278,791)	(428,832)	(602,607)	(779,894)	(1,434,209)
	24,000	(30,837)	(170,613)	(314,440)	(471,185)	(645,611)	(823,987)	(1,720,358)
	26,000	(64,201)	(204,909)	(350,644)	(513,645)	(688,802)	(868,347)	(2,006,506)
	28,000	(97,806)	(239,702)	(386,848)	(556,254)	(732,188)	(912,978)	(2,292,655)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	15.0%	26,784	(128,642)	(289,319)	(458,638)	(650,345)	(846,874)	(2,227,162)
	16.0%	(22,201)	(172,184)	(327,419)	(496,610)	(681,989)	(872,189)	(2,246,148)
Profit	17.0%	(71,185)	(215,726)	(365,518)	(534,583)	(713,633)	(897,504)	(2,265,134)
17.5%	18.0%	(120,170)	(259,268)	(404,013)	(572,556)	(745,277)	(922,819)	(2,284,121)
	19.0%	(169,155)	(302,810)	(446,734)	(610,528)	(776,921)	(948,134)	(2,303,107)
	20.0%	(218,139)	(346,352)	(491,035)	(648,501)	(808,564)	(973,449)	(2,322,093)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	450,000	(125,678)	(267,497)	(414,567)	(583,569)	(759,455)	(940,161)	(2,304,628)
	470,000	(145,678)	(287,497)	(434,567)	(603,569)	(779,455)	(960,161)	(2,324,628)
BLV (£ per acre)	490,000	(165,678)	(307,497)	(454,567)	(623,569)	(799,455)	(980,161)	(2,344,628)
420,000	510,000	(185,678)	(327,497)	(474,567)	(643,569)	(819,455)	(1,000,161)	(2,364,628)
	530,000	(205,678)	(347,497)	(494,567)	(663,569)	(839,455)	(1,020,161)	(2,384,628)
	550,000	(225,678)	(367,497)	(514,567)	(683,569)	(859,455)	(1,040,161)	(2,404,628)
	570,000	(245,678)	(387,497)	(534,567)	(703,569)	(879,455)	(1,060,161)	(2,424,628)
	590,000	(265,678)	(407,497)	(554,567)	(723,569)	(899,455)	(1,080,161)	(2,444,628)
	610,000	(285,678)	(427,497)	(574,567)	(743,569)	(919,455)	(1,100,161)	(2,464,628)
	630,000	(305,678)	(447,497)	(594,567)	(763,569)	(939,455)	(1,120,161)	(2,484,628)
	650,000	(325,678)	(467,497)	(614,567)	(783,569)	(959,455)	(1,140,161)	(2,504,628)
	670,000	(345,678)	(487,497)	(634,567)	(803,569)	(979,455)	(1,160,161)	(2,524,628)
	690,000	(365,678)	(507,497)	(654,567)	(823,569)	(999,455)	(1,180,161)	(2,544,628)
	710,000	(385,678)	(527,497)	(674,567)	(843,569)	(1,019,455)	(1,200,161)	(2,564,628)
	730,000	(405,678)	(547,497)	(694,567)	(863,569)	(1,039,455)	(1,220,161)	(2,584,628)
	750,000	(425,678)	(567,497)	(714,567)	(883,569)	(1,059,455)	(1,240,161)	(2,604,628)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 150
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(167,749)	(278,053)	(392,441)	(523,887)	(660,687)	(801,237)	(1,862,488)
	37	(153,335)	(269,942)	(390,867)	(529,824)	(674,441)	(823,022)	(1,944,916)
Density (dph)	39	(138,921)	(261,831)	(389,292)	(535,760)	(688,194)	(844,807)	(2,027,344)
45.0	41	(124,506)	(253,720)	(387,717)	(541,696)	(701,948)	(866,591)	(2,109,772)
	43	(110,092)	(245,609)	(386,142)	(547,633)	(715,701)	(888,376)	(2,192,200)
	45	(95,678)	(237,497)	(384,567)	(553,569)	(729,455)	(910,161)	(2,274,628)
	47	(81,263)	(229,386)	(382,993)	(559,506)	(743,208)	(931,946)	(2,357,055)
	49	(66,849)	(221,275)	(381,418)	(565,442)	(756,962)	(953,731)	(2,439,483)
	51	(52,435)	(213,164)	(379,843)	(571,379)	(770,715)	(975,516)	(2,521,911)
	53	(38,020)	(205,052)	(378,268)	(577,315)	(784,469)	(997,301)	(2,604,339)
	55	(23,606)	(196,941)	(376,694)	(583,251)	(798,222)	(1,019,086)	(2,686,767)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	82%	409,151	272,793	136,271	(532)	(137,879)	(276,491)	(420,847)
	84%	354,103	217,678	81,001	(56,102)	(194,079)	(334,361)	(492,847)
Build Cost	86%	298,908	162,344	25,442	(112,116)	(251,137)	(394,634)	(565,377)
100%	88%	243,513	106,780	(30,476)	(168,758)	(309,509)	(464,021)	(638,764)
(105% = 5% increase)	90%	187,908	50,904	(86,885)	(226,272)	(370,070)	(536,573)	(713,143)
	92%	132,039	(5,372)	(143,928)	(285,087)	(435,652)	(609,779)	(788,574)
	94%	75,846	(62,141)	(201,863)	(345,967)	(508,258)	(683,736)	(865,040)
	96%	19,238	(119,569)	(261,082)	(408,842)	(581,416)	(758,424)	(1,295,854)
	98%	(37,875)	(177,902)	(322,256)	(480,444)	(655,155)	(833,884)	(1,785,241)
	100%	(95,678)	(237,497)	(384,567)	(553,569)	(729,455)	(910,161)	(2,274,628)
	102%	(154,380)	(298,937)	(453,089)	(627,180)	(804,418)	(1,083,995)	(2,764,014)
	104%	(214,323)	(361,347)	(526,266)	(701,324)	(879,979)	(1,574,157)	(3,253,401)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(263,137)	(391,823)	(539,416)	(691,801)	(847,036)	(1,305,292)	(2,808,221)
	98%	(178,168)	(314,133)	(459,624)	(622,434)	(788,006)	(958,520)	(2,541,425)
Market Values	100%	(95,678)	(237,497)	(384,567)	(553,569)	(729,455)	(910,161)	(2,274,628)
100%	102%	(14,706)	(163,365)	(316,662)	(485,141)	(671,354)	(862,209)	(2,007,831)
(105% = 5% increase)	104%	65,278	(90,810)	(250,092)	(417,327)	(613,647)	(814,641)	(1,741,034)
	106%	144,591	(19,286)	(185,475)	(357,995)	(556,307)	(767,439)	(1,474,237)
	108%	223,397	51,526	(122,084)	(300,260)	(499,312)	(720,583)	(1,207,440)
	110%	301,827	121,839	(59,520)	(244,248)	(442,578)	(674,059)	(940,643)
	112%	379,999	191,775	2,455	(189,437)	(389,626)	(627,831)	(877,807)
	114%	457,947	261,436	64,013	(135,436)	(341,233)	(581,887)	(841,759)
	116%	535,717	330,867	125,260	(81,997)	(294,059)	(536,214)	(805,976)
	118%	613,343	400,118	186,247	(28,974)	(247,974)	(490,790)	(770,444)
	120%	690,843	469,233	247,051	23,725	(202,629)	(445,505)	(735,148)
	122%	768,256	538,233	307,698	76,188	(157,804)	(402,179)	(700,073)
	124%	845,615	607,117	368,214	128,457	(113,377)	(363,159)	(665,205)
	126%	922,856	675,933	428,624	180,577	(69,238)	(325,374)	(630,530)
	128%	1,000,087	744,696	488,953	232,570	(25,333)	(288,380)	(596,071)
	130%	1,077,222	813,367	549,221	284,459	18,394	(251,949)	(561,783)
	132%	1,154,357	882,025	609,395	336,265	61,967	(215,928)	(527,654)
	134%	1,231,416	950,600	669,547	388,009	105,424	(180,223)	(493,614)
	136%	1,308,455	1,019,164	729,624	439,667	148,783	(144,766)	(459,726)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(72,730)	(213,713)	(359,848)	(524,477)	(699,832)	(879,647)	(2,079,253)
	450	(74,608)	(215,654)	(361,879)	(526,867)	(702,266)	(882,141)	(2,095,307)
BNG (£ per unit)	550	(76,487)	(217,599)	(363,910)	(529,258)	(704,700)	(884,649)	(2,111,361)
1,567	650	(78,373)	(219,551)	(365,941)	(531,648)	(707,134)	(887,158)	(2,127,414)
	750	(80,259)	(221,503)	(367,973)	(534,039)	(709,568)	(889,666)	(2,143,468)
	850	(82,146)	(223,455)	(370,004)	(536,429)	(712,002)	(892,175)	(2,159,522)
	950	(84,032)	(225,407)	(372,035)	(538,820)	(714,436)	(894,684)	(2,175,576)
	1,050	(85,918)	(227,358)	(374,066)	(541,210)	(716,870)	(897,192)	(2,191,630)
	1,150	(87,804)	(229,314)	(376,097)	(543,601)	(719,304)	(899,701)	(2,207,683)
	1,250	(89,691)	(231,277)	(378,129)	(545,991)	(721,739)	(902,209)	(2,223,737)
	1,350	(91,577)	(233,239)	(380,160)	(548,382)	(724,173)	(904,718)	(2,239,791)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(553,569)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(87,249)	(220,036)	(357,406)	(510,948)	(675,223)	(843,306)	(1,773,725)
	10,000	(78,827)	(202,700)	(330,245)	(468,492)	(621,309)	(777,090)	(1,272,823)
Grant (£ per unit)	15,000	(70,428)	(185,490)	(303,155)	(426,127)	(567,711)	(711,434)	(859,609)
-	20,000	(62,042)	(168,380)	(276,493)	(387,747)	(514,435)	(646,394)	(781,420)
	25,000	(53,668)	(151,363)	(250,231)	(351,532)	(461,468)	(581,903)	(704,351)
	30,000	(45,317)	(134,433)	(224,287)	(315,565)	(409,746)	(517,991)	(628,351)
	35,000	(36,966)	(117,582)	(198,623)	(280,426)	(363,766)	(454,540)	(553,374)
	40,000	(28,644)	(100,804)	(173,188)	(245,933)	(319,339)	(394,159)	(479,293)
	45,000	(20,326)	(84,092)	(147,951)	(211,944)	(276,173)	(340,816)	(406,909)
	50,000	(12,017)	(67,438)	(122,868)	(178,343)	(233,860)	(289,455)	(345,190)
	55,000	(3,732)	(50,838)	(97,944)	(145,050)	(192,156)	(239,263)	(286,369)

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240827 SODC VOWH Typologies AS to AV_v0.2

Scheme Typology:	**VOWH Low Value Greenfield**		No Units:	**150**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AS to AV_v0.2 - Summary Table

Appraisal Ref:	**AS**	**AT**	**AU**	**AV**
Scheme Typology:	SODC High Value Greenfield	SODC Medium Value Greenfield	VOWH Medium Value Greenfield	VOWH Low Value Greenfield
No Units:	150	150	150	150
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	65,797,162	51,872,773	54,813,526	40,980,020
Policy Assumptions	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	348.00	241.00	314.00	224.00
CIL (£ per unit)	17,131	11,864	19,718	14,066
Site Specific S106 (£ per unit)	27,887	27,887	27,887	27,887
Sub-total CIL+S106 (£ per unit)	45,019	39,751	47,605	41,953
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	45,019	39,751	47,605	41,953
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%
Developers Profit (% on costs)	23.87%	19.45%	21.93%	16.81%
Developers Profit Total (£)	8,779,382	6,935,294	8,063,163	6,055,633
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	2,114,614	970,511	1,043,871	(133,569)
RLV (£/ha (net))	5,225,210	2,398,134	2,579,405	(330,050)
RLV (% of GDV)	26.47%	15.41%	15.69%	-2.68%
RLV Total (£)	17,417,367	7,993,779	8,598,017	(1,100,166)
BLV (£/acre (net))	550,000	480,000	480,000	420,000
BLV (£/ha (net))	1,359,050	1,186,080	1,186,080	1,037,820
BLV Total (£)	4,530,167	3,953,600	3,953,600	3,459,400
Surplus/Deficit (£/acre) [RLV-BLV]	1,564,614	490,511	563,871	(553,569)
Surplus/Deficit (£/ha)	3,866,160	1,212,054	1,393,325	(1,367,870)
Surplus/Deficit Total (£)	12,887,201	4,040,179	4,644,417	(4,559,566)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Not Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies AW to AZ_v0.2

Appraisal Ref: AW (see Typologies Matrix)
Scheme Typology: SODC High Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		50%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%			
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		348.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	7.5	17.0%	12.8	14%	20.3
3 bed House	69.0%	51.8	46.0%	34.5	58%	86.3
4 bed House	6.0%	4.5	9.0%	6.8	8%	11.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	3.8	8.0%	6.0	7%	9.8
2 bed Flat	10.0%	7.5	20.0%	15.0	15%	22.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	75.0	100.0%	75.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	525	5,651	893	9,607	1,418	15,258
3 bed House	4,916	52,918	3,278	35,279	8,194	88,197
4 bed House	558	6,006	837	9,009	1,395	15,016
5 bed House	0	0	0	0	0	0
1 bed Flat	221	2,374	353	3,799	574	6,173
2 bed Flat	618	6,648	1,235	13,297	1,853	19,945
3 bed Flat	0	0	0	0	0	0
	6,837	73,598	6,595	70,991	13,433	144,589
AH % by floor area:			49.10%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	11,076,750
3 bed House	564,000	5,937	552	48,645,000
4 bed House	817,000	6,589	612	9,191,250
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	3,724,500
2 bed Flat	482,000	6,886	640	10,845,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				83,482,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	7.5	@	547,000	4,102,500
3 bed House	51.8	@	564,000	29,187,000
4 bed House	4.5	@	817,000	3,676,500
5 bed House	0.0	@	1,060,000	-
1 bed Flat	3.8	@	382,000	1,432,500
2 bed Flat	7.5	@	482,000	3,615,000
3 bed Flat	0.0	@	0	-
	75.0			42,013,500
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	328,200	209,228
3 bed House	1.7	@	338,400	583,740
4 bed House	0.3	@	490,200	165,443
5 bed House	0.0	@	636,000	-
1 bed Flat	0.3	@	229,200	68,760
2 bed Flat	0.8	@	289,200	216,900
3 bed Flat	0.0	@	0	-
	3.8			1,244,070
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	6.4	@	240,680	1,534,335
3 bed House	17.3	@	248,160	4,280,760
4 bed House	3.4	@	359,480	1,213,245
5 bed House	0.0	@	466,400	-
1 bed Flat	3.0	@	168,080	504,240
2 bed Flat	7.5	@	212,080	1,590,600
3 bed Flat	0.0	@	0	-
	37.5			9,123,180
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	250,000	191,250
3 bed House	2.1	@	250,000	517,500
4 bed House	0.4	@	250,000	101,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.4	@	250,000	90,000
2 bed Flat	0.9	@	250,000	225,000
3 bed Flat	0.0	@	0	-
	4.5			1,125,000
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.0	@	415,720	2,067,168
3 bed House	13.5	@	428,640	5,767,351
4 bed House	2.6	@	620,920	1,634,572
5 bed House	0.0	@	805,600	-
1 bed Flat	2.3	@	290,320	679,349
2 bed Flat	5.9	@	366,320	2,142,972
3 bed Flat	0.0	@	0	-
	29.3	75.0		12,291,412
Sub-total GDV Residential	**150**			**65,797,162**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	17,685,338
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	75	AH units @	0 per unit	-
Total GDV				**65,797,162**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(36,659)
Planning Application Professional Fees, Surveys and reports								(110,000)
CIL (Mrkt only + garages)				7,384 sqm		348.00 £ psm		(2,569,714)
CIL analysis:				3.91% % of GDV		17,131 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				1,985	For travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			150 units @	27,874	per unit		(4,181,100)
	Sub-total						(4,183,085)	
S106 analysis:		1,254,926 £ per ha		6.36% % of GDV	27,887 £ per unit (total units)			
AH Commuted Sum				13,433 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				3.33 ha @	123,555 £ per ha (if brownfield)			(411,850)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		150 units @		0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,365 psm			-
2 bed House				1,418 sqm @	1,365 psm			(1,934,888)
3 bed House				8,194 sqm @	1,365 psm			(11,184,469)
4 bed House				1,395 sqm @	1,365 psm			(1,904,175)
5 bed House				- sqm @	1,365 psm			-
1 bed Flat				574 sqm @	1,757 psm			(1,007,691)
2 bed Flat				1,853 sqm @	1,757 psm			(3,255,618)
3 bed Flat			13,433	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		52	50% units @		18 sqm @	444 psm		(206,998)
Garages for 4B House (Mrkt only)		5	100% units @		18 sqm @	444 psm		(36,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			547					
External works				19,529,838 @	15.0%			(2,929,476)
Ext. Works analysis:					19,530	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				150 units @		£ per unit		-
M4(2) Category 2 Housing	Aff units		54 units @		99.0% @	625 £ per unit		(33,413)
M4(2) Category 2 Housing	OMS units		64 units @		98.5% @	625 £ per unit		(39,246)
M4(2) Category 2 Flats	Aff units		21 units @		99.0% @	1,090 £ per unit		(22,661)
M4(2) Category 2 Flats	OMS units		11 units @		98.5% @	1,090 £ per unit		(12,079)
M4(3) Category 3 Housing	Aff units		54 units @		1.0% @	12,368 £ per unit		(6,679)
M4(3) Category 3 Housing	OMS units		64 units @		1.5% @	12,368 £ per unit		(11,827)
M4(3) Category 3 Flats	Aff units		21 units @		1.0% @	9,469 £ per unit		(1,988)
M4(3) Category 3 Flats	OMS units		11 units @		1.5% @	9,469 £ per unit		(1,598)
Additional Low Carbon/Energy Reduction	Houses		118 units @			14,205 £ per unit		(1,672,639)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			4,263,309 base cost		(579,810)
EV Charging Points - Houses			118 units @			0 £ per unit		-
EV Charging Points - Flats			32 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			150 units @			350 £ per unit		(52,500)
	Sub-total						(2,434,439)	
Policy Costs analysis:	(design costs only)				16,230	£ per unit (total units)		
Contingency (on construction)				25,305,602 @	5.0%			(1,265,280)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**SODC High Value Brownfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		25,305,602	@	6.5%		(1,644,864)
Disposal Costs -						
OMS Marketing and Promotion		42,013,500	OMS @	3.00%	8,403 £ per unit	(1,260,405)
Residential Sales Agent Costs		42,013,500	OMS @	1.00%	2,801 £ per unit	(420,135)
Residential Sales Legal Costs		42,013,500	OMS @	0.25%	700 £ per unit	(105,034)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,970 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(78,137)
Developers Profit -						
Profit on OMS		42,013,500		17.50%		(7,352,363)
Margin on AH		23,783,662		6.00%	on AH values	(1,427,020)
Profit analysis:		65,797,162		13.34%	blended GDV (8,779,382)	
		36,988,915		23.74%	on costs (8,779,382)	
TOTAL COSTS						**(45,768,298)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						20,028,864
SDLT		20,028,864	@	HMRC formula		(990,943)
Acquisition Agent fees		20,028,864	@	1.0%		(200,289)
Acquisition Legal fees		20,028,864	@	0.5%		(100,144)
Interest on Land		20,028,864	@	7.50%		(1,502,165)
Residual Land Value						**17,235,323**
RLV analysis:	114,902 £ per plot	5,170,597	£ per ha (net)	2,092,512	£ per acre (net)	
		5,170,597	£ per ha (gross)	2,092,512	£ per acre (gross)	
				26.19%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		3.33	ha (gross)	8.24	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	63,148 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)	**9,472,167**
BLV analysis:		2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**2,328,947** £ per ha (net)	**942,512** £ per acre (net)	**7,763,156**

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Scheme Typology: **SODC High Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,920,588	1,724,066	1,527,521	1,330,976	1,134,415	937,749	741,083
	160.00	1,836,921	1,649,767	1,462,516	1,275,258	1,087,999	900,638	713,250
CIL £ psm	170.00	1,822,976	1,637,372	1,451,682	1,265,971	1,080,260	894,453	708,611
348.00	180.00	1,809,032	1,624,977	1,440,848	1,256,685	1,072,522	888,268	703,972
	190.00	1,795,087	1,612,582	1,430,013	1,247,398	1,064,783	882,083	699,333
	200.00	1,781,143	1,600,187	1,419,179	1,238,112	1,057,044	875,897	694,694
	210.00	1,767,198	1,587,792	1,408,345	1,228,825	1,049,306	869,712	690,055
	220.00	1,753,254	1,575,396	1,397,511	1,219,539	1,041,567	863,527	685,417
	230.00	1,739,309	1,563,001	1,386,677	1,210,253	1,033,828	857,342	680,778
	240.00	1,725,364	1,550,606	1,375,843	1,200,966	1,026,090	851,157	676,139
	250.00	1,711,420	1,538,211	1,365,002	1,191,680	1,018,351	844,972	671,500
	260.00	1,697,475	1,525,816	1,354,156	1,182,393	1,010,612	838,786	666,861
	270.00	1,683,531	1,513,421	1,343,311	1,173,107	1,002,874	832,601	662,222
	280.00	1,669,586	1,501,026	1,332,465	1,163,821	995,135	826,416	657,583
	290.00	1,655,642	1,488,630	1,321,619	1,154,534	987,396	820,231	652,944
	300.00	1,641,697	1,476,235	1,310,773	1,145,248	979,658	814,046	648,306
	310.00	1,627,753	1,463,840	1,299,928	1,135,961	971,919	807,861	643,667
	320.00	1,613,808	1,451,445	1,289,082	1,126,675	964,180	801,675	639,028
	330.00	1,599,864	1,439,050	1,278,236	1,117,388	956,442	795,490	634,389
	340.00	1,585,919	1,426,655	1,267,390	1,108,102	948,703	789,304	629,750
	350.00	1,571,975	1,414,260	1,256,545	1,098,816	940,964	783,113	625,111
	360.00	1,558,019	1,401,865	1,245,699	1,089,529	933,225	776,922	620,472
	370.00	1,544,058	1,389,469	1,234,853	1,080,237	925,487	770,731	615,833
	380.00	1,530,096	1,377,074	1,224,007	1,070,941	917,748	764,540	611,195
	390.00	1,516,135	1,364,679	1,213,162	1,061,644	910,009	758,349	606,556
	400.00	1,502,174	1,352,284	1,202,316	1,052,348	902,271	752,158	601,917

TABLE 2

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	18,500	1,722,281	1,564,256	1,406,193	1,248,032	1,089,871	931,579	773,242
	19,500	1,706,544	1,548,519	1,390,473	1,232,312	1,074,151	915,873	757,550
Site Specific S106	20,500	1,690,807	1,532,782	1,374,753	1,216,592	1,058,431	900,168	741,850
27,874	21,500	1,675,070	1,517,045	1,359,020	1,200,872	1,042,711	884,463	726,145
	22,500	1,659,333	1,501,308	1,343,283	1,185,152	1,026,991	868,757	710,439
	23,500	1,643,596	1,485,572	1,327,547	1,169,432	1,011,271	853,052	694,734
	24,500	1,627,860	1,469,835	1,311,810	1,153,712	995,551	837,347	679,029
	25,500	1,612,123	1,454,098	1,296,073	1,137,992	979,831	821,641	663,323
	26,500	1,596,386	1,438,361	1,280,336	1,122,272	964,111	805,936	647,618
	27,500	1,580,649	1,422,624	1,264,599	1,106,552	948,391	790,230	631,913
	28,500	1,564,910	1,406,887	1,248,863	1,090,832	932,671	774,510	616,207
	29,500	1,549,154	1,391,151	1,233,126	1,075,101	916,951	758,790	600,502
	30,500	1,533,398	1,375,414	1,217,389	1,059,364	901,231	743,070	584,797
	31,500	1,517,642	1,359,677	1,201,652	1,043,627	885,511	727,350	569,091
	32,500	1,501,886	1,343,940	1,185,915	1,027,890	869,791	711,630	553,386

TABLE 3

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,772,164	1,592,206	1,412,248	1,232,273	1,052,179	872,085	691,839
	16.0%	1,693,204	1,522,019	1,350,834	1,179,633	1,008,312	836,991	665,519
Profit	17.0%	1,614,244	1,451,832	1,289,421	1,126,993	964,445	801,898	639,199
17.5%	18.0%	1,535,283	1,381,645	1,228,007	1,074,353	920,579	766,804	612,879
	19.0%	1,456,323	1,311,458	1,166,594	1,021,713	876,712	731,711	586,559
	20.0%	1,377,363	1,241,272	1,105,180	969,073	832,845	696,617	560,239

TABLE 4

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	550,000	2,174,764	2,016,739	1,858,714	1,700,673	1,542,512	1,384,351	1,226,039
	600,000	2,124,764	1,966,739	1,808,714	1,650,673	1,492,512	1,334,351	1,176,039
BLV (£ per acre)	650,000	2,074,764	1,916,739	1,758,714	1,600,673	1,442,512	1,284,351	1,126,039
1,150,000	700,000	2,024,764	1,866,739	1,708,714	1,550,673	1,392,512	1,234,351	1,076,039
	750,000	1,974,764	1,816,739	1,658,714	1,500,673	1,342,512	1,184,351	1,026,039
	800,000	1,924,764	1,766,739	1,608,714	1,450,673	1,292,512	1,134,351	976,039
	850,000	1,874,764	1,716,739	1,558,714	1,400,673	1,242,512	1,084,351	926,039
	900,000	1,824,764	1,666,739	1,508,714	1,350,673	1,192,512	1,034,351	876,039
	950,000	1,774,764	1,616,739	1,458,714	1,300,673	1,142,512	984,351	826,039
	1,000,000	1,724,764	1,566,739	1,408,714	1,250,673	1,092,512	934,351	776,039
	1,050,000	1,674,764	1,516,739	1,358,714	1,200,673	1,042,512	884,351	726,039
	1,100,000	1,624,764	1,466,739	1,308,714	1,150,673	992,512	834,351	676,039
	1,150,000	1,574,764	1,416,739	1,258,714	1,100,673	942,512	784,351	626,039
	1,200,000	1,524,764	1,366,739	1,208,714	1,050,673	892,512	734,351	576,039
	1,250,000	1,474,764	1,316,739	1,158,714	1,000,673	842,512	684,351	526,039
	1,300,000	1,424,764	1,266,739	1,108,714	950,673	792,512	634,351	476,039

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Scheme Typology: SODC High Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	958,099	835,246	712,337	589,429	466,464	343,450	220,380
	37	1,081,434	951,544	821,613	691,681	561,674	431,630	301,511
Density (dph)	39	1,204,769	1,067,843	930,888	793,933	656,883	519,810	382,643
45.0	41	1,328,103	1,184,141	1,040,163	896,185	752,093	607,991	463,775
	43	1,451,438	1,300,440	1,149,439	998,434	847,302	696,171	544,907
	45	1,574,764	1,416,739	1,258,714	1,100,673	942,512	784,351	626,039
	47	1,698,086	1,533,037	1,367,989	1,202,912	1,037,721	872,525	707,171
	49	1,821,407	1,649,336	1,477,264	1,305,151	1,132,931	960,693	788,303
	51	1,944,729	1,765,634	1,586,540	1,407,390	1,228,141	1,048,862	869,435
	53	2,068,051	1,881,933	1,695,815	1,509,629	1,323,350	1,137,030	950,567
	55	2,191,373	1,998,232	1,805,090	1,611,868	1,418,560	1,225,198	1,031,698

TABLE 6

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,627,873	1,469,913	1,311,952	1,153,907	995,810	837,658	679,404
	100%	1,574,764	1,416,739	1,258,714	1,100,673	942,512	784,351	626,039
Build Cost	102%	1,521,588	1,363,565	1,205,476	1,047,386	889,214	730,989	572,674
100%	104%	1,468,403	1,310,364	1,152,237	994,084	835,916	677,626	519,309
(105% = 5% increase)	106%	1,415,218	1,257,115	1,098,999	940,782	782,564	624,264	465,910
	108%	1,362,033	1,203,866	1,045,698	887,479	729,197	570,902	412,484
	110%	1,308,848	1,150,616	992,385	834,153	675,830	517,484	359,057
	112%	1,255,582	1,097,367	939,071	780,775	622,464	464,053	305,631
	114%	1,202,314	1,044,047	885,757	727,397	569,036	410,622	252,147
	116%	1,149,047	990,715	832,383	674,019	515,594	357,169	198,652
	118%	1,095,780	937,383	778,987	620,591	462,152	303,663	145,157
	120%	1,042,436	884,047	725,591	567,130	408,669	250,156	91,602

TABLE 7

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	333,794	314,327	294,651	274,760	254,646	234,301	213,718
	82%	458,204	424,799	391,227	357,458	323,495	289,335	254,966
Market Values	84%	582,541	535,183	487,708	440,095	392,326	344,369	296,213
100%	86%	706,725	645,524	584,189	522,714	461,118	399,377	337,460
(105% = 5% increase)	88%	830,906	755,788	680,624	605,332	529,911	454,374	378,691
	90%	954,953	866,051	777,012	687,935	598,703	509,370	419,916
	92%	1,078,999	976,231	873,400	770,486	667,495	564,366	461,140
	94%	1,202,990	1,086,389	969,786	853,037	736,276	619,362	502,365
	96%	1,326,917	1,196,547	1,066,096	935,588	805,021	674,359	543,590
	98%	1,450,845	1,306,671	1,162,405	1,018,138	873,767	729,355	584,814
	100%	1,574,764	1,416,739	1,258,714	1,100,673	942,512	784,351	626,039
	102%	1,698,590	1,526,806	1,355,023	1,183,167	1,011,257	839,323	667,264
	104%	1,822,416	1,636,874	1,451,321	1,265,661	1,080,002	894,289	708,488
	106%	1,946,242	1,746,941	1,547,564	1,348,156	1,148,748	949,256	749,713
	108%	2,070,068	1,856,964	1,643,807	1,430,650	1,217,493	1,004,222	790,938
	110%	2,193,863	1,966,957	1,740,051	1,513,144	1,286,214	1,059,188	832,162
	112%	2,317,605	2,076,949	1,836,294	1,595,639	1,354,921	1,114,154	873,385
	114%	2,441,346	2,186,942	1,932,537	1,678,133	1,423,629	1,169,120	914,593
	116%	2,565,088	2,296,934	2,028,781	1,760,587	1,492,337	1,224,087	955,800
	118%	2,688,829	2,406,927	2,125,024	1,843,037	1,561,045	1,279,053	997,008
	120%	2,812,570	2,516,919	2,221,219	1,925,486	1,629,752	1,334,019	1,038,216

TABLE 8

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,568,608	1,410,584	1,252,559	1,094,526	936,365	778,204	619,899
	450	1,566,848	1,408,825	1,250,800	1,092,769	934,608	776,447	618,145
BNG (£ per unit)	550	1,565,087	1,407,066	1,249,042	1,091,013	932,852	774,691	616,390
-	650	1,563,326	1,405,308	1,247,283	1,089,257	931,096	772,935	614,636
	750	1,561,565	1,403,549	1,245,524	1,087,499	929,339	771,178	612,882
	850	1,559,804	1,401,791	1,243,766	1,085,741	927,583	769,422	611,127
	950	1,558,042	1,400,032	1,242,007	1,083,982	925,827	767,666	609,373
	1,050	1,556,281	1,398,273	1,240,249	1,082,224	924,070	765,909	607,619
	1,150	1,554,520	1,396,515	1,238,490	1,080,465	922,314	764,153	605,864
	1,250	1,552,759	1,394,756	1,236,731	1,078,706	920,558	762,397	604,110
	1,350	1,550,998	1,392,998	1,234,973	1,076,948	918,801	760,640	602,356

TABLE 9

Balance (RLV - BLV £ per acre (n))	942,512	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,582,640	1,432,491	1,282,342	1,132,140	981,846	831,510	681,051
	10,000	1,590,515	1,448,242	1,305,969	1,163,608	1,021,180	878,662	736,062
Grant (£ per unit)	15,000	1,598,391	1,463,994	1,329,597	1,195,075	1,060,515	925,815	791,025
-	20,000	1,606,267	1,479,746	1,353,225	1,226,542	1,099,849	972,968	845,987
	25,000	1,614,143	1,495,498	1,376,837	1,258,010	1,139,145	1,020,121	900,950
	30,000	1,622,019	1,511,250	1,400,437	1,289,477	1,178,439	1,067,273	955,912
	35,000	1,629,895	1,527,002	1,424,038	1,320,945	1,217,733	1,114,408	1,010,874
	40,000	1,637,771	1,542,754	1,447,638	1,352,412	1,257,026	1,161,518	1,065,837
	45,000	1,645,647	1,558,506	1,471,239	1,383,879	1,296,320	1,208,629	1,120,768
	50,000	1,653,523	1,574,257	1,494,839	1,415,344	1,335,614	1,255,739	1,175,688
	55,000	1,661,399	1,590,009	1,518,440	1,446,780	1,374,908	1,302,850	1,230,609

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AW to AZ_v0.2

Appraisal Ref: AX (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		50%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%			
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		241.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	7.5	17.0%	12.8	14%	20.3
3 bed House	69.0%	51.8	46.0%	34.5	58%	86.3
4 bed House	6.0%	4.5	9.0%	6.8	8%	11.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	3.8	8.0%	6.0	7%	9.8
2 bed Flat	10.0%	7.5	20.0%	15.0	15%	22.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	75.0	100.0%	75.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	525	5,651	893	9,607	1,418	15,258
3 bed House	4,916	52,918	3,278	35,279	8,194	88,197
4 bed House	558	6,006	837	9,009	1,395	15,016
5 bed House	0	0	0	0	0	0
1 bed Flat	221	2,374	353	3,799	574	6,173
2 bed Flat	618	6,648	1,235	13,297	1,853	19,945
3 bed Flat	0	0	0	0	0	0
	6,837	73,598	6,595	70,991	13,433	144,589
AH % by floor area:			49.10%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	8,164,800
3 bed House	460,600	4,848	450	39,726,750
4 bed House	573,400	4,624	430	6,450,750
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	2,866,500
2 bed Flat	360,000	5,143	478	8,100,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				65,308,800

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	7.5	@	403,200	3,024,000
3 bed House	51.8	@	460,600	23,836,050
4 bed House	4.5	@	573,400	2,580,300
5 bed House	0.0	@	766,100	-
1 bed Flat	3.8	@	294,000	1,102,500
2 bed Flat	7.5	@	360,000	2,700,000
3 bed Flat	0.0	@	0	-
	75.0			33,242,850
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.6	@	241,920	154,224
3 bed House	1.7	@	276,360	476,721
4 bed House	0.3	@	344,040	116,114
5 bed House	0.0	@	459,660	-
1 bed Flat	0.3	@	176,400	52,920
2 bed Flat	0.8	@	216,000	162,000
3 bed Flat	0.0	@	0	-
	3.8			961,979
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	6.4	@	177,408	1,130,976
3 bed House	17.3	@	202,664	3,495,954
4 bed House	3.4	@	252,296	851,499
5 bed House	0.0	@	337,084	-
1 bed Flat	3.0	@	129,360	388,080
2 bed Flat	7.5	@	158,400	1,188,000
3 bed Flat	0.0	@	0	-
	37.5			7,054,509
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.8	@	250,000	191,250
3 bed House	2.1	@	250,000	517,500
4 bed House	0.4	@	250,000	101,250
5 bed House	0.0	@	250,000	-
1 bed Flat	0.4	@	205,800	74,088
2 bed Flat	0.9	@	250,000	225,000
3 bed Flat	0.0	@	0	-
	4.5			1,109,088
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.0	@	306,432	1,523,733
3 bed House	13.5	@	350,056	4,710,003
4 bed House	2.6	@	435,784	1,147,201
5 bed House	0.0	@	582,236	-
1 bed Flat	2.3	@	223,440	522,850
2 bed Flat	5.9	@	273,600	1,600,560
3 bed Flat	0.0	@	0	-
	29.3	75.0		9,504,348
Sub-total GDV Residential	**150**			**51,872,773**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	13,436,027
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	75	AH units @	0 per unit	-
Total GDV				**51,872,773**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(36,659)
Planning Application Professional Fees, Surveys and reports								(110,000)
CIL (Mrkt only + garages)				7,384 sqm		241.00 £ psm		(1,779,601)
CIL analysis:				3.43% % of GDV		11,864 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				1,985	For travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			150 units @	27,874	per unit		(4,181,100)
	Sub-total						(4,183,085)	
S106 analysis:		1,254,926 £ per ha		8.06% % of GDV	27,887 £ per unit (total units)			
AH Commuted Sum				13,433 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				3.33 ha @	123,555 £ per ha (if brownfield)			(411,850)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			150 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm		-
2 bed House				1,418 sqm @	1,365	psm		(1,934,888)
3 bed House				8,194 sqm @	1,365	psm		(11,184,469)
4 bed House				1,395 sqm @	1,365	psm		(1,904,175)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				574 sqm @	1,757	psm		(1,007,691)
2 bed Flat				1,853 sqm @	1,757	psm		(3,255,618)
3 bed Flat			13,433	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		52	50% units @		18 sqm @	444	psm	(206,998)
Garages for 4B House (Mrkt only)		5	100% units @		18 sqm @	444	psm	(36,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm	-
			547					
External works				19,529,838 @	15.0%			(2,929,476)
Ext. Works analysis:					19,530	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				150 units @		£ per unit		-
M4(2) Category 2 Housing	Aff units		54 units @		99.0% @	625	£ per unit	(33,413)
M4(2) Category 2 Housing	OMS units		64 units @		98.5% @	625	£ per unit	(39,246)
M4(2) Category 2 Flats	Aff units		21 units @		99.0% @	1,090	£ per unit	(22,661)
M4(2) Category 2 Flats	OMS units		11 units @		98.5% @	1,090	£ per unit	(12,079)
M4(3) Category 3 Housing	Aff units		54 units @		1.0% @	12,368	£ per unit	(6,679)
M4(3) Category 3 Housing	OMS units		64 units @		1.5% @	12,368	£ per unit	(11,827)
M4(3) Category 3 Flats	Aff units		21 units @		1.0% @	9,469	£ per unit	(1,988)
M4(3) Category 3 Flats	OMS units		11 units @		1.5% @	9,469	£ per unit	(1,598)
Additional Low Carbon/Energy Reduction	Houses		118 units @			14,205	£ per unit	(1,672,639)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			4,263,309	base cost	(579,810)
EV Charging Points - Houses			118 units @			0	£ per unit	-
EV Charging Points - Flats			32 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			150 units @			350	£ per unit	(52,500)
	Sub-total						(2,434,439)	
Policy Costs analysis:	(design costs only)				16,230	£ per unit (total units)		
Contingency (on construction)				25,305,602 @	5.0%			(1,265,280)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		25,305,602	@	6.5%		(1,644,864)
Disposal Costs -						
OMS Marketing and Promotion		33,242,850	OMS @	3.00%	6,649 £ per unit	(997,286)
Residential Sales Agent Costs		33,242,850	OMS @	1.00%	2,216 £ per unit	(332,429)
Residential Sales Legal Costs		33,242,850	OMS @	0.25%	554 £ per unit	(83,107)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,485 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(130,555)
Developers Profit -						
Profit on OMS		33,242,850		17.50%		(5,817,499)
Margin on AH		18,629,923		6.00%	on AH values	(1,117,795)
Profit analysis:		51,872,773		13.37%	blended GDV	(6,935,294)
		35,878,468		19.33%	on costs	(6,935,294)
TOTAL COSTS						**(42,813,762)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						9,059,011
SDLT		9,059,011	@	HMRC formula		(442,451)
Acquisition Agent fees		9,059,011	@	1.0%		(90,590)
Acquisition Legal fees		9,059,011	@	0.5%		(45,295)
Interest on Land		9,059,011	@	7.50%		(679,426)
Residual Land Value						**7,801,250**
RLV analysis:	52,008 £ per plot	2,340,375	£ per ha (net)	947,137	£ per acre (net)	
		2,340,375	£ per ha (gross)	947,137	£ per acre (gross)	
				15.04%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		3.33	ha (gross)	8.24	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**8,302,560**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(150,393)**	£ per ha (net)	**(60,863)**	£ per acre (net)	**(501,310)**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(60,863)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	100.00	666,863	512,408	357,948	203,486	49,024	(105,438)	(259,901)
	160.00	582,732	437,619	292,506	147,393	2,279	(142,834)	(287,947)
CIL £ psm	170.00	568,709	425,154	281,599	138,044	(5,512)	(149,067)	(292,622)
241.00	180.00	554,686	412,689	270,692	128,695	(13,302)	(155,299)	(297,296)
	190.00	540,662	400,223	259,785	119,346	(21,093)	(161,532)	(301,971)
	200.00	526,639	387,758	248,877	109,997	(28,884)	(167,765)	(306,645)
	210.00	512,615	375,293	237,970	100,648	(36,675)	(173,997)	(311,320)
	220.00	498,569	362,808	227,048	91,287	(44,474)	(180,235)	(315,995)
	230.00	484,521	350,321	216,121	81,922	(52,278)	(186,478)	(320,678)
	240.00	470,473	337,834	205,195	72,556	(60,083)	(192,722)	(325,361)
	250.00	456,425	325,347	194,269	63,191	(67,887)	(198,965)	(330,043)
	260.00	442,377	312,860	183,343	53,826	(75,692)	(205,209)	(334,726)
	270.00	428,329	300,373	172,417	44,460	(83,496)	(211,452)	(339,409)
	280.00	414,281	287,886	161,490	35,095	(91,301)	(217,696)	(344,091)
	290.00	400,233	275,399	150,564	25,730	(99,105)	(223,940)	(348,774)
	300.00	386,185	262,912	139,638	16,364	(106,909)	(230,183)	(353,457)
	310.00	372,115	250,414	128,712	6,999	(114,714)	(236,427)	(358,139)
	320.00	358,041	237,903	117,766	(2,372)	(122,518)	(242,670)	(362,822)
	330.00	343,966	225,393	106,819	(11,755)	(130,329)	(248,914)	(367,505)
	340.00	329,892	212,882	95,872	(21,138)	(138,148)	(255,158)	(372,187)
	350.00	315,817	200,371	84,925	(30,521)	(145,967)	(261,413)	(376,870)
	360.00	301,743	187,860	73,978	(39,904)	(153,786)	(267,668)	(381,553)
	370.00	287,668	175,350	63,031	(49,287)	(161,605)	(273,924)	(386,242)
	380.00	273,594	162,839	52,085	(58,670)	(169,425)	(280,179)	(390,934)
	390.00	259,492	150,321	41,138	(68,053)	(177,244)	(286,434)	(395,625)
	400.00	245,389	137,785	30,182	(77,436)	(185,063)	(292,690)	(400,317)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(60,863)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	18,500	617,494	485,002	352,510	220,004	87,485	(45,035)	(177,555)
	19,500	601,668	469,176	336,684	204,192	71,684	(60,835)	(193,355)
Site Specific S106	20,500	585,843	453,350	320,858	188,366	55,874	(76,636)	(209,155)
27,874	21,500	570,017	437,524	305,032	172,540	40,048	(92,444)	(224,956)
	22,500	554,191	421,699	289,206	156,714	24,222	(108,270)	(240,763)
	23,500	538,365	405,873	273,381	140,888	8,396	(124,096)	(256,588)
	24,500	522,539	390,047	257,555	125,063	(7,430)	(139,922)	(272,414)
	25,500	506,705	374,221	241,729	109,237	(23,256)	(155,748)	(288,240)
	26,500	490,851	358,368	225,885	93,402	(39,081)	(171,574)	(304,066)
	27,500	474,998	342,515	210,032	77,549	(54,934)	(187,417)	(319,900)
	28,500	459,144	326,661	194,178	61,695	(70,788)	(203,270)	(335,753)
	29,500	443,291	310,808	178,325	45,842	(86,641)	(219,124)	(351,607)
	30,500	427,437	294,954	162,471	29,988	(102,495)	(234,978)	(367,461)
	31,500	411,583	279,100	146,618	14,135	(118,348)	(250,831)	(383,315)
	32,500	395,730	263,247	130,764	(1,723)	(134,215)	(266,707)	(399,199)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(60,863)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	15.0%	625,260	475,422	325,585	175,747	25,910	(123,928)	(273,765)
	16.0%	562,783	419,888	276,992	134,096	(8,799)	(151,695)	(294,591)
Profit	17.0%	500,307	364,353	228,399	92,445	(43,509)	(179,462)	(315,416)
17.5%	18.0%	437,830	308,818	179,806	50,794	(78,218)	(207,230)	(336,242)
	19.0%	375,353	253,283	131,213	9,143	(112,927)	(234,997)	(357,067)
	20.0%	312,877	197,749	82,620	(32,508)	(147,636)	(262,765)	(377,893)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(60,863)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	550,000	927,068	794,585	662,103	529,620	397,137	264,654	132,171
	600,000	877,068	744,585	612,103	479,620	347,137	214,654	82,171
BLV (£ per acre)	650,000	827,068	694,585	562,103	429,620	297,137	164,654	32,171
1,008,000	700,000	777,068	644,585	512,103	379,620	247,137	114,654	(17,829)
	750,000	727,068	594,585	462,103	329,620	197,137	64,654	(67,829)
	800,000	677,068	544,585	412,103	279,620	147,137	14,654	(117,829)
	850,000	627,068	494,585	362,103	229,620	97,137	(35,346)	(167,829)
	900,000	577,068	444,585	312,103	179,620	47,137	(85,346)	(217,829)
	950,000	527,068	394,585	262,103	129,620	(2,863)	(135,346)	(267,829)
	1,000,000	477,068	344,585	212,103	79,620	(52,863)	(185,346)	(317,829)
	1,050,000	427,068	294,585	162,103	29,620	(102,863)	(235,346)	(367,829)
	1,100,000	377,068	244,585	112,103	(20,380)	(152,863)	(285,346)	(417,829)
	1,150,000	327,068	194,585	62,103	(70,380)	(202,863)	(335,346)	(467,829)
	1,200,000	277,068	144,585	12,103	(120,380)	(252,863)	(385,346)	(517,829)
	1,250,000	227,068	94,585	(37,897)	(170,380)	(302,863)	(435,346)	(567,829)
	1,300,000	177,068	44,585	(87,897)	(220,380)	(352,863)	(485,346)	(617,829)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(60,863)	10%	20%	30%	40%	50%	60%	70%
		Affordable Housing - % on site 50%						
	35	129,409	26,367	(76,675)	(179,718)	(282,760)	(385,802)	(488,844)
	37	197,341	88,411	(20,520)	(129,450)	(238,381)	(347,311)	(456,241)
Density (dph)	39	265,273	150,454	35,636	(79,183)	(194,001)	(308,820)	(423,638)
45.0	41	333,205	212,498	91,791	(28,915)	(149,622)	(270,329)	(391,035)
	43	401,137	274,542	147,947	21,352	(105,243)	(231,837)	(358,432)
	45	469,068	336,585	204,103	71,620	(60,863)	(193,346)	(325,829)
	47	537,000	398,629	260,258	121,887	(16,484)	(154,855)	(293,226)
	49	604,932	460,673	316,414	172,155	27,895	(116,364)	(260,628)
	51	672,864	522,717	372,569	222,422	72,275	(77,879)	(228,037)
	53	740,796	584,760	428,725	272,690	116,647	(39,400)	(195,446)
	55	808,728	646,804	484,881	322,950	161,015	(920)	(162,855)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(60,863)	10%	20%	30%	40%	50%	60%	70%
		Affordable Housing - % on site 50%						
	88%	789,593	657,419	525,241	393,062	260,884	128,663	(3,580)
	90%	736,236	604,039	471,842	339,601	207,358	75,115	(57,151)
Build Cost	92%	682,879	550,618	418,356	286,095	153,833	21,526	(110,782)
100%	94%	629,504	497,196	364,870	232,544	100,218	(32,108)	(164,436)
(105% = 5% increase)	96%	576,050	443,687	311,324	178,962	46,599	(85,787)	(218,178)
	98%	522,597	390,169	257,741	125,314	(7,114)	(139,541)	(271,969)
	100%	469,068	336,585	204,103	71,620	(60,863)	(193,346)	(325,829)
	102%	415,511	282,963	150,415	17,868	(114,680)	(247,228)	(379,780)
	104%	361,892	229,270	96,649	(35,973)	(168,595)	(301,217)	(433,843)
	106%	308,223	175,537	42,837	(89,877)	(222,592)	(355,306)	(488,039)
	108%	254,479	121,699	(11,080)	(143,866)	(276,692)	(409,518)	(542,391)
	110%	200,692	67,808	(65,083)	(197,975)	(330,917)	(463,879)	(596,919)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(60,863)	10%	20%	30%	40%	50%	60%	70%
		Affordable Housing - % on site 50%						
	80%	(525,739)	(546,911)	(568,238)	(589,733)	(611,394)	(633,274)	(655,364)
	82%	(424,393)	(457,108)	(489,908)	(522,805)	(555,815)	(588,952)	(622,230)
Market Values	84%	(323,810)	(367,886)	(411,994)	(456,166)	(500,415)	(544,741)	(589,164)
100%	86%	(223,791)	(279,081)	(334,410)	(389,765)	(445,163)	(500,623)	(556,140)
(105% = 5% increase)	88%	(124,165)	(190,609)	(257,052)	(323,540)	(390,037)	(456,577)	(523,145)
	90%	(24,849)	(102,368)	(179,890)	(257,451)	(335,013)	(412,588)	(490,202)
	92%	74,240	(14,323)	(102,885)	(191,473)	(280,068)	(368,664)	(457,275)
	94%	173,142	73,566	(26,011)	(125,587)	(225,180)	(324,783)	(424,387)
	96%	271,899	161,333	50,767	(59,800)	(170,366)	(280,932)	(391,506)
	98%	370,553	249,016	127,479	5,942	(115,594)	(237,131)	(358,668)
	100%	469,068	336,585	204,103	71,620	(60,863)	(193,346)	(325,829)
	102%	567,523	424,100	280,676	137,253	(6,170)	(149,594)	(293,017)
	104%	665,904	511,549	357,194	202,840	48,485	(105,869)	(260,224)
	106%	764,228	598,955	433,683	268,410	103,137	(62,145)	(227,430)
	108%	862,487	686,296	510,106	333,916	157,726	(18,465)	(194,655)
	110%	960,745	773,637	586,530	399,422	212,314	25,206	(161,902)
	112%	1,058,899	860,900	662,901	464,901	266,902	68,876	(129,149)
	114%	1,157,050	948,145	739,240	530,335	321,430	112,525	(96,396)
	116%	1,255,201	1,035,390	815,580	595,769	375,959	156,148	(63,663)
	118%	1,353,279	1,122,593	891,907	661,203	430,487	199,771	(30,946)
	120%	1,451,335	1,209,754	968,173	726,593	485,012	243,393	1,771

TABLE 8

Balance (RLV - BLV £ per acre (n))	(60,863)	10%	20%	30%	40%	50%	60%	70%
		Affordable Housing - % on site 50%						
	350	462,861	330,379	197,896	65,413	(67,070)	(199,553)	(332,036)
	450	461,088	328,605	196,122	63,639	(68,844)	(201,327)	(333,809)
BNG (£ per unit)	550	459,315	326,832	194,349	61,866	(70,617)	(203,100)	(335,583)
-	650	457,541	325,058	192,575	60,092	(72,391)	(204,873)	(337,356)
	750	455,768	323,285	190,802	58,319	(74,164)	(206,647)	(339,130)
	850	453,994	321,511	189,028	56,546	(75,937)	(208,420)	(340,903)
	950	452,221	319,738	187,255	54,772	(77,711)	(210,194)	(342,677)
	1,050	450,447	317,965	185,482	52,999	(79,484)	(211,967)	(344,450)
	1,150	448,674	316,191	183,708	51,225	(81,258)	(213,741)	(346,223)
	1,250	446,901	314,418	181,935	49,452	(83,031)	(215,514)	(347,997)
	1,350	445,127	312,644	180,161	47,678	(84,804)	(217,287)	(349,770)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(60,863)	10%	20%	30%	40%	50%	60%	70%
		Affordable Housing - % on site 50%						
	5,000	477,006	352,460	227,914	103,357	(21,212)	(145,782)	(270,351)
	10,000	484,943	368,334	251,695	135,049	18,402	(98,245)	(214,934)
Grant (£ per unit)	15,000	492,880	384,187	275,464	166,740	58,015	(50,776)	(159,567)
-	20,000	500,817	400,033	299,232	198,431	97,563	(3,319)	(104,275)
	25,000	508,754	415,879	323,000	230,082	137,110	44,085	(48,994)
	30,000	516,680	431,724	346,769	261,720	176,650	91,468	6,209
	35,000	524,602	447,570	370,512	293,358	216,136	138,838	61,411
	40,000	532,525	463,415	394,240	324,996	255,623	186,154	116,562
	45,000	540,448	479,261	417,969	356,599	295,109	233,471	171,693
	50,000	548,371	495,106	441,697	388,188	334,555	280,776	226,825
	55,000	556,294	510,941	465,426	419,777	373,986	328,031	281,894

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AW to AZ_v0.2

Appraisal Ref: AY (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		314.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	4.5	14.0%	8.4	9%	12.9
3 bed House	70.0%	63.0	40.0%	24.0	58%	87.0
4 bed House	15.0%	13.5	13.0%	7.8	14%	21.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	4.5	13.0%	7.8	8%	12.3
2 bed Flat	5.0%	4.5	20.0%	12.0	11%	16.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	60.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	315	3,391	588	6,329	903	9,720
3 bed House	5,985	64,422	2,280	24,542	8,265	88,964
4 bed House	1,674	18,019	967	10,411	2,641	28,430
5 bed House	0	0	0	0	0	0
1 bed Flat	265	2,849	459	4,939	724	7,788
2 bed Flat	371	3,989	988	10,637	1,359	14,626
3 bed Flat	0	0	0	0	0	0
	8,609	92,670	5,282	56,858	13,892	149,527

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	5,201,280
3 bed House	460,600	4,848	450	40,072,200
4 bed House	573,400	4,624	430	12,213,420
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	3,616,200
2 bed Flat	360,000	5,143	478	5,940,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				67,043,100

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	4.5	@	403,200	1,814,400
3 bed House	63.0	@	460,600	29,017,800
4 bed House	13.5	@	573,400	7,740,900
5 bed House	0.0	@	766,100	-
1 bed Flat	4.5	@	294,000	1,323,000
2 bed Flat	4.5	@	360,000	1,620,000
3 bed Flat	0.0	@	0	-
	90.0			41,516,100
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.7	@	241,920	162,570
3 bed House	1.9	@	276,360	530,611
4 bed House	0.6	@	344,040	214,681
5 bed House	0.0	@	459,660	-
1 bed Flat	0.6	@	176,400	110,074
2 bed Flat	1.0	@	216,000	207,360
3 bed Flat	0.0	@	0	-
	4.8			1,225,296
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	5.2	@	177,408	923,941
3 bed House	14.9	@	202,664	3,015,640
4 bed House	4.8	@	252,296	1,220,103
5 bed House	0.0	@	337,084	-
1 bed Flat	4.8	@	129,360	625,585
2 bed Flat	7.4	@	158,400	1,178,496
3 bed Flat	0.0	@	0	-
	37.2			6,963,766
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	250,000	315,000
3 bed House	3.6	@	250,000	900,000
4 bed House	1.2	@	250,000	292,500
5 bed House	0.0	@	250,000	-
1 bed Flat	1.2	@	205,800	240,786
2 bed Flat	1.8	@	250,000	450,000
3 bed Flat	0.0	@	0	-
	9.0			2,198,286
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	306,432	386,104
3 bed House	3.6	@	350,056	1,260,202
4 bed House	1.2	@	435,784	509,867
5 bed House	0.0	@	582,236	-
1 bed Flat	1.2	@	223,440	261,425
2 bed Flat	1.8	@	273,600	492,480
3 bed Flat	0.0	@	0	-
	9.0	60.0		2,910,078
Sub-total GDV Residential	**150**			**54,813,526**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	12,229,574
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	60	AH units @	0 per unit	-
Total GDV				**54,813,526**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(36,659)
Planning Application Professional Fees, Surveys and reports									(110,000)
CIL (Mrkt only + garages)				9,419	sqm	314.00	£ psm		(2,957,658)
CIL analysis:				5.40%	% of GDV	19,718	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					1,985	For travel plan monitoring.		(1,985)
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			150	units @	27,874	per unit		(4,181,100)
	Sub-total							(4,183,085)	
S106 analysis:		1,254,926	£ per ha	7.63%	% of GDV	27,887	£ per unit (total units)		
AH Commuted Sum				13,892	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				3.33	ha @	123,555	£ per ha (if brownfield)		(411,850)
Site Infrastructure costs -	Year 1	0							-
	Year 2	0							-
	Year 3	0							-
	Year 4	0							-
	Year 5	0							-
	Year 6	0							-
	Year 7	0							-
	Year 8	0							-
	Year 9	0							-
	Year 10	0							-
	Year 11	0							-
	Year 12	0							-
	Year 13	0							-
	Year 14	0							-
	Year 15	0							-
	Years 1-15			150	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,365	psm		-
2 bed House				903	sqm @	1,365	psm		(1,232,595)
3 bed House				8,265	sqm @	1,365	psm		(11,281,725)
4 bed House				2,641	sqm @	1,365	psm		(3,605,238)
5 bed House				-	sqm @	1,365	psm		-
1 bed Flat				724	sqm @	1,757	psm		(1,271,241)
2 bed Flat				1,359	sqm @	1,757	psm		(2,387,453)
3 bed Flat		13,892		-	sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		63	50% units @			18 sqm @	444 psm		(251,997)
Garages for 4B House (Mrkt only)		14	100% units @			18 sqm @	444 psm		(107,999)
Garages for 5B House (Mrkt only)		-	150% units @			18 sqm @	444 psm		-
		810							
External works				20,138,249	@	15.0%			(3,020,737)
Ext. Works analysis:						20,138	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				150	units @		£ per unit		-
M4(2) Category 2 Housing	Aff units	40	units @		95.0% @	625	£ per unit		(23,869)
M4(2) Category 2 Housing	OMS units	81	units @		94.0% @	625	£ per unit		(47,588)
M4(2) Category 2 Flats	Aff units	20	units @		94.0% @	1,090	£ per unit		(20,287)
M4(2) Category 2 Flats	OMS units	9	units @		93.0% @	1,090	£ per unit		(9,123)
M4(3) Category 3 Housing	Aff units	40	units @		5.0% @	12,368	£ per unit		(24,860)
M4(3) Category 3 Housing	OMS units	81	units @		6.0% @	12,368	£ per unit		(60,108)
M4(3) Category 3 Flats	Aff units	20	units @		6.0% @	9,469	£ per unit		(11,249)
M4(3) Category 3 Flats	OMS units	9	units @		7.0% @	9,469	£ per unit		(5,965)
Additional Low Carbon/Energy Reduction	Houses	121	units @			7,087	£ per unit		(858,944)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			3,658,694	base cost		(226,839)
EV Charging Points - Houses		121	units @			0	£ per unit		-
EV Charging Points - Flats		29	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency		150	units @			350	£ per unit		(52,500)
	Sub-total							(1,341,333)	
Policy Costs analysis:	(design costs only)					8,942	£ per unit (total units)		
Contingency (on construction)				24,912,169	@	5.0%			(1,245,608)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **VOWH Medium Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

Professional Fees		24,912,169	@	6.5%		(1,619,291)
Disposal Costs -						
OMS Marketing and Promotion		41,516,100	OMS @	3.00%	8,303 £ per unit	(1,245,483)
Residential Sales Agent Costs		41,516,100	OMS @	1.00%	2,768 £ per unit	(415,161)
Residential Sales Legal Costs		41,516,100	OMS @	0.25%	692 £ per unit	(103,790)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,830 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(151,480)
Developers Profit -						
Profit on OMS		41,516,100		17.50%		(7,265,318)
Margin on AH		13,297,426		6.00%	on AH values	(797,846)
Profit analysis:		54,813,526		14.71%	blended GDV	(8,063,163)
		36,990,385		21.80%	on costs	(8,063,163)
TOTAL COSTS						**(45,053,548)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						9,759,978
SDLT		9,759,978	@	HMRC formula		(477,499)
Acquisition Agent fees		9,759,978	@	1.0%		(97,600)
Acquisition Legal fees		9,759,978	@	0.5%		(48,800)
Interest on Land		9,759,978	@	7.50%		(731,998)
Residual Land Value						**8,404,081**
RLV analysis:	56,027 £ per plot	2,521,224	£ per ha (net)	1,020,325	£ per acre (net)	
		2,521,224	£ per ha (gross)	1,020,325	£ per acre (gross)	
				15.33%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		3.33	ha (gross)	8.24	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**8,302,560**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**30,456** £ per ha (net)	**12,325** £ per acre (net)	**101,521**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	100.00	845,282	638,577	431,871	225,166	18,384	(188,409)	(395,298)
	160.00	755,985	559,202	362,385	165,540	(31,305)	(228,230)	(425,221)
CIL £ psm	170.00	741,103	545,973	350,790	155,602	(39,592)	(234,867)	(430,208)
314.00	180.00	726,220	532,728	339,196	145,664	(47,889)	(241,504)	(435,195)
	190.00	711,337	519,478	327,602	135,726	(56,185)	(248,140)	(440,182)
	200.00	696,447	506,227	316,008	125,788	(64,481)	(254,777)	(445,169)
	210.00	681,540	492,977	304,414	115,850	(72,777)	(261,418)	(450,156)
	220.00	666,633	479,726	292,819	105,905	(81,073)	(268,068)	(455,149)
	230.00	651,726	466,476	281,225	95,950	(89,369)	(274,717)	(460,146)
	240.00	636,820	453,225	269,631	85,995	(97,665)	(281,366)	(465,143)
	250.00	621,913	439,975	258,037	76,039	(105,961)	(288,016)	(470,141)
	260.00	607,006	426,724	246,425	66,084	(114,257)	(294,665)	(475,138)
	270.00	592,099	413,474	234,811	56,129	(122,553)	(301,315)	(480,135)
	280.00	577,192	400,219	223,196	46,173	(130,863)	(307,964)	(485,132)
	290.00	562,286	386,945	211,582	36,218	(139,174)	(314,613)	(490,129)
	300.00	547,376	373,672	199,967	26,263	(147,486)	(321,263)	(495,127)
	310.00	532,443	360,398	188,353	16,308	(155,798)	(327,916)	(500,124)
	320.00	517,510	347,124	176,738	6,342	(164,110)	(334,579)	(505,127)
	330.00	502,577	333,851	165,124	(3,632)	(172,421)	(341,242)	(510,135)
	340.00	487,644	320,577	153,509	(13,606)	(180,733)	(347,905)	(515,143)
	350.00	472,711	307,303	141,885	(23,580)	(189,045)	(354,568)	(520,151)
	360.00	457,778	294,029	130,248	(33,554)	(197,357)	(361,231)	(525,159)
	370.00	442,845	280,752	118,612	(43,528)	(205,680)	(367,894)	(530,167)
	380.00	427,913	267,453	106,975	(53,503)	(214,009)	(374,556)	(535,175)
	390.00	412,970	254,154	95,339	(63,477)	(222,338)	(381,219)	(540,183)
	400.00	398,008	240,855	83,702	(73,451)	(230,666)	(387,890)	(545,191)

TABLE 2

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	18,500	674,861	503,523	332,185	160,848	(10,490)	(181,827)	(353,208)
	19,500	659,035	487,697	316,360	145,022	(26,316)	(197,680)	(369,061)
Site Specific S106	20,500	643,209	471,871	300,534	129,196	(42,152)	(213,533)	(384,915)
27,874	21,500	627,383	456,045	284,708	113,370	(58,005)	(229,387)	(400,780)
	22,500	611,557	440,220	268,882	97,523	(73,859)	(245,240)	(416,663)
	23,500	595,731	424,394	253,050	81,669	(89,713)	(261,097)	(432,547)
	24,500	579,906	408,568	237,197	65,815	(105,566)	(276,981)	(448,430)
	25,500	564,080	392,725	221,343	49,962	(121,420)	(292,864)	(464,339)
	26,500	548,253	376,871	205,490	34,108	(137,299)	(308,748)	(480,254)
	27,500	532,399	361,018	189,636	18,255	(153,182)	(324,632)	(496,170)
	28,500	516,546	345,164	173,783	2,384	(169,066)	(340,545)	(512,107)
	29,500	500,692	329,311	157,929	(13,500)	(184,949)	(356,460)	(528,057)
	30,500	484,838	313,457	142,066	(29,384)	(200,835)	(372,376)	(544,007)
	31,500	468,985	297,603	126,182	(45,267)	(216,751)	(388,300)	(559,988)
	32,500	453,131	281,748	110,299	(61,151)	(232,666)	(404,251)	(575,975)

TABLE 3

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	15.0%	689,023	499,580	310,137	120,694	(68,815)	(258,336)	(447,938)
	16.0%	624,002	441,783	259,565	77,347	(104,938)	(287,234)	(469,612)
Profit	17.0%	558,981	383,987	208,993	33,999	(141,061)	(316,132)	(491,286)
17.5%	18.0%	493,959	326,190	158,421	(9,348)	(177,184)	(345,030)	(512,959)
	19.0%	428,938	268,394	107,849	(52,696)	(213,307)	(373,929)	(534,633)
	20.0%	363,917	210,597	57,277	(96,043)	(249,430)	(402,827)	(556,307)

TABLE 4

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40% 10%	20%	30%	40%	50%	60%	70%
	550,000	984,470	813,088	641,707	470,325	298,877	127,419	(44,123)
	600,000	934,470	763,088	591,707	420,325	248,877	77,419	(94,123)
BLV (£ per acre)	650,000	884,470	713,088	541,707	370,325	198,877	27,419	(144,123)
1,008,000	700,000	834,470	663,088	491,707	320,325	148,877	(22,581)	(194,123)
	750,000	784,470	613,088	441,707	270,325	98,877	(72,581)	(244,123)
	800,000	734,470	563,088	391,707	220,325	48,877	(122,581)	(294,123)
	850,000	684,470	513,088	341,707	170,325	(1,123)	(172,581)	(344,123)
	900,000	634,470	463,088	291,707	120,325	(51,123)	(222,581)	(394,123)
	950,000	584,470	413,088	241,707	70,325	(101,123)	(272,581)	(444,123)
	1,000,000	534,470	363,088	191,707	20,325	(151,123)	(322,581)	(494,123)
	1,050,000	484,470	313,088	141,707	(29,675)	(201,123)	(372,581)	(544,123)
	1,100,000	434,470	263,088	91,707	(79,675)	(251,123)	(422,581)	(594,123)
	1,150,000	384,470	213,088	41,707	(129,675)	(301,123)	(472,581)	(644,123)
	1,200,000	334,470	163,088	(8,293)	(179,675)	(351,123)	(522,581)	(694,123)
	1,250,000	284,470	113,088	(58,293)	(229,675)	(401,123)	(572,581)	(744,123)
	1,300,000	234,470	63,088	(108,293)	(279,675)	(451,123)	(622,581)	(794,123)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	174,055	40,758	(92,550)	(225,899)	(359,250)	(492,670)	(626,157)
	37	244,538	103,624	(37,290)	(178,254)	(319,223)	(460,253)	(601,350)
Density (dph)	39	315,021	166,490	17,960	(130,609)	(279,198)	(427,835)	(576,543)
45.0	41	385,504	229,356	73,209	(82,964)	(239,173)	(395,417)	(551,736)
	43	455,987	292,222	128,458	(35,319)	(199,148)	(362,999)	(526,929)
	45	526,470	355,088	183,707	12,325	(159,123)	(330,581)	(502,123)
	47	596,953	417,955	238,956	59,958	(119,097)	(298,167)	(477,329)
	49	667,436	480,821	294,205	107,590	(79,072)	(265,762)	(452,535)
	51	737,919	543,687	349,454	155,222	(39,047)	(233,356)	(427,741)
	53	808,397	606,553	404,704	202,854	978	(200,951)	(402,947)
	55	878,869	669,419	459,953	250,486	41,003	(168,546)	(378,154)

TABLE 6

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	98%	580,979	409,556	238,111	66,644	(104,823)	(276,312)	(447,848)
	100%	526,470	355,088	183,707	12,325	(159,123)	(330,581)	(502,123)
Build Cost	102%	471,895	300,599	129,259	(42,105)	(213,506)	(384,972)	(556,574)
100%	104%	417,297	246,019	74,742	(96,602)	(267,993)	(439,505)	(611,208)
(105% = 5% increase)	106%	362,608	191,413	20,130	(151,188)	(322,608)	(494,202)	(666,103)
	108%	307,886	136,689	(34,554)	(205,884)	(377,370)	(549,089)	(721,315)
	110%	253,077	81,906	(89,332)	(260,711)	(432,303)	(604,248)	(776,969)
	112%	198,195	27,046	(144,233)	(315,692)	(487,427)	(659,718)	(833,205)
	114%	143,251	(27,941)	(199,269)	(370,849)	(542,826)	(715,596)	(890,280)
	116%	88,178	(83,044)	(254,450)	(426,204)	(598,525)	(772,014)	(948,611)
	118%	33,009	(138,274)	(309,816)	(481,811)	(654,612)	(829,175)	(1,010,543)
	120%	(22,272)	(193,655)	(365,390)	(537,709)	(711,195)	(887,347)	(1,082,535)

TABLE 7

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(508,477)	(565,196)	(621,915)	(678,634)	(735,353)	(792,072)	(848,791)
	82%	(403,058)	(471,475)	(539,891)	(608,308)	(676,724)	(745,142)	(813,578)
Market Values	84%	(298,433)	(378,439)	(458,454)	(538,469)	(618,484)	(698,513)	(778,559)
100%	86%	(194,382)	(285,916)	(377,451)	(468,985)	(560,533)	(652,104)	(743,694)
(105% = 5% increase)	88%	(90,756)	(193,750)	(296,747)	(399,778)	(502,808)	(605,864)	(708,947)
	90%	12,575	(101,868)	(216,311)	(330,769)	(445,258)	(559,758)	(674,309)
	92%	115,667	(10,196)	(136,058)	(261,929)	(387,843)	(513,767)	(639,751)
	94%	218,563	81,307	(55,950)	(193,228)	(330,539)	(467,873)	(605,267)
	96%	321,307	172,677	24,046	(124,637)	(273,322)	(422,055)	(570,845)
	98%	423,942	263,951	103,911	(56,129)	(216,181)	(376,294)	(536,468)
	100%	526,470	355,088	183,707	12,325	(159,123)	(330,581)	(502,123)
	102%	628,896	446,182	263,451	80,678	(102,096)	(284,935)	(467,838)
	104%	731,283	537,193	343,103	149,013	(45,136)	(239,301)	(433,566)
	106%	833,573	628,168	422,737	217,271	11,804	(193,733)	(399,338)
	108%	935,833	719,067	502,300	285,529	68,686	(148,165)	(365,115)
	110%	1,038,056	809,965	581,836	353,707	125,568	(102,652)	(330,939)
	112%	1,140,204	900,784	661,364	421,881	182,390	(57,146)	(296,763)
	114%	1,242,352	991,583	740,813	490,043	239,201	(11,652)	(262,613)
	116%	1,344,480	1,082,381	820,262	558,142	296,013	33,797	(228,484)
	118%	1,446,530	1,173,132	899,710	626,241	352,772	79,246	(194,355)
	120%	1,548,580	1,263,843	979,106	694,340	409,521	124,695	(160,245)

TABLE 8

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
-	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	12,325	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	534,407	370,963	207,518	44,074	(119,370)	(282,856)	(446,353)
	10,000	542,344	386,837	231,330	75,823	(79,685)	(235,192)	(390,699)
Grant (£ per unit)	15,000	550,278	402,708	255,139	107,570	(39,999)	(187,569)	(335,139)
-	20,000	558,200	418,554	278,908	139,261	(385)	(140,032)	(279,678)
	25,000	566,123	434,400	302,676	170,952	39,229	(92,511)	(224,281)
	30,000	574,046	450,245	326,444	202,643	78,806	(45,054)	(168,927)
	35,000	581,969	466,091	350,213	234,304	118,353	2,394	(113,646)
	40,000	589,892	481,936	373,981	265,942	157,901	49,778	(58,391)
	45,000	597,814	497,782	397,712	297,580	197,407	97,161	(3,188)
	50,000	605,737	513,627	421,441	329,218	236,893	144,501	52,003
	55,000	613,660	529,473	445,169	360,830	276,379	191,818	107,135

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**VOWH Medium Value Brownfield**		No Units:	**150**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AW to AZ_v0.2

Appraisal Ref: AZ (see Typologies Matrix)
Scheme Typology: VOWH Low Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	4.5	14.0%	8.4	9%	12.9
3 bed House	70.0%	63.0	40.0%	24.0	58%	87.0
4 bed House	15.0%	13.5	13.0%	7.8	14%	21.3
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	4.5	13.0%	7.8	8%	12.3
2 bed Flat	5.0%	4.5	20.0%	12.0	11%	16.5
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	60.0	100%	150.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	315	3,391	588	6,329	903	9,720
3 bed House	5,985	64,422	2,280	24,542	8,265	88,964
4 bed House	1,674	18,019	967	10,411	2,641	28,430
5 bed House	0	0	0	0	0	0
1 bed Flat	265	2,849	459	4,939	724	7,788
2 bed Flat	371	3,989	988	10,637	1,359	14,626
3 bed Flat	0	0	0	0	0	0
	8,609	92,670	5,282	56,858	13,892	149,527

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	3,808,080
3 bed House	357,200	3,760	349	31,076,400
4 bed House	427,000	3,444	320	9,095,100
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	2,290,260
2 bed Flat	187,200	2,674	248	3,088,800
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				49,358,640

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	0		-
2 bed House	4.5	@	295,200		1,328,400
3 bed House	63.0	@	357,200		22,503,600
4 bed House	13.5	@	427,000		5,764,500
5 bed House	0.0	@	554,200		-
1 bed Flat	4.5	@	186,200		837,900
2 bed Flat	4.5	@	187,200		842,400
3 bed Flat	0.0	@	0		-
	90.0				31,276,800
Affordable Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	0.7	@	177,120		119,025
3 bed House	1.9	@	214,320		411,494
4 bed House	0.6	@	256,200		159,869
5 bed House	0.0	@	332,520		-
1 bed Flat	0.6	@	111,720		69,713
2 bed Flat	1.0	@	112,320		107,827
3 bed Flat	0.0	@	0		-
	4.8				867,928
Social Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	5.2	@	129,888		676,457
3 bed House	14.9	@	157,168		2,338,660
4 bed House	4.8	@	187,880		908,588
5 bed House	0.0	@	243,848		-
1 bed Flat	4.8	@	81,928		396,204
2 bed Flat	7.4	@	82,368		612,818
3 bed Flat	0.0	@	0		-
	37.2				4,932,726
First Homes GDV -					
1 bed House	0.0	@	0		-
2 bed House	1.3	@	206,640		260,366
3 bed House	3.6	@	250,000		900,000
4 bed House	1.2	@	250,000		292,500
5 bed House	0.0	@	250,000		-
1 bed Flat	1.2	@	130,340		152,498
2 bed Flat	1.8	@	131,040		235,872
3 bed Flat	0.0	@	0		-
	9.0				1,841,236
Other Intermediate GDV -					
1 bed House	0.0	@	0		-
2 bed House	1.3	@	224,352		282,684
3 bed House	3.6	@	271,472		977,299
4 bed House	1.2	@	324,520		379,688
5 bed House	0.0	@	421,192		-
1 bed Flat	1.2	@	141,512		165,569
2 bed Flat	1.8	@	142,272		256,090
3 bed Flat	0.0	@	0		-
	9.0	60.0			2,061,330
Sub-total GDV Residential	**150**				**40,980,020**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	8,378,620
	603 £ psm (total GIA sqm)			55,857 £ per unit (total units)	
Grant	60	AH units @	0	per unit	-
Total GDV					**40,980,020**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS							
Initial Payments -							
Statutory Planning Fees (Residential)							(36,659)
Planning Application Professional Fees, Surveys and reports							(110,000)
CIL (Mrkt only + garages)			9,419 sqm	224.00 £ psm			(2,109,922)
CIL analysis:			5.15% % of GDV	14,066 £ per unit (total units)			
Site Specific S106 Contributions	Year 1			1,985 For travel plan monitoring.			(1,985)
	Year 2			0			-
	Year 3			0			-
	Year 4			0			-
	Year 5			0			-
	Year 6			0			-
	Year 7			0			-
	Year 8			0			-
	Year 9			0			-
	Year 10			0			-
	Year 11			0			-
	Year 12			0			-
	Year 13			0			-
	Year 14			0			-
	Year 15			0			-
	Years 1-15		150 units @	27,874 per unit			(4,181,100)
	Sub-total					(4,183,085)	
S106 analysis:		1,254,926 £ per ha	10.21% % of GDV	27,887 £ per unit (total units)			
AH Commuted Sum			13,892 sqm (total)	0 £ psm			-
Comm. Sum analysis:			0.00% % of GDV				
Construction Costs -							
Site Clearance, Demolition & Remediation			3.33 ha @	123,555 £ per ha (if brownfield)			(411,850)
Site Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	Year 11	0					-
	Year 12	0					-
	Year 13	0					-
	Year 14	0					-
	Year 15	0					-
	Years 1-15		150 units @	0 per unit			-
	Sub-total					-	
Infra. Costs analysis:		- £ per ha	0.00% % of GDV	0 £ per unit (total units)			
1 bed House			- sqm @	1,365 psm			-
2 bed House			903 sqm @	1,365 psm			(1,232,595)
3 bed House			8,265 sqm @	1,365 psm			(11,281,725)
4 bed House			2,641 sqm @	1,365 psm			(3,605,238)
5 bed House			- sqm @	1,365 psm			-
1 bed Flat			724 sqm @	1,757 psm			(1,271,241)
2 bed Flat			1,359 sqm @	1,757 psm			(2,387,453)
3 bed Flat		13,892	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		63 50% units @		18 sqm @	444 psm		(251,997)
Garages for 4B House (Mrkt only)		14 100% units @		18 sqm @	444 psm		(107,999)
Garages for 5B House (Mrkt only)		- 150% units @		18 sqm @	444 psm		-
		810					
External works			20,138,249 @	15.0%			(3,020,737)
Ext. Works analysis:				20,138 £ per unit (total units)			
Policy Costs on design -							
Net Biodiversity costs			150 units @	£ per unit			-
M4(2) Category 2 Housing	Aff units	40 units @		95.0% @	625 £ per unit		(23,869)
M4(2) Category 2 Housing	OMS units	81 units @		94.0% @	625 £ per unit		(47,588)
M4(2) Category 2 Flats	Aff units	20 units @		94.0% @	1,090 £ per unit		(20,287)
M4(2) Category 2 Flats	OMS units	9 units @		93.0% @	1,090 £ per unit		(9,123)
M4(3) Category 3 Housing	Aff units	40 units @		5.0% @	12,368 £ per unit		(24,860)
M4(3) Category 3 Housing	OMS units	81 units @		6.0% @	12,368 £ per unit		(60,108)
M4(3) Category 3 Flats	Aff units	20 units @		6.0% @	9,469 £ per unit		(11,249)
M4(3) Category 3 Flats	OMS units	9 units @		7.0% @	9,469 £ per unit		(5,965)
Additional Low Carbon/Energy Reduction	Houses	121 units @			7,087 £ per unit		(858,944)
Additional Low Carbon/Energy Reduction	Flats	6.2% Uplift on			3,658,694 base cost		(226,839)
EV Charging Points - Houses		121 units @			0 £ per unit		-
EV Charging Points - Flats		29 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency		150 units @			350 £ per unit		(52,500)
	Sub-total					(1,341,333)	
Policy Costs analysis:	(design costs only)			8,942 £ per unit (total units)			
Contingency (on construction)			24,912,169 @	5.0%			(1,245,608)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**150**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		24,912,169	@	6.5%		(1,619,291)
Disposal Costs -						
OMS Marketing and Promotion		31,276,800	OMS @	3.00%	6,255 £ per unit	(938,304)
Residential Sales Agent Costs		31,276,800	OMS @	1.00%	2,085 £ per unit	(312,768)
Residential Sales Legal Costs		31,276,800	OMS @	0.25%	521 £ per unit	(78,192)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					8,928 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(765,622)
Developers Profit -						
Profit on OMS		31,276,800		17.50%		(5,473,440)
Margin on AH		9,703,220		6.00%	on AH values	(582,193)
Profit analysis:		40,980,020		14.78%	blended GDV	(6,055,633)
		36,321,620		16.67%	on costs	(6,055,633)
TOTAL COSTS						**(42,377,253)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(1,397,233)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(1,397,233)**
RLV analysis:	(9,315) £ per plot	(419,170)	£ per ha (net)	(169,636)	£ per acre (net)	
		(419,170)	£ per ha (gross)	(169,636)	£ per acre (gross)	
				-3.41%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		3.33	ha (net)	8.24	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		3.33	ha (gross)	8.24	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	48,322 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**7,248,267**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(2,593,650)**	£ per ha (net)	**(1,049,636)** £ per acre (net)	**(8,645,499)**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **150**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,049,636)	10%	20%	30%	40%	50%	60%	70%
	100.00	(388,729)	(548,684)	(711,977)	(884,014)	(1,085,562)	(1,292,116)	(2,418,689)
	160.00	(482,260)	(633,735)	(790,195)	(963,849)	(1,153,357)	(1,347,935)	(2,688,221)
CIL £ psm	170.00	(497,983)	(648,118)	(803,457)	(977,227)	(1,164,709)	(1,357,294)	(2,733,143)
224.00	180.00	(513,757)	(662,575)	(816,719)	(990,605)	(1,176,061)	(1,366,654)	(2,778,065)
	190.00	(529,592)	(677,110)	(829,981)	(1,003,983)	(1,187,413)	(1,376,013)	(2,822,987)
	200.00	(545,477)	(691,731)	(843,243)	(1,017,362)	(1,198,800)	(1,385,372)	(2,867,908)
	210.00	(561,421)	(706,448)	(856,640)	(1,030,793)	(1,210,220)	(1,394,784)	(2,912,830)
	220.00	(577,429)	(721,277)	(870,604)	(1,044,252)	(1,221,641)	(1,404,200)	(2,957,752)
	230.00	(593,509)	(736,215)	(885,189)	(1,057,711)	(1,233,062)	(1,413,616)	(3,002,674)
	240.00	(609,667)	(751,282)	(900,703)	(1,071,170)	(1,244,482)	(1,423,032)	(3,047,596)
	250.00	(625,909)	(766,439)	(916,217)	(1,084,629)	(1,255,950)	(1,450,656)	(3,092,518)
	260.00	(642,243)	(781,595)	(931,731)	(1,098,149)	(1,267,439)	(1,510,552)	(3,137,440)
	270.00	(658,676)	(796,752)	(947,295)	(1,111,689)	(1,278,929)	(1,570,448)	(3,182,362)
	280.00	(675,214)	(811,908)	(962,903)	(1,125,230)	(1,290,419)	(1,630,344)	(3,227,284)
	290.00	(691,884)	(827,065)	(978,511)	(1,138,770)	(1,301,908)	(1,690,240)	(3,272,206)
	300.00	(708,683)	(842,265)	(994,119)	(1,152,311)	(1,313,459)	(1,750,136)	(3,317,128)
	310.00	(725,631)	(857,684)	(1,009,727)	(1,165,922)	(1,325,018)	(1,810,032)	(3,362,050)
	320.00	(742,683)	(873,690)	(1,025,390)	(1,179,544)	(1,336,577)	(1,869,928)	(3,406,972)
	330.00	(759,734)	(890,796)	(1,041,092)	(1,193,167)	(1,348,137)	(1,929,824)	(3,451,894)
	340.00	(776,785)	(908,527)	(1,056,794)	(1,206,789)	(1,359,704)	(1,989,720)	(3,496,816)
	350.00	(793,836)	(926,281)	(1,072,497)	(1,220,412)	(1,371,333)	(2,049,616)	(3,541,738)
	360.00	(810,887)	(944,119)	(1,088,199)	(1,234,117)	(1,382,962)	(2,109,512)	(3,586,660)
	370.00	(828,027)	(961,957)	(1,103,965)	(1,247,821)	(1,394,591)	(2,169,408)	(3,631,582)
	380.00	(845,182)	(979,794)	(1,119,763)	(1,261,526)	(1,406,220)	(2,229,304)	(3,676,504)
	390.00	(862,675)	(997,632)	(1,135,560)	(1,275,231)	(1,417,876)	(2,289,199)	(3,721,426)
	400.00	(880,890)	(1,015,500)	(1,151,357)	(1,288,951)	(1,429,575)	(2,349,095)	(3,766,348)

TABLE 2

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,049,636)	10%	20%	30%	40%	50%	60%	70%
	-	(125,793)	(261,921)	(398,408)	(535,535)	(673,914)	(815,290)	(977,714)
	2,500	(166,061)	(302,366)	(439,130)	(576,743)	(716,061)	(860,115)	(1,030,802)
Site Specific S106	5,000	(206,421)	(342,944)	(480,063)	(618,280)	(758,882)	(910,690)	(1,084,406)
27,874	7,500	(246,888)	(383,672)	(521,224)	(660,239)	(802,626)	(963,511)	(1,138,512)
	10,000	(287,480)	(424,592)	(562,680)	(702,739)	(847,590)	(1,016,615)	(1,193,203)
	12,500	(328,214)	(465,722)	(604,501)	(745,950)	(896,419)	(1,070,096)	(1,248,421)
	15,000	(369,120)	(507,117)	(646,758)	(790,138)	(949,307)	(1,123,971)	(1,304,181)
	17,500	(410,231)	(548,820)	(689,600)	(835,318)	(1,002,428)	(1,178,279)	(1,491,469)
	20,000	(451,562)	(590,901)	(733,192)	(882,163)	(1,055,858)	(1,232,979)	(1,849,154)
	22,500	(493,172)	(633,470)	(777,789)	(935,104)	(1,109,602)	(1,288,075)	(2,206,840)
	25,000	(535,118)	(676,636)	(823,045)	(988,240)	(1,163,664)	(1,343,581)	(2,564,526)
	27,500	(577,477)	(720,582)	(869,044)	(1,041,620)	(1,218,047)	(1,399,554)	(2,922,211)
	30,000	(620,324)	(765,517)	(920,901)	(1,095,246)	(1,272,756)	(1,599,103)	(3,279,897)
	32,500	(663,805)	(810,773)	(974,053)	(1,149,153)	(1,327,794)	(1,956,788)	(3,637,583)
	35,000	(708,099)	(856,279)	(1,027,382)	(1,203,356)	(1,383,166)	(2,314,474)	(3,995,268)

TABLE 3

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,049,636)	10%	20%	30%	40%	50%	60%	70%
	7.5%	(94,007)	(291,814)	(494,190)	(698,047)	(909,771)	(1,154,815)	(2,785,858)
	10.0%	(216,469)	(400,669)	(589,438)	(779,688)	(988,880)	(1,218,103)	(2,833,324)
Profit	12.5%	(338,930)	(509,523)	(684,686)	(861,633)	(1,067,990)	(1,281,391)	(2,880,790)
17.5%	15.0%	(461,392)	(618,378)	(779,934)	(954,704)	(1,147,100)	(1,344,678)	(2,928,255)
	17.5%	(583,854)	(727,233)	(876,251)	(1,049,636)	(1,226,209)	(1,407,966)	(2,975,721)
	20.0%	(706,316)	(836,088)	(986,634)	(1,144,567)	(1,305,319)	(1,471,254)	(3,023,187)

TABLE 4

Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	(1,049,636)	10%	20%	30%	40%	50%	60%	70%
	550,000	(253,854)	(397,233)	(546,251)	(719,636)	(896,209)	(1,077,966)	(2,645,721)
	600,000	(303,854)	(447,233)	(596,251)	(769,636)	(946,209)	(1,127,966)	(2,695,721)
BLV (£ per acre)	650,000	(353,854)	(497,233)	(646,251)	(819,636)	(996,209)	(1,177,966)	(2,745,721)
880,000	700,000	(403,854)	(547,233)	(696,251)	(869,636)	(1,046,209)	(1,227,966)	(2,795,721)
	750,000	(453,854)	(597,233)	(746,251)	(919,636)	(1,096,209)	(1,277,966)	(2,845,721)
	800,000	(503,854)	(647,233)	(796,251)	(969,636)	(1,146,209)	(1,327,966)	(2,895,721)
	850,000	(553,854)	(697,233)	(846,251)	(1,019,636)	(1,196,209)	(1,377,966)	(2,945,721)
	900,000	(603,854)	(747,233)	(896,251)	(1,069,636)	(1,246,209)	(1,427,966)	(2,995,721)
	950,000	(653,854)	(797,233)	(946,251)	(1,119,636)	(1,296,209)	(1,477,966)	(3,045,721)
	1,000,000	(703,854)	(847,233)	(996,251)	(1,169,636)	(1,346,209)	(1,527,966)	(3,095,721)
	1,050,000	(753,854)	(897,233)	(1,046,251)	(1,219,636)	(1,396,209)	(1,577,966)	(3,145,721)
	1,100,000	(803,854)	(947,233)	(1,096,251)	(1,269,636)	(1,446,209)	(1,627,966)	(3,195,721)
	1,150,000	(853,854)	(997,233)	(1,146,251)	(1,319,636)	(1,496,209)	(1,677,966)	(3,245,721)
	1,200,000	(903,854)	(1,047,233)	(1,196,251)	(1,369,636)	(1,546,209)	(1,727,966)	(3,295,721)
	1,250,000	(953,854)	(1,097,233)	(1,246,251)	(1,419,636)	(1,596,209)	(1,777,966)	(3,345,721)
	1,300,000	(1,003,854)	(1,147,233)	(1,296,251)	(1,469,636)	(1,646,209)	(1,827,966)	(3,395,721)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 150
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(1,049,636)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(662,690)	(774,894)	(893,000)	(1,028,339)	(1,165,974)	(1,312,201)	(2,619,485)
	37	(646,917)	(765,348)	(889,576)	(1,032,599)	(1,178,021)	(1,327,874)	(2,690,732)
Density (dph)	39	(631,144)	(755,810)	(886,152)	(1,036,858)	(1,190,068)	(1,347,897)	(2,761,979)
45.0	41	(615,371)	(746,283)	(882,728)	(1,041,117)	(1,202,115)	(1,367,920)	(2,833,227)
	43	(599,610)	(736,756)	(879,367)	(1,045,376)	(1,214,162)	(1,387,943)	(2,904,474)
	45	(583,854)	(727,233)	(876,251)	(1,049,636)	(1,226,209)	(1,407,966)	(2,975,721)
	47	(568,098)	(717,723)	(873,135)	(1,053,895)	(1,238,256)	(1,427,989)	(3,046,969)
	49	(552,341)	(708,212)	(870,019)	(1,058,154)	(1,250,303)	(1,448,012)	(3,118,216)
	51	(536,585)	(698,702)	(866,903)	(1,062,413)	(1,262,351)	(1,468,035)	(3,189,463)
	53	(520,829)	(689,192)	(863,788)	(1,066,673)	(1,274,398)	(1,488,058)	(3,260,710)
	55	(505,085)	(679,692)	(860,672)	(1,070,932)	(1,286,445)	(1,508,081)	(3,331,958)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(1,049,636)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	55%	661,748	524,672	387,596	250,520	113,441	(23,644)	(160,728)
	60%	526,023	389,150	252,277	115,404	(21,469)	(158,343)	(295,216)
Build Cost	65%	390,040	253,351	116,663	(20,025)	(156,761)	(293,497)	(430,289)
100%	70%	253,744	117,216	(19,372)	(155,973)	(292,647)	(429,426)	(566,392)
(105% = 5% increase)	75%	117,023	(19,435)	(155,996)	(292,657)	(429,519)	(566,711)	(704,647)
	80%	(20,282)	(156,814)	(293,521)	(430,535)	(568,086)	(706,771)	(848,592)
	85%	(158,407)	(295,232)	(432,475)	(570,499)	(710,117)	(854,112)	(1,024,841)
	90%	(297,786)	(435,344)	(573,934)	(714,648)	(860,852)	(1,032,473)	(1,210,175)
	95%	(439,122)	(578,379)	(720,362)	(868,204)	(1,040,761)	(1,217,812)	(1,752,255)
	100%	(583,854)	(727,233)	(876,251)	(1,049,636)	(1,226,209)	(1,407,966)	(2,975,721)
	105%	(735,261)	(885,374)	(1,059,091)	(1,235,246)	(1,415,454)	(2,520,332)	(4,199,188)
	110%	(895,441)	(1,069,128)	(1,244,890)	(1,424,046)	(2,068,820)	(3,745,737)	(5,422,654)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(1,049,636)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(753,604)	(884,403)	(1,035,452)	(1,188,356)	(1,344,268)	(2,006,385)	(3,509,315)
	98%	(667,369)	(804,637)	(955,407)	(1,118,752)	(1,285,004)	(1,650,656)	(3,242,518)
Market Values	100%	(583,854)	(727,233)	(876,251)	(1,049,636)	(1,226,209)	(1,407,966)	(2,975,721)
100%	102%	(502,073)	(651,991)	(807,167)	(980,976)	(1,167,849)	(1,359,719)	(2,708,924)
(105% = 5% increase)	104%	(421,446)	(578,583)	(739,628)	(912,745)	(1,109,899)	(1,311,872)	(2,442,127)
	106%	(341,609)	(506,372)	(674,014)	(848,499)	(1,052,334)	(1,264,438)	(2,175,330)
	108%	(262,367)	(434,995)	(609,833)	(790,305)	(995,130)	(1,217,359)	(1,908,533)
	110%	(183,560)	(364,216)	(546,629)	(733,258)	(938,263)	(1,170,606)	(1,641,736)
	112%	(105,088)	(293,887)	(484,108)	(677,615)	(881,634)	(1,124,161)	(1,375,696)
	114%	(26,876)	(223,889)	(422,108)	(622,945)	(831,627)	(1,078,004)	(1,339,394)
	116%	51,131	(154,178)	(360,482)	(568,948)	(783,503)	(1,032,114)	(1,303,368)
	118%	128,967	(84,671)	(299,171)	(515,464)	(736,586)	(986,474)	(1,267,604)
	120%	206,665	(15,336)	(238,076)	(462,358)	(690,553)	(941,087)	(1,232,086)
	122%	284,256	53,854	(177,182)	(409,539)	(645,158)	(895,855)	(1,196,800)
	124%	361,742	122,930	(116,444)	(356,977)	(600,250)	(853,590)	(1,161,732)
	126%	439,131	191,921	(55,826)	(304,591)	(555,699)	(814,954)	(1,126,866)
	128%	516,489	260,798	4,667	(252,360)	(511,428)	(777,205)	(1,092,191)
	130%	593,730	329,617	65,071	(200,261)	(467,390)	(740,139)	(1,057,730)
	132%	670,971	398,380	125,414	(148,272)	(423,526)	(703,584)	(1,023,437)
	134%	748,117	467,075	185,682	(96,372)	(379,827)	(667,414)	(989,298)
	136%	825,252	535,734	245,888	(44,538)	(336,249)	(631,551)	(955,258)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(1,049,636)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(590,553)	(734,253)	(884,196)	(1,058,053)	(1,234,780)	(1,416,799)	(3,031,909)
	450	(592,475)	(736,260)	(886,573)	(1,060,458)	(1,237,229)	(1,419,323)	(3,047,963)
BNG (£ per unit)	550	(594,397)	(738,267)	(888,949)	(1,062,863)	(1,239,678)	(1,421,847)	(3,064,017)
-	650	(596,319)	(740,285)	(891,325)	(1,065,268)	(1,242,127)	(1,424,370)	(3,080,071)
	750	(598,241)	(742,304)	(893,701)	(1,067,673)	(1,244,575)	(1,426,894)	(3,096,124)
	850	(600,163)	(744,323)	(896,077)	(1,070,078)	(1,247,024)	(1,431,390)	(3,112,178)
	950	(602,085)	(746,342)	(898,453)	(1,072,483)	(1,249,481)	(1,447,438)	(3,128,232)
	1,050	(604,007)	(748,361)	(900,829)	(1,074,888)	(1,251,945)	(1,463,492)	(3,144,286)
	1,150	(605,930)	(750,390)	(903,206)	(1,077,293)	(1,254,409)	(1,479,545)	(3,160,340)
	1,250	(607,862)	(752,421)	(905,582)	(1,079,697)	(1,256,872)	(1,495,599)	(3,176,393)
	1,350	(609,794)	(754,453)	(907,958)	(1,082,102)	(1,259,336)	(1,511,653)	(3,192,447)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(1,049,636)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(575,317)	(709,480)	(847,910)	(1,006,848)	(1,171,761)	(1,340,753)	(2,474,819)
	10,000	(566,808)	(691,866)	(820,749)	(964,227)	(1,117,636)	(1,274,210)	(1,973,917)
Grant (£ per unit)	15,000	(558,311)	(674,394)	(793,588)	(921,812)	(1,063,828)	(1,208,210)	(1,473,014)
-	20,000	(549,835)	(657,034)	(766,464)	(879,499)	(1,010,335)	(1,142,857)	(1,278,916)
	25,000	(541,376)	(639,779)	(739,702)	(842,037)	(957,152)	(1,078,023)	(1,201,305)
	30,000	(532,928)	(622,630)	(713,312)	(805,822)	(904,202)	(1,013,822)	(1,124,803)
	35,000	(524,506)	(605,570)	(687,232)	(769,924)	(854,328)	(950,128)	(1,049,334)
	40,000	(516,085)	(588,590)	(661,420)	(734,784)	(809,089)	(886,845)	(974,877)
	45,000	(507,695)	(571,683)	(635,836)	(700,218)	(764,979)	(830,411)	(901,070)
	50,000	(499,309)	(554,842)	(610,438)	(666,102)	(721,887)	(777,842)	(834,104)
	55,000	(490,935)	(538,071)	(585,218)	(632,365)	(679,527)	(726,703)	(773,908)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**150**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AW to AZ_v0.2

Appraisal Ref: BZ (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 100
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes: AS6 Rich's Sidings and Broadway

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			100 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
	AH tenure split %	Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			241.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	5.0	17.0%	8.5	14%	13.5
3 bed House	69.0%	34.5	46.0%	23.0	58%	57.5
4 bed House	6.0%	3.0	9.0%	4.5	8%	7.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	2.5	8.0%	4.0	7%	6.5
2 bed Flat	10.0%	5.0	20.0%	10.0	15%	15.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	50.0	100.0%	50.0	100%	100.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	350	3,767	595	6,405	945	10,172
3 bed House	3,278	35,279	2,185	23,519	5,463	58,798
4 bed House	372	4,004	558	6,006	930	10,010
5 bed House	0	0	0	0	0	0
1 bed Flat	147	1,583	235	2,533	382	4,116
2 bed Flat	412	4,432	824	8,864	1,235	13,297
3 bed Flat	0	0	0	0	0	0
	4,558	49,065	4,397	47,327	8,955	96,392

AH % by floor area: 49.10% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	5,443,200
3 bed House	460,600	4,848	450	26,484,500
4 bed House	573,400	4,624	430	4,300,500
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	1,911,000
2 bed Flat	360,000	5,143	478	5,400,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				43,539,200

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 100
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes: AS6 Rich's Sidings and Broadway

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	5.0	@	403,200	2,016,000
3 bed House	34.5	@	460,600	15,890,700
4 bed House	3.0	@	573,400	1,720,200
5 bed House	0.0	@	766,100	-
1 bed Flat	2.5	@	294,000	735,000
2 bed Flat	5.0	@	360,000	1,800,000
3 bed Flat	0.0	@	0	-
	50.0			22,161,900
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.4	@	241,920	102,816
3 bed House	1.2	@	276,360	317,814
4 bed House	0.2	@	344,040	77,409
5 bed House	0.0	@	459,660	-
1 bed Flat	0.2	@	176,400	35,280
2 bed Flat	0.5	@	216,000	108,000
3 bed Flat	0.0	@	0	-
	2.5			641,319
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	4.3	@	177,408	753,984
3 bed House	11.5	@	202,664	2,330,636
4 bed House	2.3	@	252,296	567,666
5 bed House	0.0	@	337,084	-
1 bed Flat	2.0	@	129,360	258,720
2 bed Flat	5.0	@	158,400	792,000
3 bed Flat	0.0	@	0	-
	25.0			4,703,006
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.5	@	250,000	127,500
3 bed House	1.4	@	250,000	345,000
4 bed House	0.3	@	250,000	67,500
5 bed House	0.0	@	250,000	-
1 bed Flat	0.2	@	205,800	49,392
2 bed Flat	0.6	@	250,000	150,000
3 bed Flat	0.0	@	0	-
	3.0			739,392
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.3	@	306,432	1,015,822
3 bed House	9.0	@	350,056	3,140,002
4 bed House	1.8	@	435,784	764,801
5 bed House	0.0	@	582,236	-
1 bed Flat	1.6	@	223,440	348,566
2 bed Flat	3.9	@	273,600	1,067,040
3 bed Flat	0.0	@	0	-
	19.5	50.0		6,336,232
Sub-total GDV Residential	**100**			**34,581,849**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	8,957,351
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	50	AH units @	0 per unit	-
Total GDV				**34,581,849**

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **100**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes: **AS6 Rich's Sidings and Broadway**

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(29,759)
Planning Application Professional Fees, Surveys and reports								(90,000)
CIL (Mrkt only + garages)				4,923 sqm	241.00 £ psm			(1,186,400)
CIL analysis:				3.43% % of GDV	11,864 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				1,985	For travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			100 units @	27,874 per unit			(2,787,400)
	Sub-total						(2,789,385)	
S106 analysis:		1,255,223 £ per ha		8.07% % of GDV	27,894 £ per unit (total units)			
AH Commuted Sum				8,955 sqm (total)	0 £ psm			-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				2.22 ha @	123,555 £ per ha (if brownfield)			(274,567)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		0	100 units @	0 per unit			-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV	0 £ per unit (total units)			
1 bed House				- sqm @	1,365 psm			-
2 bed House				945 sqm @	1,365 psm			(1,289,925)
3 bed House				5,463 sqm @	1,365 psm			(7,456,313)
4 bed House				930 sqm @	1,365 psm			(1,269,450)
5 bed House				- sqm @	1,365 psm			-
1 bed Flat				382 sqm @	1,757 psm			(671,794)
2 bed Flat				1,235 sqm @	1,757 psm			(2,170,412)
3 bed Flat			8,955	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		35	50% units @		18 sqm @	444 psm		(137,999)
Garages for 4B House (Mrkt only)		3	100% units @		18 sqm @	444 psm		(24,000)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			365					
External works				13,019,892 @	15.0%			(1,952,984)
Ext. Works analysis:					19,530 £ per unit (total units)			
Policy Costs on design -								
Net Biodiversity costs				100 units @	712 £ per unit			(71,200)
M4(2) Category 2 Housing	Aff units		36 units @		99.0% @	625 £ per unit		(22,275)
M4(2) Category 2 Housing	OMS units		43 units @		98.5% @	625 £ per unit		(26,164)
M4(2) Category 2 Flats	Aff units		14 units @		99.0% @	1,090 £ per unit		(15,107)
M4(2) Category 2 Flats	OMS units		8 units @		98.5% @	1,090 £ per unit		(8,052)
M4(3) Category 3 Housing	Aff units		36 units @		1.0% @	12,368 £ per unit		(4,452)
M4(3) Category 3 Housing	OMS units		43 units @		1.5% @	12,368 £ per unit		(7,885)
M4(3) Category 3 Flats	Aff units		14 units @		1.0% @	9,469 £ per unit		(1,326)
M4(3) Category 3 Flats	OMS units		8 units @		1.5% @	9,469 £ per unit		(1,065)
Additional Low Carbon/Energy Reduction	Houses		79 units @			14,205 £ per unit		(1,115,093)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			2,842,206 base cost		(386,540)
EV Charging Points - Houses			79 units @			0 £ per unit		-
EV Charging Points - Flats			22 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			100 units @			350 £ per unit		(35,000)
	Sub-total						(1,694,159)	
Policy Costs analysis:	(design costs only)				16,942 £ per unit (total units)			
Contingency (on construction)				16,941,602 @	5.0%			(847,080)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**100**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:	**AS6 Rich's Sidings and Broadway**					

Professional Fees		16,941,602	@	6.5%		(1,101,204)
Disposal Costs -						
OMS Marketing and Promotion		22,161,900	OMS @	3.00%	6,649 £ per unit	(664,857)
Residential Sales Agent Costs		22,161,900	OMS @	1.00%	2,216 £ per unit	(221,619)
Residential Sales Legal Costs		22,161,900	OMS @	0.25%	554 £ per unit	(55,405)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
	Disposal Cost analysis:				9,519 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(91,919)
Developers Profit -						
Profit on OMS		22,161,900		17.50%		(3,878,333)
Margin on AH		12,419,949		6.00%	on AH values	(745,197)
	Profit analysis:	34,581,849		13.37%	blended GDV (4,623,529)	
		24,029,229		19.24%	on costs (4,623,529)	
TOTAL COSTS						**(28,652,759)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						5,929,090
SDLT		5,929,090	@	HMRC formula		(285,954)
Acquisition Agent fees		5,929,090	@	1.0%		(59,291)
Acquisition Legal fees		5,929,090	@	0.5%		(29,645)
Interest on Land		5,929,090	@	7.50%		(444,682)
Residual Land Value						**5,109,517**
RLV analysis:	51,095 £ per plot	2,299,283	£ per ha (net)	930,507	£ per acre (net)	
		2,299,283	£ per ha (gross)	930,507	£ per acre (gross)	
				14.78%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		2.22	ha (net)	5.49	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		2.22	ha (gross)	5.49	acres (gross)	
	Density analysis:	4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**5,535,040**
	BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(191,485)**	£ per ha (net)	**(77,493)**	£ per acre (net)	**(425,523)**

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Scheme Typology: **SODC Medium Value Brownfield** No Units: **100**
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	100.00	650,295	495,833	341,371	186,909	32,446	(122,016)	(276,478)
	160.00	566,155	421,042	275,928	130,815	(14,298)	(159,411)	(304,529)
CIL £ psm	170.00	552,132	408,576	265,021	121,466	(22,089)	(165,647)	(309,212)
241.00	180.00	538,108	396,111	254,114	112,117	(29,886)	(171,890)	(313,895)
	190.00	524,083	383,640	243,196	102,753	(37,690)	(178,134)	(318,577)
	200.00	510,035	371,153	232,270	93,388	(45,495)	(184,377)	(323,260)
	210.00	495,987	358,666	221,344	84,022	(53,299)	(190,621)	(327,943)
	220.00	481,939	346,179	210,418	74,657	(61,104)	(196,864)	(332,625)
	230.00	467,891	333,692	199,492	65,292	(68,908)	(203,108)	(337,308)
	240.00	453,843	321,204	188,565	55,926	(76,713)	(209,352)	(341,991)
	250.00	439,795	308,717	177,639	46,561	(84,517)	(215,595)	(346,673)
	260.00	425,747	296,230	166,713	37,196	(92,321)	(221,839)	(351,356)
	270.00	411,700	283,743	155,787	27,830	(100,126)	(228,082)	(356,039)
	280.00	397,652	271,256	144,861	18,465	(107,930)	(234,326)	(360,721)
	290.00	383,580	258,751	133,922	9,093	(115,736)	(240,569)	(365,404)
	300.00	369,506	246,241	122,975	(290)	(123,555)	(246,820)	(370,087)
	310.00	355,431	233,730	112,029	(9,673)	(131,374)	(253,076)	(374,777)
	320.00	341,357	221,219	101,082	(19,056)	(139,193)	(259,331)	(379,469)
	330.00	327,282	208,709	90,135	(28,439)	(147,013)	(265,586)	(384,160)
	340.00	313,208	196,198	79,188	(37,822)	(154,832)	(271,842)	(388,852)
	350.00	299,133	183,687	68,241	(47,205)	(162,651)	(278,097)	(393,543)
	360.00	285,059	171,176	57,294	(56,588)	(170,470)	(284,352)	(398,235)
	370.00	270,958	158,653	46,347	(65,971)	(178,289)	(290,608)	(402,926)
	380.00	256,855	146,117	35,380	(75,358)	(186,109)	(296,863)	(407,618)
	390.00	242,752	133,581	24,410	(84,760)	(193,931)	(303,118)	(412,309)
	400.00	228,649	121,045	13,441	(94,162)	(201,766)	(309,374)	(417,001)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	18,500	600,917	468,425	335,932	203,440	70,948	(61,562)	(194,082)
	19,500	585,091	452,599	320,107	187,614	55,122	(77,370)	(209,882)
Site Specific S106	20,500	569,265	436,773	304,281	171,788	39,296	(93,196)	(225,688)
27,874	21,500	553,439	420,947	288,455	155,963	23,470	(109,022)	(241,514)
	22,500	537,614	405,121	272,629	140,137	7,645	(124,848)	(257,340)
	23,500	521,782	389,295	256,803	124,311	(8,181)	(140,674)	(273,166)
	24,500	505,929	373,446	240,963	108,480	(24,007)	(156,499)	(288,992)
	25,500	490,075	357,592	225,109	92,626	(39,857)	(172,340)	(304,822)
	26,500	474,221	341,739	209,256	76,773	(55,710)	(188,193)	(320,676)
	27,500	458,368	325,885	193,402	60,919	(71,564)	(204,047)	(336,530)
	28,500	442,514	310,031	177,548	45,066	(87,417)	(219,900)	(352,383)
	29,500	426,661	294,178	161,695	29,212	(103,271)	(235,754)	(368,237)
	30,500	410,807	278,324	145,841	13,358	(119,132)	(251,624)	(384,116)
	31,500	394,952	262,460	129,968	(2,524)	(135,016)	(267,507)	(399,999)
	32,500	379,068	246,577	114,085	(18,407)	(150,899)	(283,391)	(415,883)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	15.0%	608,630	458,793	308,955	159,118	9,280	(140,557)	(290,395)
	16.0%	546,154	403,258	260,362	117,467	(25,429)	(168,325)	(311,221)
Profit	17.0%	483,677	347,723	211,769	75,815	(60,138)	(196,092)	(332,046)
17.5%	18.0%	421,200	292,188	163,176	34,164	(94,848)	(223,860)	(352,872)
	19.0%	358,724	236,654	114,583	(7,487)	(129,557)	(251,627)	(373,697)
	20.0%	296,247	181,119	65,990	(49,138)	(164,266)	(279,394)	(394,523)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	550,000	910,439	777,956	645,473	512,990	380,507	248,024	115,541
	600,000	860,439	727,956	595,473	462,990	330,507	198,024	65,541
BLV (£ per acre)	650,000	810,439	677,956	545,473	412,990	280,507	148,024	15,541
1,008,000	700,000	760,439	627,956	495,473	362,990	230,507	98,024	(34,459)
	750,000	710,439	577,956	445,473	312,990	180,507	48,024	(84,459)
	800,000	660,439	527,956	395,473	262,990	130,507	(1,976)	(134,459)
	850,000	610,439	477,956	345,473	212,990	80,507	(51,976)	(184,459)
	900,000	560,439	427,956	295,473	162,990	30,507	(101,976)	(234,459)
	950,000	510,439	377,956	245,473	112,990	(19,493)	(151,976)	(284,459)
	1,000,000	460,439	327,956	195,473	62,990	(69,493)	(201,976)	(334,459)
	1,050,000	410,439	277,956	145,473	12,990	(119,493)	(251,976)	(384,459)
	1,100,000	360,439	227,956	95,473	(37,010)	(169,493)	(301,976)	(434,459)
	1,150,000	310,439	177,956	45,473	(87,010)	(219,493)	(351,976)	(484,459)
	1,200,000	260,439	127,956	(4,527)	(137,010)	(269,493)	(401,976)	(534,459)
	1,250,000	210,439	77,956	(54,527)	(187,010)	(319,493)	(451,976)	(584,459)
	1,300,000	160,439	27,956	(104,527)	(237,010)	(369,493)	(501,976)	(634,459)

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 100
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes: AS6 Rich's Sidings and Broadway

TABLE 5

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	116,475	13,433	(89,610)	(192,654)	(295,704)	(398,753)	(501,802)
	37	183,668	74,737	(34,193)	(143,124)	(252,054)	(360,985)	(469,923)
Density (dph)	39	250,860	136,042	21,223	(93,595)	(208,414)	(323,232)	(438,051)
45.0	41	318,053	197,346	76,640	(44,067)	(164,773)	(285,480)	(406,187)
	43	385,246	258,651	132,056	5,462	(121,133)	(247,728)	(374,323)
	45	452,439	319,956	187,473	54,990	(77,493)	(209,976)	(342,459)
	47	519,631	381,260	242,889	104,518	(33,853)	(172,224)	(310,595)
	49	586,824	442,565	298,306	154,047	9,787	(134,472)	(278,731)
	51	654,017	503,870	353,722	203,575	53,428	(96,720)	(246,867)
	53	721,210	565,174	409,139	253,103	97,068	(58,967)	(215,003)
	55	788,402	626,479	464,555	302,632	140,708	(21,215)	(183,139)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	88%	773,066	640,934	508,762	376,584	244,405	112,227	(20,011)
	90%	719,709	587,513	455,316	323,119	190,880	58,637	(73,606)
Build Cost	92%	666,353	534,091	401,830	269,568	137,307	5,045	(127,260)
100%	94%	612,926	480,628	348,330	216,018	83,691	(48,635)	(180,961)
(105% = 5% increase)	96%	559,473	427,110	294,747	162,384	30,021	(102,342)	(234,705)
	98%	505,996	373,578	241,160	108,737	(23,691)	(156,119)	(288,546)
	100%	452,439	319,956	187,473	54,990	(77,493)	(209,976)	(342,459)
	102%	398,877	266,320	133,763	1,206	(131,350)	(263,907)	(396,464)
	104%	345,208	212,586	79,965	(52,657)	(185,284)	(317,934)	(450,583)
	106%	291,526	158,812	26,097	(106,618)	(239,332)	(372,077)	(504,838)
	108%	237,739	104,959	(27,838)	(160,664)	(293,490)	(426,358)	(559,259)
	110%	183,901	51,010	(81,882)	(214,818)	(347,775)	(480,799)	(613,901)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(543,312)	(564,397)	(585,633)	(607,020)	(628,582)	(650,349)	(672,334)
	82%	(441,729)	(474,391)	(507,129)	(539,957)	(572,890)	(605,941)	(639,150)
Market Values	84%	(340,998)	(385,012)	(429,093)	(473,216)	(517,399)	(561,661)	(606,022)
100%	86%	(240,841)	(296,108)	(351,394)	(406,723)	(462,083)	(517,482)	(572,956)
(105% = 5% increase)	88%	(141,111)	(207,529)	(273,972)	(340,415)	(406,895)	(473,393)	(539,937)
	90%	(41,707)	(119,227)	(196,746)	(274,266)	(351,811)	(429,373)	(506,942)
	92%	57,441	(31,121)	(119,683)	(208,245)	(296,809)	(385,404)	(473,999)
	94%	156,402	56,825	(42,751)	(142,327)	(241,904)	(341,480)	(441,071)
	96%	255,215	144,649	34,083	(76,484)	(187,050)	(297,616)	(408,182)
	98%	353,880	232,351	110,822	(10,707)	(132,236)	(253,765)	(375,297)
	100%	452,439	319,956	187,473	54,990	(77,493)	(209,976)	(342,459)
	102%	550,946	407,522	264,096	120,667	(22,762)	(166,191)	(309,620)
	104%	649,326	494,972	340,617	186,263	31,908	(122,446)	(276,801)
	106%	747,701	582,421	417,135	251,849	86,564	(78,722)	(244,008)
	108%	845,960	669,770	493,579	317,389	141,199	(34,997)	(211,214)
	110%	944,219	757,111	570,003	382,895	195,787	8,679	(178,429)
	112%	1,042,421	844,422	646,422	448,401	250,375	52,349	(145,676)
	114%	1,140,572	931,667	722,762	513,857	304,952	96,020	(112,923)
	116%	1,238,723	1,018,912	799,102	579,291	359,480	139,670	(80,170)
	118%	1,336,847	1,106,157	875,441	644,725	414,009	183,292	(47,424)
	120%	1,434,904	1,193,323	951,742	710,159	468,537	226,915	(14,707)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	458,858	326,376	193,893	61,410	(71,073)	(203,556)	(336,039)
	450	457,085	324,602	192,119	59,636	(72,847)	(205,330)	(337,812)
BNG (£ per unit)	550	455,312	322,829	190,346	57,863	(74,620)	(207,103)	(339,586)
712	650	453,538	321,055	188,572	56,089	(76,393)	(208,876)	(341,359)
	750	451,765	319,282	186,799	54,316	(78,167)	(210,650)	(343,133)
	850	449,991	317,508	185,025	52,543	(79,940)	(212,423)	(344,906)
	950	448,218	315,735	183,252	50,769	(81,714)	(214,197)	(346,680)
	1,050	446,444	313,962	181,479	48,996	(83,487)	(215,970)	(348,453)
	1,150	444,671	312,188	179,705	47,222	(85,261)	(217,744)	(350,226)
	1,250	442,898	310,415	177,932	45,449	(87,034)	(219,517)	(352,000)
	1,350	441,124	308,641	176,158	43,675	(88,807)	(221,290)	(353,773)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(77,493)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	460,376	335,830	211,284	86,739	(37,807)	(162,359)	(286,928)
	10,000	468,313	351,704	235,096	118,471	1,824	(114,822)	(231,469)
Grant (£ per unit)	15,000	476,250	367,579	258,886	150,162	41,438	(67,303)	(176,094)
-	20,000	484,187	383,453	282,655	181,853	81,036	(19,846)	(120,753)
	25,000	492,124	399,301	306,423	213,545	120,583	27,606	(65,473)
	30,000	500,062	415,147	330,191	245,194	160,131	74,990	(10,222)
	35,000	507,999	430,992	353,960	276,831	199,658	122,374	44,980
	40,000	515,936	446,838	377,713	308,469	239,144	169,723	100,175
	45,000	523,871	462,683	401,442	340,107	278,631	217,039	155,307
	50,000	531,793	478,529	425,170	371,710	318,117	264,356	210,438
	55,000	539,716	494,375	448,899	403,299	357,554	311,645	265,550

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240827 SODC VOWH Typologies AW to AZ_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**	No Units:	**100**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District: **SODC**
Notes:	**AS6 Rich's Sidings and Broadway**				

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies AW to AZ_v0.2 - Summary Table

Appraisal Ref:	**AW**	**AX**	**AY**	**AZ**	**BZ**
Scheme Typology:	SODC High Value Brownfield	SODC Medium Value Brownfield	VOWH Medium Value Brownfield	VOWH Low Value Brownfield	SODC Medium Value Brownfield
No Units:	150	150	150	150	100
Location / Value Zone:	Higher	Medium	Medium	Low	Medium
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH	VOWH	SODC
Notes:					**AS6 Rich's Sidings and Broadway**
Total GDV (£)	65,797,162	51,872,773	54,813,526	40,980,020	34,581,849
Policy Assumptions	-	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%	50%
Affordable Rent:	5%	5%	8%	8%	5%
Social Rent:	50%	50%	62%	62%	50%
First Homes:	6%	6%	15%	15%	6%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%	39%
CIL (£ psm)	348.00	241.00	314.00	224.00	241.00
CIL (£ per unit)	17,131	11,864	19,718	14,066	11,864
Site Specific S106 (£ per unit)	27,887	27,887	27,887	27,887	27,894
Sub-total CIL+S106 (£ per unit)	45,019	39,751	47,605	41,953	39,758
Site Infrastructure (£ per unit)	-	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	45,019	39,751	47,605	41,953	39,758
Profit KPI's	-	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%	13.37%
Developers Profit (% on costs)	23.74%	19.33%	21.80%	16.67%	19.24%
Developers Profit Total (£)	8,779,382	6,935,294	8,063,163	6,055,633	4,623,529
Land Value KPI's	-	-	-	-	-
RLV (£/acre (net))	2,092,512	947,137	1,020,325	(169,636)	930,507
RLV (£/ha (net))	5,170,597	2,340,375	2,521,224	(419,170)	2,299,283
RLV (% of GDV)	26.19%	15.04%	15.33%	-3.41%	14.78%
RLV Total (£)	17,235,323	7,801,250	8,404,081	(1,397,233)	5,109,517
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000	880,000	1,008,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768	2,174,480	2,490,768
BLV Total (£)	9,472,167	8,302,560	8,302,560	7,248,267	5,535,040
Surplus/Deficit (£/acre) [RLV-BLV]	942,512	(60,863)	12,325	(1,049,636)	(77,493)
Surplus/Deficit (£/ha)	2,328,947	(150,393)	30,456	(2,593,650)	(191,485)
Surplus/Deficit Total (£)	7,763,156	(501,310)	101,521	(8,645,499)	(425,523)
Plan Viability comments	**Viable**	**Marginal**	**Viable**	**Not Viable**	**Marginal**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240920 SODC VOWH Typologies BA to BD_v0.3

Appraisal Ref: BA (see Typologies Matrix)
Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	13,128,000
3 bed House	564,000	5,937	552	10,152,000
4 bed House	817,000	6,589	612	0
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	400,000	8,000	743	4,800,000
2 bed Flat	550,000	7,857	730	3,300,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				31,380,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	240,000	60%	176,000	44%	250,000	70%	304,000	76%
2 bed Flat	330,000	60%	242,000	44%	250,000	70%	418,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	547,000	9,189,600
3 bed House	12.6	@	564,000	7,106,400
4 bed House	0.0	@	817,000	-
5 bed House	0.0	@	1,060,000	-
1 bed Flat	8.4	@	400,000	3,360,000
2 bed Flat	4.2	@	550,000	2,310,000
3 bed Flat	0.0	@	0	-
	42.0			21,966,000
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	328,200	1,181,520
3 bed House	2.7	@	338,400	913,680
4 bed House	0.0	@	490,200	-
5 bed House	0.0	@	636,000	-
1 bed Flat	1.8	@	240,000	432,000
2 bed Flat	0.9	@	330,000	297,000
3 bed Flat	0.0	@	0	-
	9.0			2,824,200
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	240,680	433,224
3 bed House	1.4	@	248,160	335,016
4 bed House	0.0	@	359,480	-
5 bed House	0.0	@	466,400	-
1 bed Flat	0.9	@	176,000	158,400
2 bed Flat	0.5	@	242,000	108,900
3 bed Flat	0.0	@	0	-
	4.5			1,035,540
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	415,720	748,296
3 bed House	1.4	@	428,640	578,664
4 bed House	0.0	@	620,920	-
5 bed House	0.0	@	805,600	-
1 bed Flat	0.9	@	304,000	273,600
2 bed Flat	0.5	@	418,000	188,100
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,788,660
Sub-total GDV Residential	**60**			**27,614,400**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	3,765,600
	793 £ psm (total GIA sqm)		62,760 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**27,614,400**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,438 sqm		348.00 £ psm			(1,196,563)
CIL analysis:				4.33% % of GDV		19,943 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			60 units @	5,180	per unit			(310,800)
	Sub-total						(310,800)		
S106 analysis:		440,300 £ per ha		1.13% % of GDV		5,180 £ per unit (total units)			
AH Commuted Sum				4,750 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				0.71 ha @	0	£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60 units @	0	per unit			-
	Sub-total						-		
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm			-
2 bed House				1,680 sqm @	1,365	psm			(2,293,200)
3 bed House				1,710 sqm @	1,365	psm			(2,334,150)
4 bed House				- sqm @	1,365	psm			-
5 bed House				- sqm @	1,365	psm			-
1 bed Flat				800 sqm @	1,986	psm			(1,588,800)
2 bed Flat				560 sqm @	1,986	psm			(1,112,160)
3 bed Flat			4,750	- sqm @	1,986	psm			-
Garages for 3B House (Mrkt only)		13	50%	units @	18	sqm @	444	psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @	18	sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @	18	sqm @	444	psm	-
			113						
External works				7,378,709 @	15.0%				(1,106,806)
Ext. Works analysis:					18,447	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				60 units @	850	£ per unit			(51,000)
M4(2) Category 2 Housing	Aff units		13 units @		99.0% @		625 £ per unit		(7,796)
M4(2) Category 2 Housing	OMS units		29 units @		98.5% @		625 £ per unit		(18,099)
M4(2) Category 2 Flats	Aff units		5 units @		0.0% @		1,090 £ per unit		-
M4(2) Category 2 Flats	OMS units		13 units @		0.0% @		1,090 £ per unit		-
M4(3) Category 3 Housing	Aff units		13 units @		1.0% @		12,368 £ per unit		(1,558)
M4(3) Category 3 Housing	OMS units		29 units @		1.5% @		12,368 £ per unit		(5,454)
M4(3) Category 3 Flats	Aff units		5 units @		0.0% @		9,469 £ per unit		-
M4(3) Category 3 Flats	OMS units		13 units @		0.0% @		9,469 £ per unit		-
Additional Low Carbon/Energy Reduction	Houses		42 units @				14,205 £ per unit		(596,610)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on				2,700,960 base cost		(367,331)
EV Charging Points - Houses			42 units @				0 £ per unit		-
EV Charging Points - Flats			18 units @		4 flats per charger		0 £ per 4 units		-
Water Efficiency			60 units @				350 £ per unit		(21,000)
	Sub-total						(1,068,849)		
Policy Costs analysis:	(design costs only)				17,814	£ per unit (total units)			
Contingency (on construction)				9,554,365 @	5.0%				(477,718)

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:		**SODC High ValueAge Restricted Housing**		No Units:	**60**		
Site Typology:		Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:							

Professional Fees		9,554,365	@	6.5%			(621,034)
Disposal Costs -							
OMS Marketing and Promotion		21,966,000	OMS @	6.00%	21,966	£ per unit	(1,317,960)
Residential Sales Agent Costs		21,966,000	OMS @	1.00%	3,661	£ per unit	(219,660)
Residential Sales Legal Costs		21,966,000	OMS @	0.25%	915	£ per unit	(54,915)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs					300,000	lump sum	300,000
Disposal Cost analysis:					26,709	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604%	pcm		(31,023)
Developers Profit -							
Profit on OMS		21,966,000		20.00%			(4,393,200)
Margin on AH		5,648,400		6.00%	on AH values		(338,904)
Profit analysis:		27,614,400		17.14%	blended GDV	(4,732,104)	
		13,588,276		34.82%	on costs	(4,732,104)	
TOTAL COSTS							**(18,320,380)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							9,294,020
SDLT		9,294,020	@	HMRC formula			(454,201)
Acquisition Agent fees		9,294,020	@	1.0%			(92,940)
Acquisition Legal fees		9,294,020	@	0.5%			(46,470)
Interest on Land		9,294,020	@	7.50%			(697,051)
Residual Land Value							**8,003,357**
RLV analysis:	133,389 £ per plot	11,338,089	£ per ha (net)	4,588,462	£ per acre (net)		
		8,503,567	£ per ha (gross)	3,441,346	£ per acre (gross)		
				28.98%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		85.0	dph (net)				
Site Area (net)		0.71	ha (net)	1.74	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.94	ha (gross)	2.33	acres (gross)		
Density analysis:		6,729	sqm/ha (net)	29,313	sqft/ac (net)		
		64	dph (gross)				
Benchmark Land Value (net)	18,896 £ per plot	1,606,150	£ per ha (net)	650,000	£ per acre (net)		**1,133,753**
BLV analysis:		1,204,613	£ per ha (gross)	487,500	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**9,731,939** £ per ha (net)	**3,938,462** £ per acre (net)	**6,869,604**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,938,462	10%	20%	30%	40%	50%	60%	70%
	100.00	4,803,724	4,581,954	4,360,071	4,138,104	3,915,882	3,693,539	3,470,943
	160.00	4,672,456	4,465,380	4,258,069	4,050,743	3,843,081	3,635,337	3,427,292
CIL £ psm	170.00	4,650,578	4,445,951	4,241,069	4,036,183	3,830,948	3,625,637	3,420,016
348.00	180.00	4,628,700	4,426,522	4,224,068	4,021,614	3,818,815	3,615,936	3,412,741
	190.00	4,606,822	4,407,093	4,207,068	4,007,042	3,806,681	3,606,236	3,405,466
	200.00	4,584,944	4,387,664	4,190,067	3,992,470	3,794,548	3,596,536	3,398,191
	210.00	4,563,066	4,368,226	4,173,067	3,977,899	3,782,414	3,586,835	3,390,916
	220.00	4,541,188	4,348,779	4,156,067	3,963,327	3,770,281	3,577,135	3,383,640
	230.00	4,519,310	4,329,332	4,139,066	3,948,755	3,758,147	3,567,435	3,376,365
	240.00	4,497,431	4,309,885	4,122,066	3,934,183	3,746,014	3,557,735	3,369,090
	250.00	4,475,553	4,290,437	4,105,065	3,919,612	3,733,880	3,548,034	3,361,815
	260.00	4,453,675	4,270,990	4,088,065	3,905,040	3,721,747	3,538,334	3,354,539
	270.00	4,431,797	4,251,543	4,071,065	3,890,468	3,709,614	3,528,634	3,347,264
	280.00	4,409,919	4,232,096	4,054,064	3,875,896	3,697,480	3,518,933	3,339,989
	290.00	4,388,041	4,212,649	4,037,064	3,861,325	3,685,347	3,509,232	3,332,714
	300.00	4,366,163	4,193,202	4,020,064	3,846,753	3,673,213	3,499,525	3,325,438
	310.00	4,344,285	4,173,755	4,003,063	3,832,181	3,661,080	3,489,818	3,318,163
	320.00	4,322,407	4,154,307	3,986,063	3,817,609	3,648,946	3,480,111	3,310,888
	330.00	4,300,529	4,134,860	3,969,062	3,803,038	3,636,813	3,470,405	3,303,613
	340.00	4,278,651	4,115,413	3,952,062	3,788,466	3,624,680	3,460,698	3,296,338
	350.00	4,256,773	4,095,966	3,935,062	3,773,894	3,612,546	3,450,991	3,289,062
	360.00	4,234,895	4,076,519	3,918,061	3,759,322	3,600,413	3,441,284	3,281,787
	370.00	4,213,017	4,057,072	3,901,061	3,744,751	3,588,279	3,431,578	3,274,512
	380.00	4,191,139	4,037,624	3,884,060	3,730,179	3,576,146	3,421,871	3,267,237
	390.00	4,169,261	4,018,177	3,867,060	3,715,607	3,564,012	3,412,164	3,259,961
	400.00	4,147,383	3,998,730	3,850,060	3,701,035	3,551,879	3,402,457	3,252,686

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,938,462	10%	20%	30%	40%	50%	60%	70%
	4,600	4,278,371	4,117,077	3,955,668	3,794,014	3,632,165	3,470,125	3,307,698
	4,700	4,275,401	4,114,108	3,952,701	3,791,048	3,629,201	3,467,161	3,304,736
Site Specific S106	4,800	4,272,432	4,111,139	3,949,735	3,788,081	3,626,237	3,464,196	3,301,774
5,180	4,900	4,269,463	4,108,169	3,946,768	3,785,115	3,623,273	3,461,232	3,298,812
	5,000	4,266,493	4,105,200	3,943,801	3,782,148	3,620,308	3,458,268	3,295,849
	5,100	4,263,524	4,102,231	3,940,835	3,779,182	3,617,344	3,455,304	3,292,887
	5,200	4,260,555	4,099,261	3,937,868	3,776,215	3,614,380	3,452,340	3,289,925
	5,300	4,257,585	4,096,292	3,934,902	3,773,249	3,611,416	3,449,376	3,286,963
	5,400	4,254,616	4,093,323	3,931,935	3,770,282	3,608,452	3,446,411	3,284,000
	5,500	4,251,647	4,090,353	3,928,969	3,767,315	3,605,487	3,443,447	3,281,038
	5,600	4,248,677	4,087,384	3,926,002	3,764,349	3,602,523	3,440,483	3,278,076
	5,700	4,245,708	4,084,415	3,923,036	3,761,382	3,599,559	3,437,519	3,275,114
	5,800	4,242,739	4,081,445	3,920,069	3,758,416	3,596,595	3,434,555	3,272,152
	5,900	4,239,769	4,078,476	3,917,102	3,755,449	3,593,631	3,431,590	3,269,189
	6,000	4,236,800	4,075,507	3,914,136	3,752,483	3,590,666	3,428,626	3,266,227

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,938,462	10%	20%	30%	40%	50%	60%	70%
	15.0%	4,957,388	4,718,735	4,479,981	4,240,968	4,001,773	3,762,372	3,522,597
	16.0%	4,818,140	4,594,959	4,371,678	4,148,136	3,924,413	3,700,484	3,476,181
Profit	17.0%	4,678,892	4,471,183	4,263,374	4,055,304	3,847,053	3,638,596	3,429,765
20.0%	18.0%	4,539,644	4,347,407	4,155,070	3,962,472	3,769,693	3,576,708	3,383,349
	19.0%	4,400,396	4,223,631	4,046,766	3,869,640	3,692,333	3,514,821	3,336,933
	20.0%	4,261,148	4,099,855	3,938,462	3,776,808	3,614,973	3,452,933	3,290,517

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,938,462	10%	20%	30%	40%	50%	60%	70%
	550,000	4,361,148	4,199,855	4,038,462	3,876,808	3,714,973	3,552,933	3,390,517
	600,000	4,311,148	4,149,855	3,988,462	3,826,808	3,664,973	3,502,933	3,340,517
BLV (£ per acre)	650,000	4,261,148	4,099,855	3,938,462	3,776,808	3,614,973	3,452,933	3,290,517
650,000	700,000	4,211,148	4,049,855	3,888,462	3,726,808	3,564,973	3,402,933	3,240,517
	750,000	4,161,148	3,999,855	3,838,462	3,676,808	3,514,973	3,352,933	3,190,517
	800,000	4,111,148	3,949,855	3,788,462	3,626,808	3,464,973	3,302,933	3,140,517
	850,000	4,061,148	3,899,855	3,738,462	3,576,808	3,414,973	3,252,933	3,090,517
	900,000	4,011,148	3,849,855	3,688,462	3,526,808	3,364,973	3,202,933	3,040,517
	950,000	3,961,148	3,799,855	3,638,462	3,476,808	3,314,973	3,152,933	2,990,517
	1,000,000	3,911,148	3,749,855	3,588,462	3,426,808	3,264,973	3,102,933	2,940,517
	1,050,000	3,861,148	3,699,855	3,538,462	3,376,808	3,214,973	3,052,933	2,890,517
	1,100,000	3,811,148	3,649,855	3,488,462	3,326,808	3,164,973	3,002,933	2,840,517
	1,150,000	3,761,148	3,599,855	3,438,462	3,276,808	3,114,973	2,952,933	2,790,517
	1,200,000	3,711,148	3,549,855	3,388,462	3,226,808	3,064,973	2,902,933	2,740,517
	1,250,000	3,661,148	3,499,855	3,338,462	3,176,808	3,014,973	2,852,933	2,690,517
	1,300,000	3,611,148	3,449,855	3,288,462	3,126,808	2,964,973	2,802,933	2,640,517

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	3,938,462	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	3,278,919	3,149,884	3,020,769	2,891,447	2,761,978	2,632,346	2,502,414
	70	3,394,475	3,261,646	3,128,733	2,995,607	2,862,331	2,728,886	2,595,132
Density (dph)	72	3,510,032	3,373,407	3,236,697	3,099,767	2,962,683	2,825,425	2,687,850
85.0	74	3,625,588	3,485,168	3,344,661	3,203,927	3,063,035	2,921,965	2,780,568
	76	3,741,145	3,596,929	3,452,625	3,308,088	3,163,387	3,018,504	2,873,286
	78	3,856,701	3,708,691	3,560,588	3,412,248	3,263,740	3,115,044	2,966,004
	80	3,972,257	3,820,452	3,668,552	3,516,408	3,364,092	3,211,584	3,058,722
	82	4,087,814	3,932,213	3,776,516	3,620,568	3,464,444	3,308,123	3,151,440
	84	4,203,370	4,043,975	3,884,480	3,724,728	3,564,797	3,404,663	3,244,158
	86	4,318,927	4,155,736	3,992,444	3,828,888	3,665,149	3,501,202	3,336,876
	88	4,434,483	4,267,497	4,100,407	3,933,049	3,765,501	3,597,742	3,429,594

TABLE 6

Balance (RLV - BLV £ per acre (n))	3,938,462	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	4,358,406	4,197,113	4,035,607	3,873,953	3,712,018	3,549,930	3,387,476
	100%	4,261,148	4,099,855	3,938,462	3,776,808	3,614,973	3,452,933	3,290,517
Build Cost	102%	4,163,891	4,002,598	3,841,305	3,679,663	3,517,927	3,355,887	3,193,559
100%	104%	4,066,514	3,905,341	3,744,047	3,582,518	3,420,865	3,258,841	3,096,600
(105% = 5% increase)	106%	3,969,131	3,808,083	3,646,790	3,485,373	3,323,720	3,161,796	2,999,641
	108%	3,871,749	3,710,789	3,549,533	3,388,228	3,226,575	3,064,750	2,902,682
	110%	3,774,366	3,613,406	3,452,275	3,290,982	3,129,430	2,967,705	2,805,664
	112%	3,676,984	3,516,024	3,355,018	3,193,725	3,032,284	2,870,631	2,708,619
	114%	3,579,520	3,418,641	3,257,681	3,096,467	2,935,139	2,773,486	2,611,573
	116%	3,481,999	3,321,259	3,160,299	2,999,210	2,837,917	2,676,341	2,514,528
	118%	3,384,478	3,223,824	3,062,916	2,901,952	2,740,659	2,579,196	2,417,482
	120%	3,286,958	3,126,304	2,965,534	2,804,574	2,643,402	2,482,051	2,320,398

TABLE 7

Balance (RLV - BLV £ per acre (n))	3,938,462	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	2,229,654	2,295,179	2,360,170	2,424,642	2,488,607	2,552,078	2,615,069
	82%	2,433,070	2,475,812	2,518,089	2,559,904	2,601,261	2,642,163	2,682,614
Market Values	84%	2,636,466	2,656,445	2,676,008	2,695,167	2,713,916	2,732,249	2,750,159
100%	86%	2,839,678	2,836,968	2,833,917	2,830,430	2,826,571	2,822,334	2,817,703
(105% = 5% increase)	88%	3,042,890	3,017,447	2,991,723	2,965,693	2,939,226	2,912,420	2,885,248
	90%	3,246,086	3,197,925	3,149,530	3,100,879	3,051,881	3,002,505	2,952,793
	92%	3,449,125	3,378,404	3,307,336	3,236,065	3,164,536	3,092,591	3,020,338
	94%	3,652,163	3,558,804	3,465,143	3,371,251	3,277,152	3,182,676	3,087,883
	96%	3,855,202	3,739,155	3,622,949	3,506,437	3,389,759	3,272,762	3,155,428
	98%	4,058,240	3,919,505	3,780,745	3,641,623	3,502,366	3,362,847	3,222,973
	100%	4,261,148	4,099,855	3,938,462	3,776,808	3,614,973	3,452,933	3,290,517
	102%	4,464,043	4,280,206	4,096,178	3,911,994	3,727,580	3,543,018	3,358,062
	104%	4,666,937	4,460,556	4,253,895	4,047,180	3,840,186	3,633,091	3,425,607
	106%	4,869,831	4,640,858	4,411,612	4,182,366	3,952,793	3,723,151	3,493,152
	108%	5,072,725	4,821,106	4,569,329	4,317,526	4,065,400	3,813,210	3,560,697
	110%	5,275,619	5,001,354	4,727,046	4,452,654	4,178,007	3,903,270	3,628,242
	112%	5,478,441	5,181,601	4,884,762	4,587,782	4,290,614	3,993,330	3,695,786
	114%	5,681,219	5,361,849	5,042,479	4,722,910	4,403,220	4,083,390	3,763,331
	116%	5,883,998	5,542,097	5,200,196	4,858,038	4,515,827	4,173,450	3,830,876
	118%	6,086,777	5,722,345	5,357,899	4,993,167	4,628,434	4,263,509	3,898,421
	120%	6,289,555	5,902,592	5,515,549	5,128,295	4,741,041	4,353,569	3,965,966

TABLE 8

Balance (RLV - BLV £ per acre (n))	3,938,462	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	4,277,736	4,116,443	3,955,030	3,793,377	3,631,524	3,469,484	3,307,054
	450	4,274,419	4,113,125	3,951,716	3,790,063	3,628,214	3,466,174	3,303,747
BNG (£ per unit)	550	4,271,101	4,109,808	3,948,403	3,786,749	3,624,904	3,462,863	3,300,439
850	650	4,267,784	4,106,490	3,945,089	3,783,436	3,621,593	3,459,553	3,297,132
	750	4,264,466	4,103,173	3,941,775	3,780,122	3,618,283	3,456,243	3,293,825
	850	4,261,148	4,099,855	3,938,462	3,776,808	3,614,973	3,452,933	3,290,517
	950	4,257,831	4,096,538	3,935,148	3,773,495	3,611,662	3,449,622	3,287,210
	1,050	4,254,513	4,093,220	3,931,834	3,770,181	3,608,352	3,446,312	3,283,903
	1,150	4,251,196	4,089,903	3,928,521	3,766,867	3,605,042	3,443,002	3,280,595
	1,250	4,247,878	4,086,585	3,925,207	3,763,554	3,601,732	3,439,691	3,277,288
	1,350	4,244,561	4,083,268	3,921,893	3,760,240	3,598,421	3,436,381	3,273,981

TABLE 9

Balance (RLV - BLV £ per acre (n))	3,938,462	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	4,276,008	4,129,575	3,982,995	3,836,186	3,689,128	3,541,890	3,394,256
	10,000	4,290,868	4,159,294	4,027,528	3,895,563	3,763,284	3,630,808	3,497,994
Grant (£ per unit)	15,000	4,305,727	4,189,013	4,072,061	3,954,941	3,837,439	3,719,727	3,601,732
-	20,000	4,320,587	4,218,732	4,116,594	4,014,311	3,911,595	3,808,645	3,705,416
	25,000	4,335,446	4,248,451	4,161,127	4,073,635	3,985,750	3,897,564	3,809,088
	30,000	4,350,306	4,278,171	4,205,660	4,132,959	4,059,906	3,986,482	3,912,760
	35,000	4,365,166	4,307,890	4,250,194	4,192,284	4,134,061	4,075,401	4,016,432
	40,000	4,380,025	4,337,609	4,294,727	4,251,608	4,208,215	4,164,319	4,120,105
	45,000	4,394,885	4,367,314	4,339,260	4,310,932	4,282,314	4,253,238	4,223,777
	50,000	4,409,744	4,397,002	4,383,793	4,370,257	4,356,413	4,342,156	4,327,449
	55,000	4,424,604	4,426,691	4,428,326	4,429,581	4,430,511	4,431,075	4,431,121

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	**SODC High ValueAge Restricted Housing**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240920 SODC VOWH Typologies BA to BD_v0.3

Appraisal Ref: BB (see Typologies Matrix)
Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
	AH tenure split %	Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	9,676,800
3 bed House	460,600	4,848	450	8,290,800
4 bed House	573,400	4,624	430	0
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	250,000	5,000	465	3,000,000
2 bed Flat	325,000	4,643	431	1,950,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				22,917,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	150,000	60%	110,000	44%	175,000	70%	190,000	76%
2 bed Flat	195,000	60%	143,000	44%	227,500	70%	247,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	403,200	6,773,760
3 bed House	12.6	@	460,600	5,803,560
4 bed House	0.0	@	573,400	-
5 bed House	0.0	@	766,100	-
1 bed Flat	8.4	@	250,000	2,100,000
2 bed Flat	4.2	@	325,000	1,365,000
3 bed Flat	0.0	@	0	-
	42.0			16,042,320
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	241,920	870,912
3 bed House	2.7	@	276,360	746,172
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	1.8	@	150,000	270,000
2 bed Flat	0.9	@	195,000	175,500
3 bed Flat	0.0	@	0	-
	9.0			2,062,584
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	177,408	319,334
3 bed House	1.4	@	202,664	273,596
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.9	@	110,000	99,000
2 bed Flat	0.5	@	143,000	64,350
3 bed Flat	0.0	@	0	-
	4.5			756,281
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	175,000	-
2 bed Flat	0.0	@	227,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	306,432	551,578
3 bed House	1.4	@	350,056	472,576
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.9	@	190,000	171,000
2 bed Flat	0.5	@	247,000	111,150
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,306,303
Sub-total GDV Residential	**60**			**20,167,488**
AH on-site cost analysis:	579 £ psm (total GIA sqm)		£MV (no AH) less £GDV (inc. AH) 45,835 £ per unit (total units)	2,750,112
Grant	18	AH units @	0 per unit	-
Total GDV				**20,167,488**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(24,239)
Planning Application Professional Fees, Surveys and reports								(70,000)
CIL (Mrkt only + garages)				3,438 sqm		278.00 £ psm		(955,875)
CIL analysis:				4.74% % of GDV		15,931 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			60 units @	5,180	per unit		(310,800)
	Sub-total						(310,800)	
S106 analysis:		440,300 £ per ha		1.54% % of GDV		5,180 £ per unit (total units)		
AH Commuted Sum				4,750 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				0.71 ha @	0	£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15		60 units @		0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				1,680 sqm @	1,365	psm		(2,293,200)
3 bed House				1,710 sqm @	1,365	psm		(2,334,150)
4 bed House				- sqm @	1,365	psm		-
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				800 sqm @	1,986	psm		(1,588,800)
2 bed Flat				560 sqm @	1,986	psm		(1,112,160)
3 bed Flat			4,750	- sqm @	1,986	psm		-
Garages for 3B House (Mrkt only)		13	50%	units @	18 sqm @	444	psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @	18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @	18 sqm @	444	psm	-
			113					
External works				7,378,709 @	15.0%			(1,106,806)
Ext. Works analysis:					18,447	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				60 units @	850	£ per unit		(51,000)
M4(2) Category 2 Housing	Aff units		13 units @		99.0% @	625	£ per unit	(7,796)
M4(2) Category 2 Housing	OMS units		29 units @		98.5% @	625	£ per unit	(18,099)
M4(2) Category 2 Flats	Aff units		5 units @		0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		13 units @		0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		13 units @		1.0% @	12,368	£ per unit	(1,558)
M4(3) Category 3 Housing	OMS units		29 units @		1.5% @	12,368	£ per unit	(5,454)
M4(3) Category 3 Flats	Aff units		5 units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		13 units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		42 units @			14,205	£ per unit	(596,610)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			2,700,960	base cost	(367,331)
EV Charging Points - Houses			42 units @			0	£ per unit	-
EV Charging Points - Flats			18 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			60 units @			350	£ per unit	(21,000)
	Sub-total						(1,068,849)	
Policy Costs analysis:	(design costs only)				17,814	£ per unit (total units)		
Contingency (on construction)				9,554,365 @	5.0%			(477,718)

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	**SODC Medium Value Age Restricted Hous**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees		9,554,365	@	6.5%		(621,034)
Disposal Costs -						
OMS Marketing and Promotion		16,042,320	OMS @	6.00%	16,042 £ per unit	(962,539)
Residential Sales Agent Costs		16,042,320	OMS @	1.00%	2,674 £ per unit	(160,423)
Residential Sales Legal Costs		16,042,320	OMS @	0.25%	668 £ per unit	(40,106)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
	Disposal Cost analysis:				19,551 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(50,749)
Developers Profit -						
Profit on OMS		16,042,320		20.00%		(3,208,464)
Margin on AH		4,125,168		6.00%	on AH values	(247,510)
	Profit analysis:	20,167,488		17.14%	blended GDV (3,455,974)	
		12,937,848		26.71%	on costs (3,455,974)	
TOTAL COSTS						**(16,393,822)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						3,773,666
SDLT		3,773,666	@	HMRC formula		(178,183)
Acquisition Agent fees		3,773,666	@	1.0%		(37,737)
Acquisition Legal fees		3,773,666	@	0.5%		(18,868)
Interest on Land		3,773,666	@	7.50%		(283,025)
Residual Land Value						**3,255,853**
RLV analysis:	54,264 £ per plot	4,612,458	£ per ha (net)	1,866,636	£ per acre (net)	
		3,459,344	£ per ha (gross)	1,399,977	£ per acre (gross)	
				16.14%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.94	ha (gross)	2.33	acres (gross)	
	Density analysis:	6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		64	dph (gross)			
Benchmark Land Value (net)	15,117 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**907,002**
	BLV analysis:	963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,327,538** £ per ha (net)	**1,346,636** £ per acre (net)	**2,348,851**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,346,636	10%	20%	30%	40%	50%	60%	70%
	100.00	1,957,908	1,804,580	1,651,252	1,497,839	1,344,381	1,190,860	1,037,246
	160.00	1,825,859	1,687,301	1,548,633	1,409,965	1,271,190	1,132,371	993,391
CIL £ psm	170.00	1,803,834	1,667,741	1,531,530	1,395,305	1,258,992	1,122,612	986,081
278.00	180.00	1,781,808	1,648,163	1,514,427	1,380,645	1,246,793	1,112,853	978,772
	190.00	1,759,783	1,628,585	1,497,323	1,365,985	1,234,595	1,103,094	971,463
	200.00	1,737,758	1,609,007	1,480,220	1,351,325	1,222,396	1,093,335	964,154
	210.00	1,715,732	1,589,429	1,463,117	1,336,665	1,210,198	1,083,577	956,844
	220.00	1,693,707	1,569,851	1,445,995	1,322,006	1,197,997	1,073,818	949,535
	230.00	1,671,682	1,550,273	1,428,864	1,307,346	1,185,781	1,064,059	942,226
	240.00	1,649,630	1,530,695	1,411,733	1,292,686	1,173,564	1,054,300	934,916
	250.00	1,627,566	1,511,117	1,394,603	1,278,026	1,161,348	1,044,541	927,607
	260.00	1,605,502	1,491,539	1,377,472	1,263,366	1,149,131	1,034,782	920,298
	270.00	1,583,439	1,471,961	1,360,341	1,248,706	1,136,915	1,025,024	912,989
	280.00	1,561,375	1,452,359	1,343,210	1,234,038	1,124,698	1,015,265	905,679
	290.00	1,539,311	1,432,746	1,326,079	1,219,354	1,112,482	1,005,506	898,370
	300.00	1,517,247	1,413,134	1,308,949	1,204,671	1,100,265	995,747	891,061
	310.00	1,495,183	1,393,521	1,291,818	1,189,987	1,088,048	985,988	883,751
	320.00	1,473,119	1,373,909	1,274,687	1,175,303	1,075,832	976,230	876,442
	330.00	1,451,024	1,354,297	1,257,539	1,160,620	1,063,615	966,471	869,126
	340.00	1,428,918	1,334,684	1,240,378	1,145,936	1,051,399	956,710	861,807
	350.00	1,406,812	1,315,072	1,223,217	1,131,253	1,039,182	946,937	854,488
	360.00	1,384,707	1,295,460	1,206,056	1,116,569	1,026,966	937,164	847,169
	370.00	1,362,601	1,275,828	1,188,895	1,101,886	1,014,738	927,391	839,850
	380.00	1,340,495	1,256,179	1,171,734	1,087,202	1,002,502	917,617	832,530
	390.00	1,318,390	1,236,529	1,154,573	1,072,519	990,266	907,844	825,211
	400.00	1,296,284	1,216,880	1,137,413	1,057,815	978,030	898,071	817,892

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,346,636	10%	20%	30%	40%	50%	60%	70%
	4,600	1,583,156	1,473,636	1,363,974	1,254,289	1,144,451	1,034,501	924,402
	4,700	1,580,161	1,470,647	1,360,985	1,251,304	1,141,467	1,031,521	921,426
Site Specific S106	4,800	1,577,167	1,467,658	1,357,996	1,248,320	1,138,482	1,028,541	918,450
5,180	4,900	1,574,172	1,464,666	1,355,006	1,245,335	1,135,498	1,025,561	915,474
	5,000	1,571,178	1,461,671	1,352,017	1,242,351	1,132,513	1,022,581	912,498
	5,100	1,568,183	1,458,677	1,349,028	1,239,366	1,129,529	1,019,601	909,522
	5,200	1,565,188	1,455,682	1,346,038	1,236,376	1,126,544	1,016,621	906,546
	5,300	1,562,194	1,452,688	1,343,049	1,233,387	1,123,560	1,013,641	903,570
	5,400	1,559,199	1,449,693	1,340,060	1,230,398	1,120,575	1,010,660	900,594
	5,500	1,556,205	1,446,699	1,337,070	1,227,408	1,117,591	1,007,680	897,618
	5,600	1,553,210	1,443,704	1,334,081	1,224,419	1,114,606	1,004,700	894,641
	5,700	1,550,216	1,440,709	1,331,092	1,221,430	1,111,622	1,001,720	891,665
	5,800	1,547,221	1,437,715	1,328,103	1,218,441	1,108,637	998,740	888,689
	5,900	1,544,227	1,434,720	1,325,113	1,215,451	1,105,653	995,760	885,713
	6,000	1,541,232	1,431,726	1,322,124	1,212,462	1,102,669	992,780	882,737

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,346,636	10%	20%	30%	40%	50%	60%	70%
	15.0%	2,074,269	1,908,265	1,742,122	1,575,962	1,409,631	1,243,208	1,076,635
	16.0%	1,972,572	1,817,868	1,663,025	1,508,164	1,353,133	1,198,010	1,042,736
Profit	17.0%	1,870,876	1,727,471	1,583,928	1,440,367	1,296,635	1,152,812	1,008,837
20.0%	18.0%	1,769,180	1,637,075	1,504,830	1,372,569	1,240,137	1,107,613	974,939
	19.0%	1,667,484	1,546,678	1,425,733	1,304,772	1,183,639	1,062,415	941,040
	20.0%	1,565,787	1,456,281	1,346,636	1,236,974	1,127,141	1,017,217	907,141

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,346,636	10%	20%	30%	40%	50%	60%	70%
	550,000	1,535,787	1,426,281	1,316,636	1,206,974	1,097,141	987,217	877,141
	600,000	1,485,787	1,376,281	1,266,636	1,156,974	1,047,141	937,217	827,141
BLV (£ per acre)	650,000	1,435,787	1,326,281	1,216,636	1,106,974	997,141	887,217	777,141
520,000	700,000	1,385,787	1,276,281	1,166,636	1,056,974	947,141	837,217	727,141
	750,000	1,335,787	1,226,281	1,116,636	1,006,974	897,141	787,217	677,141
	800,000	1,285,787	1,176,281	1,066,636	956,974	847,141	737,217	627,141
	850,000	1,235,787	1,126,281	1,016,636	906,974	797,141	687,217	577,141
	900,000	1,185,787	1,076,281	966,636	856,974	747,141	637,217	527,141
	950,000	1,135,787	1,026,281	916,636	806,974	697,141	587,217	477,141
	1,000,000	1,085,787	976,281	866,636	756,974	647,141	537,217	427,141
	1,050,000	1,035,787	926,281	816,636	706,974	597,141	487,217	377,141
	1,100,000	985,787	876,281	766,636	656,974	547,141	437,217	327,141
	1,150,000	935,787	826,281	716,636	606,974	497,141	387,217	277,141
	1,200,000	885,787	776,281	666,636	556,974	447,141	337,217	227,141
	1,250,000	835,787	726,281	616,636	506,974	397,141	287,217	177,141
	1,300,000	785,787	676,281	566,636	456,974	347,141	237,217	127,141

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,346,636	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	1,148,630	1,061,025	973,309	885,579	797,713	709,773	621,713
	70	1,197,707	1,107,526	1,017,230	926,920	836,469	745,943	655,293
Density (dph)	72	1,246,785	1,154,026	1,061,151	968,261	875,226	782,113	688,872
85.0	74	1,295,862	1,200,527	1,105,072	1,009,601	913,982	818,283	722,452
	76	1,344,939	1,247,028	1,148,992	1,050,942	952,738	854,453	756,032
	78	1,394,017	1,293,529	1,192,913	1,092,282	991,494	890,622	789,612
	80	1,443,094	1,340,029	1,236,834	1,133,623	1,030,251	926,792	823,192
	82	1,492,171	1,386,530	1,280,755	1,174,963	1,069,007	962,962	856,771
	84	1,541,249	1,433,031	1,324,676	1,216,304	1,107,763	999,132	890,351
	86	1,590,326	1,479,532	1,368,597	1,257,645	1,146,520	1,035,302	923,931
	88	1,639,403	1,526,032	1,412,518	1,298,985	1,185,276	1,071,471	957,511

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,346,636	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,663,974	1,554,312	1,444,650	1,334,814	1,224,920	1,114,888	1,004,662
	100%	1,565,787	1,456,281	1,346,636	1,236,974	1,127,141	1,017,217	907,141
Build Cost	102%	1,467,565	1,358,077	1,248,571	1,138,961	1,029,299	919,468	809,514
100%	104%	1,369,157	1,259,788	1,150,367	1,040,861	931,286	821,624	711,795
(105% = 5% increase)	106%	1,270,644	1,161,380	1,052,010	942,640	833,151	723,611	613,949
	108%	1,172,005	1,062,766	953,513	844,232	734,862	625,441	515,935
	110%	1,073,149	963,993	854,837	745,634	636,381	527,085	417,715
	112%	974,101	865,022	755,944	646,825	537,669	428,503	319,250
	114%	874,836	765,815	656,794	547,765	438,686	329,607	220,501
	116%	775,314	666,331	557,347	448,363	339,379	230,372	121,350
	118%	675,497	566,530	457,564	348,597	239,631	130,664	21,698
	120%	575,341	466,348	357,355	248,363	139,370	30,377	(78,643)

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,346,636	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	56,875	119,078	179,917	239,476	297,883	355,239	411,585
	82%	211,214	255,066	298,020	340,065	381,263	421,642	461,225
Market Values	84%	364,103	390,140	415,556	440,342	464,492	487,999	510,856
100%	86%	515,957	524,539	532,717	540,388	547,608	554,281	560,432
(105% = 5% increase)	88%	667,053	658,465	649,544	640,247	630,592	620,527	610,009
	90%	817,648	792,013	766,125	739,962	713,499	686,714	659,585
	92%	967,795	925,255	882,503	839,542	796,352	752,897	709,106
	94%	1,117,635	1,058,258	998,702	938,999	879,110	818,998	758,626
	96%	1,267,232	1,191,056	1,114,787	1,038,413	961,844	885,100	808,146
	98%	1,416,603	1,323,717	1,230,781	1,137,694	1,044,514	951,190	857,666
	100%	1,565,787	1,456,281	1,346,636	1,236,974	1,127,141	1,017,217	907,141
	102%	1,714,881	1,588,673	1,462,464	1,336,131	1,209,769	1,083,243	956,611
	104%	1,863,803	1,721,047	1,578,172	1,435,284	1,292,314	1,149,269	1,006,082
	106%	2,012,678	1,853,264	1,693,851	1,534,398	1,374,847	1,215,267	1,055,552
	108%	2,161,407	1,985,468	1,809,495	1,633,438	1,457,380	1,281,228	1,105,022
	110%	2,310,137	2,117,606	1,925,042	1,732,477	1,539,883	1,347,188	1,154,473
	112%	2,458,730	2,249,659	2,040,588	1,831,517	1,622,334	1,413,148	1,203,901
	114%	2,607,289	2,381,711	2,156,134	1,930,460	1,704,784	1,479,109	1,253,329
	116%	2,755,848	2,513,732	2,271,566	2,029,400	1,787,235	1,545,043	1,302,757
	118%	2,904,308	2,645,652	2,386,997	2,128,341	1,869,685	1,610,947	1,352,185
	120%	3,052,719	2,777,573	2,502,428	2,227,282	1,952,088	1,676,851	1,401,614

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,346,636	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,582,536	1,473,015	1,363,353	1,253,665	1,143,828	1,033,875	923,774
	450	1,579,187	1,469,671	1,360,010	1,250,327	1,140,490	1,030,543	920,447
BNG (£ per unit)	550	1,575,837	1,466,328	1,356,666	1,246,990	1,137,153	1,027,212	917,121
850	650	1,572,487	1,462,981	1,353,323	1,243,653	1,133,816	1,023,880	913,794
	750	1,569,137	1,459,631	1,349,980	1,240,316	1,130,479	1,020,548	910,468
	850	1,565,787	1,456,281	1,346,636	1,236,974	1,127,141	1,017,217	907,141
	950	1,562,438	1,452,931	1,343,293	1,233,631	1,123,804	1,013,885	903,815
	1,050	1,559,088	1,449,582	1,339,950	1,230,288	1,120,467	1,010,553	900,488
	1,150	1,555,738	1,446,232	1,336,606	1,226,944	1,117,130	1,007,222	897,162
	1,250	1,552,388	1,442,882	1,333,263	1,223,601	1,113,792	1,003,890	893,835
	1,350	1,549,038	1,439,532	1,329,920	1,220,258	1,110,455	1,000,558	890,509

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,346,636	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,580,780	1,486,229	1,391,532	1,296,739	1,201,833	1,106,719	1,011,412
	10,000	1,595,772	1,516,159	1,436,428	1,356,500	1,276,418	1,196,137	1,115,608
Grant (£ per unit)	15,000	1,610,765	1,546,090	1,481,277	1,416,260	1,351,004	1,285,512	1,219,745
-	20,000	1,625,757	1,576,020	1,526,097	1,475,952	1,425,549	1,374,853	1,323,829
	25,000	1,640,749	1,605,951	1,570,918	1,535,620	1,500,028	1,464,113	1,427,846
	30,000	1,655,742	1,635,881	1,615,738	1,595,288	1,574,508	1,553,374	1,531,863
	35,000	1,670,717	1,665,812	1,660,559	1,654,956	1,648,974	1,642,591	1,635,795
	40,000	1,685,682	1,695,695	1,705,320	1,714,544	1,723,358	1,731,749	1,739,705
	45,000	1,700,648	1,725,575	1,750,071	1,774,128	1,797,742	1,820,906	1,843,616
	50,000	1,715,613	1,755,456	1,794,822	1,833,712	1,872,126	1,910,064	1,947,489
	55,000	1,730,578	1,785,336	1,839,573	1,893,295	1,946,494	1,999,147	2,051,307

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	**SODC Medium Value Age Restricted Hous**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240920 SODC VOWH Typologies BA to BD_v0.3

Appraisal Ref: BC (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
	AH tenure split %	Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			314.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	9,676,800
3 bed House	460,600	4,848	450	8,290,800
4 bed House	573,400	4,624	430	0
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	250,000	5,000	465	3,000,000
2 bed Flat	325,000	4,643	431	1,950,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				22,917,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	150,000	60%	110,000	44%	175,000	70%	190,000	76%
2 bed Flat	195,000	60%	143,000	44%	227,500	70%	247,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	403,200	6,773,760
3 bed House	12.6	@	460,600	5,803,560
4 bed House	0.0	@	573,400	-
5 bed House	0.0	@	766,100	-
1 bed Flat	8.4	@	250,000	2,100,000
2 bed Flat	4.2	@	325,000	1,365,000
3 bed Flat	0.0	@	0	-
	42.0			16,042,320
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	241,920	870,912
3 bed House	2.7	@	276,360	746,172
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	1.8	@	150,000	270,000
2 bed Flat	0.9	@	195,000	175,500
3 bed Flat	0.0	@	0	-
	9.0			2,062,584
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	177,408	319,334
3 bed House	1.4	@	202,664	273,596
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.9	@	110,000	99,000
2 bed Flat	0.5	@	143,000	64,350
3 bed Flat	0.0	@	0	-
	4.5			756,281
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	175,000	-
2 bed Flat	0.0	@	227,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	306,432	551,578
3 bed House	1.4	@	350,056	472,576
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.9	@	190,000	171,000
2 bed Flat	0.5	@	247,000	111,150
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,306,303
Sub-total GDV Residential	**60**			**20,167,488**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,750,112
	579 £ psm (total GIA sqm)		45,835 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**20,167,488**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,438 sqm		314.00 £ psm			(1,079,658)
CIL analysis:				5.35% % of GDV		17,994 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			60 units @	5,180	per unit			(310,800)
	Sub-total							(310,800)	
S106 analysis:		440,300 £ per ha		1.54% % of GDV		5,180 £ per unit (total units)			
AH Commuted Sum				4,750 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				0.71 ha @	0	£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60 units @	0	per unit			-
	Sub-total							-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm			-
2 bed House				1,680 sqm @	1,365	psm			(2,293,200)
3 bed House				1,710 sqm @	1,365	psm			(2,334,150)
4 bed House				- sqm @	1,365	psm			-
5 bed House				- sqm @	1,365	psm			-
1 bed Flat				800 sqm @	1,986	psm			(1,588,800)
2 bed Flat				560 sqm @	1,986	psm			(1,112,160)
3 bed Flat			4,750	- sqm @	1,986	psm			-
Garages for 3B House (Mrkt only)		13	50% units @		18 sqm @	444 psm			(50,399)
Garages for 4B House (Mrkt only)		-	100% units @		18 sqm @	444 psm			-
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm			-
			113						
External works				7,378,709 @	15.0%				(1,106,806)
Ext. Works analysis:					18,447	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				60 units @	850	£ per unit			(51,000)
M4(2) Category 2 Housing	Aff units		13 units @		95.0% @	625	£ per unit		(7,481)
M4(2) Category 2 Housing	OMS units		29 units @		94.0% @	625	£ per unit		(17,273)
M4(2) Category 2 Flats	Aff units		5 units @		0.0% @	1,090	£ per unit		-
M4(2) Category 2 Flats	OMS units		13 units @		0.0% @	1,090	£ per unit		-
M4(3) Category 3 Housing	Aff units		13 units @		5.0% @	12,368	£ per unit		(7,792)
M4(3) Category 3 Housing	OMS units		29 units @		6.0% @	12,368	£ per unit		(21,817)
M4(3) Category 3 Flats	Aff units		5 units @		0.0% @	9,469	£ per unit		-
M4(3) Category 3 Flats	OMS units		13 units @		0.0% @	9,469	£ per unit		-
Additional Low Carbon/Energy Reduction	Houses		42 units @			7,087	£ per unit		(297,654)
Additional Low Carbon/Energy Reduction	Flats		6.2% Uplift on			2,700,960	base cost		(167,460)
EV Charging Points - Houses			42 units @			0	£ per unit		-
EV Charging Points - Flats			18 units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			60 units @			350	£ per unit		(21,000)
	Sub-total							(591,476)	
Policy Costs analysis:	(design costs only)				9,858	£ per unit (total units)			
Contingency (on construction)				9,076,992 @	5.0%				(453,850)

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	VOWH Medium Value Age Restricted Hous		No Units:	60		
Site Typology:	Location / Value Zone:	Medium	Greenfield/Brownfield:	Greenfield	District:	VOWH
Notes:						

Professional Fees		9,076,992	@	6.5%		(590,004)
Disposal Costs -						
OMS Marketing and Promotion		16,042,320	OMS @	6.00%	16,042 £ per unit	(962,539)
Residential Sales Agent Costs		16,042,320	OMS @	1.00%	2,674 £ per unit	(160,423)
Residential Sales Legal Costs		16,042,320	OMS @	0.25%	668 £ per unit	(40,106)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
Disposal Cost analysis:					19,551 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(45,231)
Developers Profit -						
Profit on OMS		16,042,320		20.00%		(3,208,464)
Margin on AH		4,125,168		6.00%	on AH values	(247,510)
Profit analysis:		20,167,488		17.14%	blended GDV (3,455,974)	
		12,523,842		27.60%	on costs (3,455,974)	
TOTAL COSTS						**(15,979,816)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						4,187,672
SDLT		4,187,672	@	HMRC formula		(198,884)
Acquisition Agent fees		4,187,672	@	1.0%		(41,877)
Acquisition Legal fees		4,187,672	@	0.5%		(20,938)
Interest on Land		4,187,672	@	7.50%		(314,075)
Residual Land Value						**3,611,898**
RLV analysis:	60,198 £ per plot	5,116,855 £ per ha (net)		2,070,763 £ per acre (net)		
		3,837,642 £ per ha (gross)		1,553,072 £ per acre (gross)		
				17.91% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.94	ha (gross)	2.33	acres (gross)	
Density analysis:		6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		64	dph (gross)			
Benchmark Land Value (net)	15,117 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**907,002**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,831,935** £ per ha (net)	**1,550,763** £ per acre (net)	**2,704,896**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,550,763	10%	20%	30%	40%	50%	60%	70%
	100.00	2,223,013	2,069,692	1,916,362	1,762,886	1,609,409	1,455,773	1,302,064
	160.00	2,091,214	1,952,586	1,813,903	1,675,174	1,536,316	1,397,369	1,258,308
CIL £ psm	170.00	2,069,224	1,933,068	1,796,825	1,660,556	1,524,134	1,387,635	1,251,013
314.00	180.00	2,047,234	1,913,551	1,779,747	1,645,937	1,511,952	1,377,901	1,243,712
	190.00	2,025,244	1,894,033	1,762,669	1,631,306	1,499,770	1,368,167	1,236,412
	200.00	2,003,255	1,874,497	1,745,592	1,616,668	1,487,588	1,358,433	1,229,112
	210.00	1,981,265	1,854,950	1,728,514	1,602,029	1,475,406	1,348,699	1,221,811
	220.00	1,959,275	1,835,404	1,711,436	1,587,391	1,463,224	1,338,965	1,214,511
	230.00	1,937,285	1,815,857	1,694,358	1,572,753	1,451,041	1,329,231	1,207,210
	240.00	1,915,295	1,796,311	1,677,280	1,558,115	1,438,859	1,319,493	1,199,910
	250.00	1,893,306	1,776,764	1,660,202	1,543,477	1,426,677	1,309,747	1,192,609
	260.00	1,871,316	1,757,218	1,643,120	1,528,838	1,414,495	1,300,001	1,185,309
	270.00	1,849,306	1,737,671	1,626,017	1,514,200	1,402,313	1,290,256	1,178,008
	280.00	1,827,281	1,718,125	1,608,914	1,499,562	1,390,131	1,280,510	1,170,708
	290.00	1,805,255	1,698,579	1,591,811	1,484,924	1,377,949	1,270,764	1,163,407
	300.00	1,783,230	1,679,032	1,574,707	1,470,285	1,365,758	1,261,019	1,156,107
	310.00	1,761,205	1,659,486	1,557,604	1,455,647	1,353,560	1,251,273	1,148,806
	320.00	1,739,179	1,639,933	1,540,501	1,441,009	1,341,361	1,241,527	1,141,506
	330.00	1,717,154	1,620,355	1,523,398	1,426,371	1,329,163	1,231,781	1,134,205
	340.00	1,695,129	1,600,777	1,506,295	1,411,733	1,316,964	1,222,036	1,126,905
	350.00	1,673,103	1,581,199	1,489,192	1,397,084	1,304,766	1,212,290	1,119,604
	360.00	1,651,078	1,561,621	1,472,088	1,382,424	1,292,567	1,202,544	1,112,304
	370.00	1,629,041	1,542,043	1,454,985	1,367,764	1,280,369	1,192,799	1,105,003
	380.00	1,606,977	1,522,465	1,437,882	1,353,104	1,268,170	1,183,053	1,097,703
	390.00	1,584,913	1,502,887	1,420,772	1,338,444	1,255,972	1,173,307	1,090,402
	400.00	1,562,849	1,483,309	1,403,641	1,323,784	1,243,773	1,163,561	1,083,102

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,550,763	10%	20%	30%	40%	50%	60%	70%
	4,600	1,769,733	1,668,977	1,568,073	1,467,077	1,365,965	1,264,636	1,163,127
	4,700	1,766,743	1,665,993	1,565,089	1,464,096	1,362,985	1,261,660	1,160,154
Site Specific S106	4,800	1,763,754	1,663,008	1,562,104	1,461,116	1,360,005	1,258,684	1,157,181
5,180	4,900	1,760,765	1,660,024	1,559,120	1,458,136	1,357,025	1,255,708	1,154,209
	5,000	1,757,775	1,657,039	1,556,135	1,455,156	1,354,045	1,252,732	1,151,236
	5,100	1,754,786	1,654,055	1,553,151	1,452,176	1,351,065	1,249,755	1,148,264
	5,200	1,751,797	1,651,070	1,550,166	1,449,196	1,348,085	1,246,779	1,145,291
	5,300	1,748,807	1,648,086	1,547,182	1,446,216	1,345,104	1,243,803	1,142,319
	5,400	1,745,818	1,645,101	1,544,197	1,443,236	1,342,124	1,240,827	1,139,346
	5,500	1,742,829	1,642,114	1,541,213	1,440,256	1,339,144	1,237,851	1,136,374
	5,600	1,739,839	1,639,125	1,538,228	1,437,276	1,336,164	1,234,875	1,133,401
	5,700	1,736,850	1,636,136	1,535,244	1,434,296	1,333,184	1,231,899	1,130,429
	5,800	1,733,861	1,633,146	1,532,259	1,431,315	1,330,204	1,228,923	1,127,456
	5,900	1,730,871	1,630,157	1,529,275	1,428,335	1,327,224	1,225,947	1,124,484
	6,000	1,727,882	1,627,168	1,526,290	1,425,355	1,324,244	1,222,971	1,121,511

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,550,763	10%	20%	30%	40%	50%	60%	70%
	15.0%	2,260,876	2,103,650	1,946,249	1,788,780	1,631,170	1,473,366	1,315,380
	16.0%	2,159,180	2,013,254	1,867,151	1,720,982	1,574,672	1,428,168	1,281,481
Profit	17.0%	2,057,483	1,922,857	1,788,054	1,653,185	1,518,174	1,382,970	1,247,582
20.0%	18.0%	1,955,787	1,832,460	1,708,957	1,585,387	1,461,676	1,337,771	1,213,683
	19.0%	1,854,091	1,742,064	1,629,860	1,517,590	1,405,178	1,292,573	1,179,785
	20.0%	1,752,395	1,651,667	1,550,763	1,449,792	1,348,681	1,247,375	1,145,886

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1,550,763	10%	20%	30%	40%	50%	60%	70%
	550,000	1,722,395	1,621,667	1,520,763	1,419,792	1,318,681	1,217,375	1,115,886
	600,000	1,672,395	1,571,667	1,470,763	1,369,792	1,268,681	1,167,375	1,065,886
BLV (£ per acre)	650,000	1,622,395	1,521,667	1,420,763	1,319,792	1,218,681	1,117,375	1,015,886
520,000	700,000	1,572,395	1,471,667	1,370,763	1,269,792	1,168,681	1,067,375	965,886
	750,000	1,522,395	1,421,667	1,320,763	1,219,792	1,118,681	1,017,375	915,886
	800,000	1,472,395	1,371,667	1,270,763	1,169,792	1,068,681	967,375	865,886
	850,000	1,422,395	1,321,667	1,220,763	1,119,792	1,018,681	917,375	815,886
	900,000	1,372,395	1,271,667	1,170,763	1,069,792	968,681	867,375	765,886
	950,000	1,322,395	1,221,667	1,120,763	1,019,792	918,681	817,375	715,886
	1,000,000	1,272,395	1,171,667	1,070,763	969,792	868,681	767,375	665,886
	1,050,000	1,222,395	1,121,667	1,020,763	919,792	818,681	717,375	615,886
	1,100,000	1,172,395	1,071,667	970,763	869,792	768,681	667,375	565,886
	1,150,000	1,122,395	1,021,667	920,763	819,792	718,681	617,375	515,886
	1,200,000	1,072,395	971,667	870,763	769,792	668,681	567,375	465,886
	1,250,000	1,022,395	921,667	820,763	719,792	618,681	517,375	415,886
	1,300,000	972,395	871,667	770,763	669,792	568,681	467,375	365,886

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,550,763	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	1,297,916	1,217,334	1,136,610	1,055,834	974,944	893,900	812,709
	70	1,351,384	1,268,432	1,185,334	1,102,182	1,018,913	935,485	851,906
Density (dph)	72	1,404,852	1,319,530	1,234,058	1,148,530	1,062,882	977,070	891,103
85.0	74	1,458,320	1,370,628	1,282,782	1,194,878	1,106,851	1,018,656	930,301
	76	1,511,788	1,421,726	1,331,506	1,241,226	1,150,820	1,060,241	969,498
	78	1,565,256	1,472,824	1,380,230	1,287,574	1,194,789	1,101,826	1,008,695
	80	1,618,724	1,523,922	1,428,953	1,333,922	1,238,758	1,143,411	1,047,893
	82	1,672,192	1,575,020	1,477,677	1,380,270	1,282,727	1,184,997	1,087,090
	84	1,725,660	1,626,118	1,526,401	1,426,618	1,326,696	1,226,582	1,126,287
	86	1,779,129	1,677,216	1,575,125	1,472,966	1,370,665	1,268,167	1,165,485
	88	1,832,597	1,728,314	1,623,849	1,519,314	1,414,634	1,309,752	1,204,682

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,550,763	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,848,180	1,747,279	1,646,356	1,545,244	1,444,016	1,342,635	1,241,048
	100%	1,752,395	1,651,667	1,550,763	1,449,792	1,348,681	1,247,375	1,145,886
Build Cost	102%	1,656,609	1,555,894	1,455,151	1,354,247	1,253,228	1,152,070	1,050,717
100%	104%	1,560,655	1,460,108	1,359,394	1,258,634	1,157,730	1,056,665	955,429
(105% = 5% increase)	106%	1,464,674	1,364,140	1,263,597	1,162,894	1,062,118	961,213	860,101
	108%	1,368,502	1,268,112	1,167,625	1,067,082	966,393	865,601	764,649
	110%	1,272,243	1,171,941	1,071,551	971,110	870,567	769,893	669,085
	112%	1,175,859	1,075,605	975,350	874,990	774,595	674,052	573,393
	114%	1,079,259	979,121	878,966	778,711	678,429	578,040	477,537
	116%	982,492	882,452	782,373	682,235	582,073	481,818	381,479
	118%	885,520	785,559	685,564	585,524	485,484	385,350	285,180
	120%	788,304	688,405	588,498	488,538	388,578	288,596	188,556

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,550,763	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	251,002	320,424	388,624	455,721	521,793	586,951	651,260
	82%	403,400	454,994	505,721	555,628	604,753	653,134	700,779
Market Values	84%	554,867	588,984	622,485	655,376	687,606	719,235	750,275
100%	86%	705,671	722,591	739,010	754,957	770,399	785,337	799,745
(105% = 5% increase)	88%	856,012	855,875	855,346	854,431	853,133	851,411	849,216
	90%	1,005,982	988,893	971,523	953,847	935,818	917,437	898,686
	92%	1,155,649	1,121,703	1,087,538	1,053,128	1,018,445	983,464	948,156
	94%	1,305,076	1,254,364	1,203,483	1,152,400	1,101,073	1,049,490	997,602
	96%	1,454,330	1,386,928	1,319,311	1,251,553	1,183,615	1,115,454	1,047,030
	98%	1,603,465	1,519,306	1,435,085	1,350,706	1,266,148	1,181,414	1,096,458
	100%	1,752,395	1,651,667	1,550,763	1,449,792	1,348,681	1,247,375	1,145,886
	102%	1,901,300	1,783,871	1,666,441	1,548,832	1,431,162	1,313,335	1,195,314
	104%	2,050,030	1,916,075	1,781,996	1,647,871	1,513,612	1,379,274	1,244,742
	106%	2,198,759	2,048,173	1,897,542	1,746,870	1,596,063	1,445,178	1,294,170
	108%	2,347,364	2,180,226	2,013,088	1,845,811	1,678,514	1,511,082	1,343,572
	110%	2,495,923	2,312,279	2,128,539	1,944,752	1,760,946	1,576,986	1,392,965
	112%	2,644,483	2,444,247	2,243,970	2,043,692	1,843,326	1,642,890	1,442,358
	114%	2,792,936	2,576,168	2,359,400	2,142,618	1,925,706	1,708,794	1,491,751
	116%	2,941,347	2,708,089	2,474,831	2,241,474	2,008,086	1,774,698	1,541,144
	118%	3,089,758	2,840,010	2,590,194	2,340,330	2,090,466	1,840,556	1,590,536
	120%	3,238,169	2,971,866	2,705,526	2,439,186	2,172,846	1,906,413	1,639,929

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,550,763	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
850	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,550,763	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,767,360	1,681,547	1,595,583	1,509,460	1,423,191	1,336,726	1,250,018
	10,000	1,782,325	1,711,428	1,640,404	1,569,128	1,497,671	1,425,987	1,354,035
Grant (£ per unit)	15,000	1,797,290	1,741,308	1,685,157	1,628,796	1,572,150	1,515,248	1,458,052
-	20,000	1,812,256	1,771,188	1,729,908	1,688,383	1,646,581	1,604,471	1,562,022
	25,000	1,827,221	1,801,068	1,774,659	1,747,966	1,720,965	1,693,629	1,665,933
	30,000	1,842,186	1,830,949	1,819,410	1,807,550	1,795,349	1,782,787	1,769,844
	35,000	1,857,151	1,860,829	1,864,161	1,867,134	1,869,733	1,871,944	1,873,746
	40,000	1,872,092	1,890,688	1,908,887	1,926,682	1,944,066	1,961,029	1,977,564
	45,000	1,887,032	1,920,522	1,953,575	1,986,189	2,018,364	2,050,095	2,081,382
	50,000	1,901,972	1,950,356	1,998,262	2,045,696	2,092,662	2,139,161	2,185,199
	55,000	1,916,913	1,980,190	2,042,950	2,105,204	2,166,960	2,228,228	2,289,017

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	**VOWH Medium Value Age Restricted Hous**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240920 SODC VOWH Typologies BA to BD_v0.3

Appraisal Ref: BD (see Typologies Matrix)
Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			224.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	7,084,800
3 bed House	357,200	3,760	349	6,429,600
4 bed House	427,000	3,444	320	0
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	175,000	3,500	325	2,100,000
2 bed Flat	225,000	3,214	299	1,350,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				16,964,400

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	105,000	60%	77,000	44%	122,500	70%	133,000	76%
2 bed Flat	135,000	60%	99,000	44%	157,500	70%	171,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	295,200	4,959,360
3 bed House	12.6	@	357,200	4,500,720
4 bed House	0.0	@	427,000	-
5 bed House	0.0	@	554,200	-
1 bed Flat	8.4	@	175,000	1,470,000
2 bed Flat	4.2	@	225,000	945,000
3 bed Flat	0.0	@	0	-
	42.0			11,875,080
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	177,120	637,632
3 bed House	2.7	@	214,320	578,664
4 bed House	0.0	@	256,200	-
5 bed House	0.0	@	332,520	-
1 bed Flat	1.8	@	105,000	189,000
2 bed Flat	0.9	@	135,000	121,500
3 bed Flat	0.0	@	0	-
	9.0			1,526,796
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	129,888	233,798
3 bed House	1.4	@	157,168	212,177
4 bed House	0.0	@	187,880	-
5 bed House	0.0	@	243,848	-
1 bed Flat	0.9	@	77,000	69,300
2 bed Flat	0.5	@	99,000	44,550
3 bed Flat	0.0	@	0	-
	4.5			559,825
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	206,640	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	122,500	-
2 bed Flat	0.0	@	157,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	224,352	403,834
3 bed House	1.4	@	271,472	366,487
4 bed House	0.0	@	324,520	-
5 bed House	0.0	@	421,192	-
1 bed Flat	0.9	@	133,000	119,700
2 bed Flat	0.5	@	171,000	76,950
3 bed Flat	0.0	@	0	-
	4.5	18.0		966,971
Sub-total GDV Residential	**60**			**14,928,672**
AH on-site cost analysis:	429 £ psm (total GIA sqm)		£MV (no AH) less £GDV (inc. AH) 33,929 £ per unit (total units)	2,035,728
Grant	18	AH units @ 0 per unit		-
Total GDV				**14,928,672**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: **VOWH Low Value Age Restricted Housing** No Units: **60**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,438	sqm	224.00	£ psm		(770,202)
CIL analysis:				5.16%	% of GDV	12,837	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		440,300	£ per ha	2.08%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				4,750	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.71	ha @	0	£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,365	psm		-
2 bed House				1,680	sqm @	1,365	psm		(2,293,200)
3 bed House				1,710	sqm @	1,365	psm		(2,334,150)
4 bed House				-	sqm @	1,365	psm		-
5 bed House				-	sqm @	1,365	psm		-
1 bed Flat				800	sqm @	1,986	psm		(1,588,800)
2 bed Flat				560	sqm @	1,986	psm		(1,112,160)
3 bed Flat			4,750	-	sqm @	1,986	psm		-
Garages for 3B House (Mrkt only)		13	50%	units @		18 sqm @	444	psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			113						
External works				7,378,709	@	15.0%			(1,106,806)
Ext. Works analysis:						18,447	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	850	£ per unit		(51,000)
M4(2) Category 2 Housing	Aff units		13	units @		95.0% @	625	£ per unit	(7,481)
M4(2) Category 2 Housing	OMS units		29	units @		94.0% @	625	£ per unit	(17,273)
M4(2) Category 2 Flats	Aff units		5	units @		0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		13	units @		0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		13	units @		5.0% @	12,368	£ per unit	(7,792)
M4(3) Category 3 Housing	OMS units		29	units @		6.0% @	12,368	£ per unit	(21,817)
M4(3) Category 3 Flats	Aff units		5	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		13	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		42	units @			7,087	£ per unit	(297,654)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			2,700,960	base cost	(167,460)
EV Charging Points - Houses			42	units @			0	£ per unit	-
EV Charging Points - Flats			18	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			60	units @			350	£ per unit	(21,000)
	Sub-total							(591,476)	
Policy Costs analysis:	(design costs only)					9,858	£ per unit (total units)		
Contingency (on construction)				9,076,992	@	5.0%			(453,850)

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	**VOWH Low Value Age Restricted Housing**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		9,076,992	@	6.5%		(590,004)
Disposal Costs -						
OMS Marketing and Promotion		11,875,080	OMS @	6.00%	11,875 £ per unit	(712,505)
Residential Sales Agent Costs		11,875,080	OMS @	1.00%	1,979 £ per unit	(118,751)
Residential Sales Legal Costs		11,875,080	OMS @	0.25%	495 £ per unit	(29,688)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
Disposal Cost analysis:					14,516 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(140,476)
Developers Profit -						
Profit on OMS		11,875,080		20.00%		(2,375,016)
Margin on AH		3,053,592		6.00%	on AH values	(183,216)
Profit analysis:		14,928,672		17.14%	blended GDV	(2,558,232)
		12,007,506		21.31%	on costs	(2,558,232)
TOTAL COSTS						**(14,565,738)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						362,934
SDLT		362,934	@	HMRC formula		(7,647)
Acquisition Agent fees		362,934	@	1.0%		(3,629)
Acquisition Legal fees		362,934	@	0.5%		(1,815)
Interest on Land		362,934	@	7.50%		(27,220)
Residual Land Value						**322,623**
RLV analysis:	5,377 £ per plot	457,050	£ per ha (net)	184,966	£ per acre (net)	
		365,640	£ per ha (gross)	147,972	£ per acre (gross)	
				2.16%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		80%				
Site Area (gross)		0.88	ha (gross)	2.18	acres (gross)	
Density analysis:		6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		68	dph (gross)			
Benchmark Land Value (net)	13,372 £ per plot	1,136,660	£ per ha (net)	460,000	£ per acre (net)	**802,348**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(679,610)**	£ per ha (net)	**(275,034)**	£ per acre (net)	**(479,725)**

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(275,034)	10%	20%	30%	40%	50%	60%	70%
	100.00	166,161	59,555	(47,406)	(154,897)	(263,086)	(373,876)	(494,729)
	160.00	27,743	(64,229)	(156,510)	(249,295)	(343,230)	(442,598)	(553,230)
CIL £ psm	170.00	4,441	(85,037)	(174,878)	(265,193)	(357,150)	(454,238)	(562,995)
224.00	180.00	(18,896)	(105,924)	(193,284)	(281,145)	(371,117)	(466,519)	(572,760)
	190.00	(42,304)	(126,854)	(211,742)	(297,144)	(385,208)	(479,425)	(582,525)
	200.00	(65,788)	(147,850)	(230,283)	(313,202)	(399,595)	(492,391)	(592,290)
	210.00	(89,328)	(168,930)	(248,880)	(329,337)	(414,061)	(505,411)	(602,055)
	220.00	(112,948)	(190,074)	(267,541)	(346,050)	(428,590)	(518,431)	(611,820)
	230.00	(136,666)	(211,289)	(286,275)	(362,882)	(443,189)	(531,451)	(621,585)
	240.00	(160,463)	(232,591)	(305,105)	(379,791)	(457,863)	(544,471)	(631,350)
	250.00	(184,349)	(253,995)	(324,016)	(397,122)	(473,866)	(557,491)	(641,115)
	260.00	(208,334)	(275,492)	(343,446)	(414,591)	(490,141)	(570,511)	(650,886)
	270.00	(232,428)	(297,090)	(363,211)	(432,160)	(506,416)	(583,531)	(660,710)
	280.00	(256,640)	(318,798)	(383,114)	(449,837)	(522,691)	(596,551)	(670,534)
	290.00	(280,982)	(340,971)	(403,554)	(468,362)	(538,966)	(609,571)	(680,358)
	300.00	(305,462)	(363,692)	(424,123)	(487,892)	(555,241)	(622,591)	(690,182)
	310.00	(330,092)	(386,664)	(444,828)	(507,422)	(571,516)	(635,625)	(700,006)
	320.00	(355,724)	(410,198)	(466,112)	(526,952)	(587,791)	(648,724)	(709,831)
	330.00	(381,554)	(433,895)	(488,897)	(546,482)	(604,066)	(661,822)	(719,655)
	340.00	(408,151)	(457,591)	(511,682)	(566,012)	(620,364)	(674,921)	(729,479)
	350.00	(434,810)	(483,393)	(534,467)	(585,542)	(636,737)	(688,020)	(739,345)
	360.00	(461,614)	(509,433)	(557,252)	(605,103)	(653,111)	(701,119)	(749,229)
	370.00	(490,909)	(535,473)	(580,037)	(624,751)	(669,484)	(714,217)	(759,112)
	380.00	(520,204)	(561,513)	(602,940)	(644,399)	(685,857)	(727,316)	(768,995)
	390.00	(549,498)	(587,679)	(625,863)	(664,047)	(702,231)	(740,489)	(778,879)
	400.00	(578,967)	(613,876)	(648,785)	(683,695)	(718,604)	(753,666)	(788,768)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(275,034)	10%	20%	30%	40%	50%	60%	70%
	2,600	(39,925)	(115,552)	(191,400)	(267,538)	(344,581)	(425,473)	(513,146)
	2,800	(46,279)	(121,942)	(197,841)	(274,032)	(351,383)	(432,542)	(521,098)
Site Specific S106	3,000	(52,650)	(128,354)	(204,283)	(280,537)	(358,184)	(439,611)	(529,050)
5,180	3,200	(59,033)	(134,765)	(210,725)	(287,042)	(364,999)	(446,713)	(537,002)
	3,400	(65,415)	(141,177)	(217,187)	(293,551)	(371,837)	(453,822)	(544,954)
	3,600	(71,797)	(147,588)	(223,660)	(300,089)	(378,675)	(461,053)	(552,906)
	3,800	(78,180)	(154,015)	(230,133)	(306,627)	(385,620)	(468,910)	(560,858)
	4,000	(84,568)	(160,456)	(236,606)	(313,165)	(392,650)	(476,793)	(568,810)
	4,200	(90,980)	(166,898)	(243,100)	(319,731)	(399,679)	(484,697)	(576,762)
	4,400	(97,391)	(173,340)	(249,605)	(326,303)	(406,747)	(492,626)	(584,714)
	4,600	(103,803)	(179,782)	(256,110)	(332,951)	(413,816)	(500,578)	(592,666)
	4,800	(110,215)	(186,254)	(262,615)	(339,776)	(420,903)	(508,530)	(600,617)
	5,000	(116,630)	(192,727)	(269,150)	(346,613)	(428,012)	(516,482)	(608,569)
	5,200	(123,072)	(199,200)	(275,688)	(353,451)	(435,123)	(524,434)	(616,521)
	5,400	(129,513)	(205,673)	(282,226)	(360,313)	(442,273)	(532,386)	(624,473)

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(275,034)	10%	20%	30%	40%	50%	60%	70%
	7.5%	818,561	637,882	456,846	275,302	92,976	(90,492)	(274,242)
	10.0%	630,364	470,595	310,470	149,837	(11,579)	(174,136)	(337,193)
Profit	12.5%	442,166	303,308	164,094	24,371	(116,133)	(257,779)	(402,571)
20.0%	15.0%	253,968	136,021	17,718	(101,094)	(220,687)	(341,796)	(469,836)
	17.5%	65,770	(31,266)	(128,658)	(226,559)	(325,242)	(429,405)	(542,781)
	20.0%	(122,427)	(198,553)	(275,034)	(352,767)	(434,410)	(523,639)	(615,726)

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(275,034)	10%	20%	30%	40%	50%	60%	70%
	550,000	(212,427)	(288,553)	(365,034)	(442,767)	(524,410)	(613,639)	(705,726)
	600,000	(262,427)	(338,553)	(415,034)	(492,767)	(574,410)	(663,639)	(755,726)
BLV (£ per acre)	650,000	(312,427)	(388,553)	(465,034)	(542,767)	(624,410)	(713,639)	(805,726)
460,000	700,000	(362,427)	(438,553)	(515,034)	(592,767)	(674,410)	(763,639)	(855,726)
	750,000	(412,427)	(488,553)	(565,034)	(642,767)	(724,410)	(813,639)	(905,726)
	800,000	(462,427)	(538,553)	(615,034)	(692,767)	(774,410)	(863,639)	(955,726)
	850,000	(512,427)	(588,553)	(665,034)	(742,767)	(824,410)	(913,639)	(1,005,726)
	900,000	(562,427)	(638,553)	(715,034)	(792,767)	(874,410)	(963,639)	(1,055,726)
	950,000	(612,427)	(688,553)	(765,034)	(842,767)	(924,410)	(1,013,639)	(1,105,726)
	1,000,000	(662,427)	(738,553)	(815,034)	(892,767)	(974,410)	(1,063,639)	(1,155,726)
	1,050,000	(712,427)	(788,553)	(865,034)	(942,767)	(1,024,410)	(1,113,639)	(1,205,726)
	1,100,000	(762,427)	(838,553)	(915,034)	(992,767)	(1,074,410)	(1,163,639)	(1,255,726)
	1,150,000	(812,427)	(888,553)	(965,034)	(1,042,767)	(1,124,410)	(1,213,639)	(1,305,726)
	1,200,000	(862,427)	(938,553)	(1,015,034)	(1,092,767)	(1,174,410)	(1,263,639)	(1,355,726)
	1,250,000	(912,427)	(988,553)	(1,065,034)	(1,142,767)	(1,224,410)	(1,313,639)	(1,405,726)
	1,300,000	(962,427)	(1,038,553)	(1,115,034)	(1,192,767)	(1,274,410)	(1,363,639)	(1,455,726)

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(275,034)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	(189,942)	(250,842)	(312,028)	(374,214)	(439,528)	(510,911)	(584,581)
	70	(181,999)	(244,690)	(307,675)	(371,691)	(438,926)	(512,408)	(588,245)
Density (dph)	72	(174,056)	(238,539)	(303,323)	(369,168)	(438,324)	(513,906)	(591,909)
85.0	74	(166,113)	(232,387)	(298,971)	(366,645)	(437,721)	(515,403)	(595,573)
	76	(158,170)	(226,235)	(294,619)	(364,121)	(437,119)	(516,901)	(599,238)
	78	(150,228)	(220,084)	(290,267)	(361,598)	(436,517)	(518,398)	(602,902)
	80	(142,285)	(213,932)	(285,915)	(359,075)	(435,915)	(519,895)	(606,566)
	82	(134,342)	(207,780)	(281,563)	(356,552)	(435,313)	(521,393)	(610,230)
	84	(126,399)	(201,628)	(277,211)	(354,029)	(434,711)	(522,890)	(613,894)
	86	(118,456)	(195,477)	(272,858)	(351,506)	(434,109)	(524,387)	(617,558)
	88	(110,513)	(189,325)	(268,506)	(348,983)	(433,507)	(525,885)	(621,222)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(275,034)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	55%	2,061,339	1,985,355	1,909,271	1,833,095	1,756,761	1,680,329	1,603,729
	60%	1,823,177	1,747,373	1,671,448	1,595,465	1,519,301	1,443,036	1,366,629
Build Cost	65%	1,584,662	1,509,023	1,433,307	1,357,503	1,281,558	1,205,507	1,129,311
100%	70%	1,345,661	1,270,214	1,194,728	1,119,117	1,043,438	967,633	891,667
(105% = 5% increase)	75%	1,105,987	1,030,766	955,503	880,157	804,726	729,210	653,568
	80%	865,402	790,392	715,382	640,287	565,174	489,953	414,653
	85%	623,430	548,633	473,837	399,002	324,148	249,277	174,352
	90%	379,347	304,638	229,929	155,220	80,511	5,802	(68,907)
	95%	131,684	56,698	(18,344)	(93,486)	(168,773)	(244,216)	(319,910)
	100%	(122,427)	(198,553)	(275,034)	(352,767)	(434,410)	(523,639)	(615,726)
	105%	(389,702)	(474,829)	(566,916)	(659,360)	(752,072)	(845,423)	(939,967)
	110%	(703,201)	(796,251)	(889,645)	(983,687)	(1,078,692)	(1,175,565)	(1,275,818)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(275,034)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(364,833)	(418,568)	(474,160)	(533,850)	(593,539)	(653,364)	(713,311)
	98%	(241,581)	(305,261)	(370,681)	(438,814)	(512,545)	(588,434)	(664,415)
Market Values	100%	(122,427)	(198,553)	(275,034)	(352,767)	(434,410)	(523,639)	(615,726)
100%	102%	(5,292)	(93,780)	(182,586)	(271,898)	(363,032)	(459,180)	(567,130)
(105% = 5% increase)	104%	110,330	9,590	(91,503)	(193,074)	(295,351)	(401,598)	(518,533)
	106%	224,698	111,778	(1,466)	(115,238)	(229,705)	(345,796)	(470,364)
	108%	338,169	213,051	87,661	(38,176)	(164,790)	(292,509)	(426,339)
	110%	450,944	313,637	176,086	38,138	(100,481)	(240,289)	(383,839)
	112%	563,223	413,715	264,001	113,917	(36,744)	(188,535)	(342,697)
	114%	675,083	513,380	351,478	189,278	26,535	(137,187)	(302,965)
	116%	786,633	612,739	438,655	264,295	89,469	(86,251)	(263,950)
	118%	897,925	711,836	525,575	339,049	152,109	(35,636)	(225,184)
	120%	1,009,006	810,716	612,277	413,592	214,531	14,741	(186,695)
	122%	1,119,924	909,421	698,798	487,955	276,765	64,892	(148,466)
	124%	1,230,684	1,007,995	785,177	562,171	338,838	114,876	(110,433)
	126%	1,341,298	1,106,448	871,451	636,274	400,777	164,719	(72,591)
	128%	1,451,862	1,204,762	957,598	710,252	462,608	214,444	(34,890)
	130%	1,562,256	1,303,045	1,043,656	784,135	524,360	264,073	2,691
	132%	1,672,651	1,401,173	1,129,654	857,975	586,009	313,598	40,166
	134%	1,782,895	1,499,302	1,215,558	931,691	647,592	363,045	77,554
	136%	1,893,132	1,597,312	1,301,420	1,005,404	709,125	412,446	114,871

TABLE 8

Balance (RLV - BLV £ per acre (n))	(275,034)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	(104,418)	(180,400)	(256,731)	(333,598)	(414,487)	(501,332)	(593,420)
	450	(108,014)	(184,030)	(260,380)	(337,424)	(418,456)	(505,794)	(597,881)
BNG (£ per unit)	550	(111,609)	(187,661)	(264,032)	(341,260)	(422,445)	(510,255)	(602,342)
850	650	(115,205)	(191,291)	(267,699)	(345,096)	(426,433)	(514,716)	(606,804)
	750	(118,815)	(194,922)	(271,367)	(348,931)	(430,421)	(519,178)	(611,265)
	850	(122,427)	(198,553)	(275,034)	(352,767)	(434,410)	(523,639)	(615,726)
	950	(126,040)	(202,183)	(278,702)	(356,607)	(438,419)	(528,100)	(620,187)
	1,050	(129,653)	(205,814)	(282,370)	(360,464)	(442,431)	(532,561)	(624,649)
	1,150	(133,266)	(209,454)	(286,037)	(364,321)	(446,443)	(537,023)	(629,110)
	1,250	(136,879)	(213,103)	(289,721)	(368,178)	(450,454)	(541,484)	(633,571)
	1,350	(140,492)	(216,752)	(293,408)	(372,035)	(454,486)	(545,945)	(638,033)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(275,034)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(106,347)	(166,214)	(226,192)	(286,319)	(347,220)	(410,623)	(476,806)
	10,000	(90,297)	(134,041)	(177,784)	(221,539)	(265,325)	(309,112)	(353,726)
Grant (£ per unit)	15,000	(74,286)	(102,020)	(129,754)	(157,517)	(185,300)	(213,098)	(240,937)
-	20,000	(58,308)	(70,138)	(82,061)	(94,098)	(106,299)	(118,711)	(131,373)
	25,000	(42,355)	(38,382)	(34,645)	(31,265)	(28,265)	(25,695)	(23,609)
	30,000	(26,448)	(6,741)	12,445	31,052	49,054	66,385	83,056
	35,000	(10,543)	24,767	59,283	92,952	125,811	157,810	188,995
	40,000	5,297	56,154	105,882	154,531	202,131	248,755	294,455
	45,000	21,136	87,433	152,275	215,804	278,130	339,350	399,532
	50,000	36,938	118,615	198,499	276,856	353,851	429,650	504,364
	55,000	52,712	149,684	244,573	337,714	429,361	519,730	608,990

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: **VOWH Low Value Age Restricted Housing** No Units: **60**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240920 SODC VOWH Typologies BA to BD_v0.3

Appraisal Ref: CA (see Typologies Matrix)
Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC

Notes: Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land Sout

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60 Units		
AH Policy requirement (% Target)		30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%		
AH tenure split %	Affordable Rent:		50.0%	
	Social Rent:		25.0%	75.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		0.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	9,676,800
3 bed House	460,600	4,848	450	8,290,800
4 bed House	573,400	4,624	430	0
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	250,000	5,000	465	3,000,000
2 bed Flat	325,000	4,643	431	1,950,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				22,917,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	150,000	60%	110,000	44%	175,000	70%	190,000	76%
2 bed Flat	195,000	60%	143,000	44%	227,500	70%	247,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC

Notes: Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land Sout

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	403,200	6,773,760
3 bed House	12.6	@	460,600	5,803,560
4 bed House	0.0	@	573,400	-
5 bed House	0.0	@	766,100	-
1 bed Flat	8.4	@	250,000	2,100,000
2 bed Flat	4.2	@	325,000	1,365,000
3 bed Flat	0.0	@	0	-
	42.0			16,042,320
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	241,920	870,912
3 bed House	2.7	@	276,360	746,172
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	1.8	@	150,000	270,000
2 bed Flat	0.9	@	195,000	175,500
3 bed Flat	0.0	@	0	-
	9.0			2,062,584
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	177,408	319,334
3 bed House	1.4	@	202,664	273,596
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.9	@	110,000	99,000
2 bed Flat	0.5	@	143,000	64,350
3 bed Flat	0.0	@	0	-
	4.5			756,281
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	175,000	-
2 bed Flat	0.0	@	227,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	306,432	551,578
3 bed House	1.4	@	350,056	472,576
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.9	@	190,000	171,000
2 bed Flat	0.5	@	247,000	111,150
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,306,303
Sub-total GDV Residential	**60**			**20,167,488**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,750,112
	579 £ psm (total GIA sqm)		45,835 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**20,167,488**

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Notes: Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land Sout

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,438 sqm		0.00 £ psm			-
CIL analysis:				0.00% % of GDV		0 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			60 units @	5,180	per unit			(310,800)
	Sub-total							(310,800)	
S106 analysis:	440,300 £ per ha			1.54% % of GDV		5,180 £ per unit (total units)			
AH Commuted Sum				4,750 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				0.71 ha @	0	£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60 units @	0	per unit			-
	Sub-total							-	
Infra. Costs analysis:	- £ per ha			0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	1,365	psm			-
2 bed House				1,680 sqm @	1,365	psm			(2,293,200)
3 bed House				1,710 sqm @	1,365	psm			(2,334,150)
4 bed House				- sqm @	1,365	psm			-
5 bed House				- sqm @	1,365	psm			-
1 bed Flat				800 sqm @	1,986	psm			(1,588,800)
2 bed Flat				560 sqm @	1,986	psm			(1,112,160)
3 bed Flat			4,750	- sqm @	1,986	psm			-
Garages for 3B House (Mrkt only)		13	50% units @		18 sqm @	444	psm		(50,399)
Garages for 4B House (Mrkt only)		-	100% units @		18 sqm @	444	psm		-
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444	psm		-
			113						
External works				7,378,709 @	15.0%				(1,106,806)
Ext. Works analysis:					18,447	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				60 units @	850	£ per unit			(51,000)
M4(2) Category 2 Housing	Aff units		13 units @		99.0% @	625	£ per unit		(7,796)
M4(2) Category 2 Housing	OMS units		29 units @		98.5% @	625	£ per unit		(18,099)
M4(2) Category 2 Flats	Aff units		5 units @		0.0% @	1,090	£ per unit		-
M4(2) Category 2 Flats	OMS units		13 units @		0.0% @	1,090	£ per unit		-
M4(3) Category 3 Housing	Aff units		13 units @		1.0% @	12,368	£ per unit		(1,558)
M4(3) Category 3 Housing	OMS units		29 units @		1.5% @	12,368	£ per unit		(5,454)
M4(3) Category 3 Flats	Aff units		5 units @		0.0% @	9,469	£ per unit		-
M4(3) Category 3 Flats	OMS units		13 units @		0.0% @	9,469	£ per unit		-
Additional Low Carbon/Energy Reduction	Houses		42 units @			14,205	£ per unit		(596,610)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			2,700,960	base cost		(367,331)
EV Charging Points - Houses			42 units @			0	£ per unit		-
EV Charging Points - Flats			18 units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			60 units @			350	£ per unit		(21,000)
	Sub-total							(1,068,849)	
Policy Costs analysis:	(design costs only)				17,814	£ per unit (total units)			
Contingency (on construction)				9,554,365 @	5.0%				(477,718)

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Professional Fees	9,554,365	@	6.5%			(621,034)
Disposal Costs -						
OMS Marketing and Promotion	16,042,320	OMS @	6.00%	16,042	£ per unit	(962,539)
Residential Sales Agent Costs	16,042,320	OMS @	1.00%	2,674	£ per unit	(160,423)
Residential Sales Legal Costs	16,042,320	OMS @	0.25%	668	£ per unit	(40,106)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs				300,000	lump sum	300,000
Disposal Cost analysis:				19,551	£ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604%	pcm		(42,346)
Developers Profit -						
Profit on OMS	16,042,320		20.00%			(3,208,464)
Margin on AH	4,125,168		6.00%	on AH values		(247,510)
Profit analysis:	20,167,488		17.14%	blended GDV	(3,455,974)	
	11,973,569		28.86%	on costs	(3,455,974)	
TOTAL COSTS						**(15,429,544)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						4,737,944
SDLT	4,737,944	@	HMRC formula			(226,397)
Acquisition Agent fees	4,737,944	@	1.0%			(47,379)
Acquisition Legal fees	4,737,944	@	0.5%			(23,690)
Interest on Land	4,737,944	@	7.50%			(355,346)
Residual Land Value						**4,085,132**
RLV analysis:	68,086 £ per plot	5,787,271 £ per ha (net)		2,342,076 £ per acre (net)		
		4,340,453 £ per ha (gross)		1,756,557 £ per acre (gross)		
				20.26% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	85.0	dph (net)				
Site Area (net)	0.71	ha (net)	1.74	acres (net)		
Net to Gross ratio	75%					
Site Area (gross)	0.94	ha (gross)	2.33	acres (gross)		
Density analysis:	6,729	sqm/ha (net)	29,313	sqft/ac (net)		
	64	dph (gross)				
Benchmark Land Value (net)	15,117 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**907,002**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**4,502,351** £ per ha (net)	**1,822,076** £ per acre (net)	**3,178,130**

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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,957,908	1,804,580	1,651,252	1,497,839	1,344,381	1,190,860	1,037,246
	160.00	1,825,859	1,687,301	1,548,633	1,409,965	1,271,190	1,132,371	993,391
CIL £ psm	170.00	1,803,834	1,667,741	1,531,530	1,395,305	1,258,992	1,122,612	986,081
0.00	180.00	1,781,808	1,648,163	1,514,427	1,380,645	1,246,793	1,112,853	978,772
	190.00	1,759,783	1,628,585	1,497,323	1,365,985	1,234,595	1,103,094	971,463
	200.00	1,737,758	1,609,007	1,480,220	1,351,325	1,222,396	1,093,335	964,154
	210.00	1,715,732	1,589,429	1,463,117	1,336,665	1,210,198	1,083,577	956,844
	220.00	1,693,707	1,569,851	1,445,995	1,322,006	1,197,997	1,073,818	949,535
	230.00	1,671,682	1,550,273	1,428,864	1,307,346	1,185,781	1,064,059	942,226
	240.00	1,649,630	1,530,695	1,411,733	1,292,686	1,173,564	1,054,300	934,916
	250.00	1,627,566	1,511,117	1,394,603	1,278,026	1,161,348	1,044,541	927,607
	260.00	1,605,502	1,491,539	1,377,472	1,263,366	1,149,131	1,034,782	920,298
	270.00	1,583,439	1,471,961	1,360,341	1,248,706	1,136,915	1,025,024	912,989
	280.00	1,561,375	1,452,359	1,343,210	1,234,038	1,124,698	1,015,265	905,679
	290.00	1,539,311	1,432,746	1,326,079	1,219,354	1,112,482	1,005,506	898,370
	300.00	1,517,247	1,413,134	1,308,949	1,204,671	1,100,265	995,747	891,061
	310.00	1,495,183	1,393,521	1,291,818	1,189,987	1,088,048	985,988	883,751
	320.00	1,473,119	1,373,909	1,274,687	1,175,303	1,075,832	976,230	876,442
	330.00	1,451,024	1,354,297	1,257,539	1,160,620	1,063,615	966,471	869,126
	340.00	1,428,918	1,334,684	1,240,378	1,145,936	1,051,399	956,710	861,807
	350.00	1,406,812	1,315,072	1,223,217	1,131,253	1,039,182	946,937	854,488
	360.00	1,384,707	1,295,460	1,206,056	1,116,569	1,026,966	937,164	847,169
	370.00	1,362,601	1,275,828	1,188,895	1,101,886	1,014,738	927,391	839,850
	380.00	1,340,495	1,256,179	1,171,734	1,087,202	1,002,502	917,617	832,530
	390.00	1,318,390	1,236,529	1,154,573	1,072,519	990,266	907,844	825,211
	400.00	1,296,284	1,216,880	1,137,413	1,057,815	978,030	898,071	817,892

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	4,600	2,195,071	2,017,216	1,839,361	1,661,506	1,483,556	1,305,578	1,127,527
	4,700	2,192,091	2,014,236	1,836,381	1,658,526	1,480,579	1,302,602	1,124,555
Site Specific S106	4,800	2,189,111	2,011,256	1,833,401	1,655,546	1,477,603	1,299,626	1,121,582
5,180	4,900	2,186,131	2,008,276	1,830,421	1,652,566	1,474,627	1,296,650	1,118,610
	5,000	2,183,151	2,005,296	1,827,441	1,649,586	1,471,651	1,293,674	1,115,637
	5,100	2,180,170	2,002,315	1,824,460	1,646,605	1,468,675	1,290,698	1,112,665
	5,200	2,177,190	1,999,335	1,821,480	1,643,625	1,465,699	1,287,722	1,109,692
	5,300	2,174,210	1,996,355	1,818,500	1,640,645	1,462,723	1,284,745	1,106,720
	5,400	2,171,230	1,993,375	1,815,520	1,637,665	1,459,747	1,281,769	1,103,747
	5,500	2,168,250	1,990,395	1,812,540	1,634,685	1,456,771	1,278,793	1,100,775
	5,600	2,165,270	1,987,415	1,809,560	1,631,705	1,453,795	1,275,817	1,097,802
	5,700	2,162,286	1,984,435	1,806,580	1,628,725	1,450,818	1,272,841	1,094,830
	5,800	2,159,302	1,981,455	1,803,600	1,625,745	1,447,842	1,269,865	1,091,857
	5,900	2,156,317	1,978,475	1,800,620	1,622,765	1,444,866	1,266,889	1,088,885
	6,000	2,153,333	1,975,495	1,797,640	1,619,785	1,441,890	1,263,913	1,085,912

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	2,686,268	2,451,915	2,217,562	1,983,209	1,748,784	1,514,308	1,279,780
	16.0%	2,584,571	2,361,518	2,138,465	1,915,411	1,692,286	1,469,110	1,245,882
Profit	17.0%	2,482,875	2,271,121	2,059,368	1,847,614	1,635,788	1,423,912	1,211,983
20.0%	18.0%	2,381,179	2,180,725	1,980,271	1,779,816	1,579,290	1,378,713	1,178,084
	19.0%	2,279,483	2,090,328	1,901,173	1,712,019	1,522,792	1,333,515	1,144,185
	20.0%	2,177,786	1,999,931	1,822,076	1,644,221	1,466,294	1,288,317	1,110,287

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	550,000	2,147,786	1,969,931	1,792,076	1,614,221	1,436,294	1,258,317	1,080,287
	600,000	2,097,786	1,919,931	1,742,076	1,564,221	1,386,294	1,208,317	1,030,287
BLV (£ per acre)	650,000	2,047,786	1,869,931	1,692,076	1,514,221	1,336,294	1,158,317	980,287
520,000	700,000	1,997,786	1,819,931	1,642,076	1,464,221	1,286,294	1,108,317	930,287
	750,000	1,947,786	1,769,931	1,592,076	1,414,221	1,236,294	1,058,317	880,287
	800,000	1,897,786	1,719,931	1,542,076	1,364,221	1,186,294	1,008,317	830,287
	850,000	1,847,786	1,669,931	1,492,076	1,314,221	1,136,294	958,317	780,287
	900,000	1,797,786	1,619,931	1,442,076	1,264,221	1,086,294	908,317	730,287
	950,000	1,747,786	1,569,931	1,392,076	1,214,221	1,036,294	858,317	680,287
	1,000,000	1,697,786	1,519,931	1,342,076	1,164,221	986,294	808,317	630,287
	1,050,000	1,647,786	1,469,931	1,292,076	1,114,221	936,294	758,317	580,287
	1,100,000	1,597,786	1,419,931	1,242,076	1,064,221	886,294	708,317	530,287
	1,150,000	1,547,786	1,369,931	1,192,076	1,014,221	836,294	658,317	480,287
	1,200,000	1,497,786	1,319,931	1,142,076	964,221	786,294	608,317	430,287
	1,250,000	1,447,786	1,269,931	1,092,076	914,221	736,294	558,317	380,287
	1,300,000	1,397,786	1,219,931	1,042,076	864,221	686,294	508,317	330,287

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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC

Notes: Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land Sout

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	1,638,229	1,495,945	1,353,661	1,211,377	1,069,035	926,653	784,229
	70	1,701,706	1,555,238	1,408,769	1,262,300	1,115,772	969,202	822,589
Density (dph)	72	1,765,184	1,614,530	1,463,876	1,313,223	1,162,508	1,011,751	860,949
85.0	74	1,828,661	1,673,823	1,518,984	1,364,146	1,209,244	1,054,299	899,308
	76	1,892,138	1,733,115	1,574,092	1,415,069	1,255,981	1,096,848	937,668
	78	1,955,616	1,792,408	1,629,199	1,465,991	1,302,717	1,139,397	976,028
	80	2,019,093	1,851,700	1,684,307	1,516,914	1,349,453	1,181,945	1,014,387
	82	2,082,570	1,910,993	1,739,415	1,567,837	1,396,190	1,224,494	1,052,747
	84	2,146,048	1,970,285	1,794,523	1,618,760	1,442,926	1,267,042	1,091,107
	86	2,209,525	2,029,578	1,849,630	1,669,683	1,489,662	1,309,591	1,129,466
	88	2,273,002	2,088,870	1,904,738	1,720,606	1,536,399	1,352,140	1,167,826

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	2,275,458	2,097,603	1,919,748	1,741,792	1,563,815	1,385,797	1,207,669
	100%	2,177,786	1,999,931	1,822,076	1,644,221	1,466,294	1,288,317	1,110,287
Build Cost	102%	2,079,970	1,902,209	1,724,405	1,546,550	1,368,695	1,190,796	1,012,819
100%	104%	1,982,134	1,804,373	1,626,612	1,448,851	1,271,023	1,093,168	915,298
(105% = 5% increase)	106%	1,884,224	1,706,529	1,528,776	1,351,015	1,173,254	995,493	817,641
	108%	1,786,211	1,608,515	1,430,820	1,253,124	1,075,418	897,657	719,896
	110%	1,688,146	1,510,486	1,332,806	1,155,111	977,415	799,719	622,023
	112%	1,589,942	1,412,282	1,234,623	1,056,964	879,305	701,645	523,986
	114%	1,491,656	1,314,004	1,136,352	958,700	781,048	603,397	425,745
	116%	1,393,248	1,215,596	1,037,944	860,281	682,608	504,934	327,261
	118%	1,294,677	1,117,003	939,330	761,656	583,944	406,219	228,495
	120%	1,195,986	1,018,262	840,537	662,812	485,017	307,212	129,316

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	685,031	674,227	663,142	651,752	640,001	627,914	615,458
	82%	835,342	807,554	779,558	751,332	722,854	694,083	664,978
Market Values	84%	985,276	940,606	895,790	850,801	805,609	760,185	714,498
100%	86%	1,134,905	1,073,442	1,011,890	950,212	888,343	826,287	764,018
(105% = 5% increase)	88%	1,284,287	1,206,120	1,127,884	1,049,492	970,997	892,353	813,517
	90%	1,433,491	1,338,684	1,243,735	1,148,758	1,053,624	958,379	862,988
	92%	1,582,580	1,471,071	1,359,562	1,247,911	1,136,234	1,024,406	912,458
	94%	1,731,501	1,603,433	1,475,248	1,347,064	1,218,767	1,090,432	961,928
	96%	1,880,347	1,735,637	1,590,927	1,446,142	1,301,300	1,156,396	1,011,399
	98%	2,029,076	1,867,841	1,706,530	1,545,182	1,383,833	1,222,356	1,060,859
	100%	2,177,786	1,999,931	1,822,076	1,644,221	1,466,294	1,288,317	1,110,287
	102%	2,326,346	2,131,984	1,937,623	1,743,212	1,548,745	1,354,277	1,159,715
	104%	2,474,905	2,264,037	2,053,111	1,842,153	1,631,195	1,420,223	1,209,143
	106%	2,623,437	2,395,989	2,168,541	1,941,094	1,713,646	1,486,127	1,258,571
	108%	2,771,848	2,527,910	2,283,972	2,040,034	1,796,063	1,552,031	1,307,999
	110%	2,920,259	2,659,831	2,399,403	2,138,951	1,878,443	1,617,935	1,357,427
	112%	3,068,670	2,791,752	2,514,792	2,237,808	1,960,823	1,683,839	1,406,854
	114%	3,217,044	2,923,584	2,630,124	2,336,664	2,043,203	1,749,743	1,456,247
	116%	3,365,329	3,055,392	2,745,456	2,435,520	2,125,584	1,815,647	1,505,640
	118%	3,513,613	3,187,200	2,860,788	2,534,376	2,207,964	1,881,518	1,555,032
	120%	3,661,897	3,319,009	2,976,120	2,633,232	2,290,325	1,947,375	1,604,425

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	2,194,445	2,016,590	1,838,735	1,660,880	1,482,927	1,304,949	1,126,896
	450	2,191,113	2,013,258	1,835,403	1,657,548	1,479,600	1,301,623	1,123,574
BNG (£ per unit)	550	2,187,781	2,009,926	1,832,071	1,654,216	1,476,274	1,298,296	1,120,252
850	650	2,184,450	2,006,595	1,828,740	1,650,885	1,472,947	1,294,970	1,116,930
	750	2,181,118	2,003,263	1,825,408	1,647,553	1,469,621	1,291,643	1,113,608
	850	2,177,786	1,999,931	1,822,076	1,644,221	1,466,294	1,288,317	1,110,287
	950	2,174,455	1,996,600	1,818,745	1,640,890	1,462,968	1,284,990	1,106,965
	1,050	2,171,123	1,993,268	1,815,413	1,637,558	1,459,641	1,281,664	1,103,643
	1,150	2,167,791	1,989,936	1,812,081	1,634,226	1,456,315	1,278,337	1,100,321
	1,250	2,164,457	1,986,605	1,808,750	1,630,895	1,452,988	1,275,011	1,096,999
	1,350	2,161,119	1,983,273	1,805,418	1,627,563	1,449,662	1,271,684	1,093,678

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,822,076	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	2,192,703	2,029,765	1,866,827	1,703,855	1,540,774	1,377,675	1,214,424
	10,000	2,207,620	2,059,600	1,911,579	1,763,439	1,615,253	1,466,936	1,318,531
Grant (£ per unit)	15,000	2,222,537	2,089,434	1,956,312	1,823,023	1,689,694	1,556,197	1,422,548
-	20,000	2,237,455	2,119,268	2,001,000	1,882,606	1,764,078	1,645,434	1,526,565
	25,000	2,252,372	2,149,102	2,045,688	1,942,190	1,838,462	1,734,591	1,630,521
	30,000	2,267,289	2,178,936	2,090,376	2,001,714	1,912,846	1,823,749	1,734,431
	35,000	2,282,206	2,208,769	2,135,063	2,061,221	1,987,196	1,912,907	1,838,342
	40,000	2,297,123	2,238,561	2,179,751	2,120,728	2,061,494	2,002,012	1,942,240
	45,000	2,312,040	2,268,353	2,224,439	2,180,235	2,135,792	2,091,078	2,046,057
	50,000	2,326,957	2,298,145	2,269,102	2,239,742	2,210,090	2,180,144	2,149,875
	55,000	2,341,874	2,327,937	2,313,733	2,299,240	2,284,388	2,269,210	2,253,693

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S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240920 SODC VOWH Typologies BA to BD_v0.3\CA
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240920 SODC VOWH Typologies BA to BD_v0.3

Scheme Typology:	**SODC Medium Value Age Restricted Hous**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:	**Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land Sout**						

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240920 SODC VOWH Typologies BA to BD_v0.3 - Summary Table

Appraisal Ref:	**BA**	**BB**	**BC**	**BD**	**CA**
Scheme Typology:	SODC High ValueAge Restricted Housing	SODC Medium Value Age Restricted Housing	VOWH Medium Value Age Restricted Housing	VOWH Low Value Age Restricted Housing	SODC Medium Value Age Restricted Housing
No Units:	60	60	60	60	60
Location / Value Zone:	Higher	Medium	Medium	Low	Medium
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH	SODC
Notes:					**Strategic Sites Exempt from Paying CIL (Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land South of Grenoble Road, Land at Northfield, and Land at Bayswater Brook)**
Total GDV (£)	27,614,400	20,167,488	20,167,488	14,928,672	20,167,488
Policy Assumptions	-	-	-	-	-
AH Target % (& mix):	30%	30%	30%	30%	30%
Affordable Rent:	50%	50%	50%	50%	50%
Social Rent:	25%	25%	25%	25%	25%
First Homes:	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	25%	25%	25%	25%	25%
CIL (£ psm)	348.00	278.00	314.00	224.00	-
CIL (£ per unit)	19,943	15,931	17,994	12,837	-
Site Specific S106 (£ per unit)	5,180	5,180	5,180	5,180	5,180
Sub-total CIL+S106 (£ per unit)	25,123	21,111	23,174	18,017	5,180
Site Infrastructure (£ per unit)	-	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	25,123	21,111	23,174	18,017	5,180
Profit KPI's	-	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.14%	17.14%	17.14%	17.14%	17.14%
Developers Profit (% on costs)	34.82%	26.71%	27.60%	21.31%	28.86%
Developers Profit Total (£)	4,732,104	3,455,974	3,455,974	2,558,232	3,455,974
Land Value KPI's	-	-	-	-	-
RLV (£/acre (net))	4,588,462	1,866,636	2,070,763	184,966	2,342,076
RLV (£/ha (net))	11,338,089	4,612,458	5,116,855	457,050	5,787,271
RLV (% of GDV)	28.98%	16.14%	17.91%	2.16%	20.26%
RLV Total (£)	8,003,357	3,255,853	3,611,898	322,623	4,085,132
BLV (£/acre (net))	650,000	520,000	520,000	460,000	520,000
BLV (£/ha (net))	1,606,150	1,284,920	1,284,920	1,136,660	1,284,920
BLV Total (£)	1,133,753	907,002	907,002	802,348	907,002
Surplus/Deficit (£/acre) [RLV-BLV]	3,938,462	1,346,636	1,550,763	(275,034)	1,822,076
Surplus/Deficit (£/ha)	9,731,939	3,327,538	3,831,935	(679,610)	4,502,351
Surplus/Deficit Total (£)	6,869,604	2,348,851	2,704,896	(479,725)	3,178,130
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Marginal**	**Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies BE to BH_v0.2

Appraisal Ref: BE (see Typologies Matrix)
Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	13,128,000
3 bed House	564,000	5,937	552	10,152,000
4 bed House	817,000	6,589	612	0
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	400,000	8,000	743	4,800,000
2 bed Flat	550,000	7,857	730	3,300,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				31,380,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	240,000	60%	176,000	44%	250,000	70%	304,000	76%
2 bed Flat	330,000	60%	242,000	44%	250,000	70%	418,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	547,000	9,189,600
3 bed House	12.6	@	564,000	7,106,400
4 bed House	0.0	@	817,000	-
5 bed House	0.0	@	1,060,000	-
1 bed Flat	8.4	@	400,000	3,360,000
2 bed Flat	4.2	@	550,000	2,310,000
3 bed Flat	0.0	@	0	-
	42.0			21,966,000
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	328,200	1,181,520
3 bed House	2.7	@	338,400	913,680
4 bed House	0.0	@	490,200	-
5 bed House	0.0	@	636,000	-
1 bed Flat	1.8	@	240,000	432,000
2 bed Flat	0.9	@	330,000	297,000
3 bed Flat	0.0	@	0	-
	9.0			2,824,200
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	240,680	433,224
3 bed House	1.4	@	248,160	335,016
4 bed House	0.0	@	359,480	-
5 bed House	0.0	@	466,400	-
1 bed Flat	0.9	@	176,000	158,400
2 bed Flat	0.5	@	242,000	108,900
3 bed Flat	0.0	@	0	-
	4.5			1,035,540
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	415,720	748,296
3 bed House	1.4	@	428,640	578,664
4 bed House	0.0	@	620,920	-
5 bed House	0.0	@	805,600	-
1 bed Flat	0.9	@	304,000	273,600
2 bed Flat	0.5	@	418,000	188,100
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,788,660
Sub-total GDV Residential	**60**			**27,614,400**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	3,765,600
	793 £ psm (total GIA sqm)		62,760 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**27,614,400**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,438	sqm	348.00	£ psm		(1,196,563)
CIL analysis:				4.33%	% of GDV	19,943	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		440,300	£ per ha	1.13%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				4,750	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.71	ha @	123,555	£ per ha (if brownfield)		(87,215)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,365	psm		-
2 bed House				1,680	sqm @	1,365	psm		(2,293,200)
3 bed House				1,710	sqm @	1,365	psm		(2,334,150)
4 bed House				-	sqm @	1,365	psm		-
5 bed House				-	sqm @	1,365	psm		-
1 bed Flat				800	sqm @	1,986	psm		(1,588,800)
2 bed Flat				560	sqm @	1,986	psm		(1,112,160)
3 bed Flat			4,750	-	sqm @	1,986	psm		-
Garages for 3B House (Mrkt only)		13	50%	units @		18	sqm @	444 psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @		18	sqm @	444 psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18	sqm @	444 psm	-
			113						
External works				7,378,709	@	15.0%			(1,106,806)
Ext. Works analysis:						18,447	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	712	£ per unit		(42,720)
M4(2) Category 2 Housing	Aff units		13	units @		99.0%	@	625 £ per unit	(7,796)
M4(2) Category 2 Housing	OMS units		29	units @		98.5%	@	625 £ per unit	(18,099)
M4(2) Category 2 Flats	Aff units		5	units @		0.0%	@	1,090 £ per unit	-
M4(2) Category 2 Flats	OMS units		13	units @		0.0%	@	1,090 £ per unit	-
M4(3) Category 3 Housing	Aff units		13	units @		1.0%	@	12,368 £ per unit	(1,558)
M4(3) Category 3 Housing	OMS units		29	units @		1.5%	@	12,368 £ per unit	(5,454)
M4(3) Category 3 Flats	Aff units		5	units @		0.0%	@	9,469 £ per unit	-
M4(3) Category 3 Flats	OMS units		13	units @		0.0%	@	9,469 £ per unit	-
Additional Low Carbon/Energy Reduction	Houses		42	units @				14,205 £ per unit	(596,610)
Additional Low Carbon/Energy Reduction	Flats		13.6%	Uplift on				2,700,960 base cost	(367,331)
EV Charging Points - Houses			42	units @				0 £ per unit	-
EV Charging Points - Flats			18	units @		4	flats per charger	0 £ per 4 units	-
Water Efficiency			60	units @				350 £ per unit	(21,000)
	Sub-total							(1,060,569)	
Policy Costs analysis:	(design costs only)					17,676	£ per unit (total units)		
Contingency (on construction)				9,633,300	@	5.0%			(481,665)

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology:	**SODC High ValueAge Restricted Housing**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		9,633,300	@	6.5%		(626,165)
Disposal Costs -						
OMS Marketing and Promotion		21,966,000	OMS @	6.00%	21,966 £ per unit	(1,317,960)
Residential Sales Agent Costs		21,966,000	OMS @	1.00%	3,661 £ per unit	(219,660)
Residential Sales Legal Costs		21,966,000	OMS @	0.25%	915 £ per unit	(54,915)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
Disposal Cost analysis:					26,709 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(34,327)
Developers Profit -						
Profit on OMS		21,966,000		20.00%		(4,393,200)
Margin on AH		5,648,400		6.00%	on AH values	(338,904)
Profit analysis:		27,614,400		17.14%	blended GDV (4,732,104)	
		13,679,594		34.59%	on costs (4,732,104)	
TOTAL COSTS						**(18,411,698)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						9,202,702
SDLT		9,202,702	@	HMRC formula		(449,635)
Acquisition Agent fees		9,202,702	@	1.0%		(92,027)
Acquisition Legal fees		9,202,702	@	0.5%		(46,014)
Interest on Land		9,202,702	@	7.50%		(690,203)
Residual Land Value						**7,924,824**
RLV analysis:	132,080 £ per plot	11,226,834	£ per ha (net)	4,543,437	£ per acre (net)	
		11,226,834	£ per ha (gross)	4,543,437	£ per acre (gross)	
				28.70%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.71	ha (gross)	1.74	acres (gross)	
Density analysis:		6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		85	dph (gross)			
Benchmark Land Value (net)	33,431 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)	**2,005,871**
BLV analysis:		2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**8,385,184** £ per ha (net)	**3,393,437** £ per acre (net)	**5,918,953**

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Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,393,437	10%	20%	30%	40%	50%	60%	70%
	100.00	4,258,599	4,037,020	3,815,216	3,593,332	3,371,272	3,149,050	2,926,556
	160.00	4,127,331	3,920,337	3,713,213	3,505,902	3,298,472	3,090,810	2,882,905
CIL £ psm	170.00	4,105,453	3,900,890	3,696,213	3,491,330	3,286,338	3,081,103	2,875,630
348.00	180.00	4,083,575	3,881,443	3,679,212	3,476,758	3,274,205	3,071,396	2,868,355
	190.00	4,061,697	3,861,996	3,662,212	3,462,186	3,262,071	3,061,690	2,861,079
	200.00	4,039,819	3,842,548	3,645,212	3,447,615	3,249,938	3,051,983	2,853,804
	210.00	4,017,941	3,823,101	3,628,211	3,433,043	3,237,805	3,042,276	2,846,529
	220.00	3,996,063	3,803,654	3,611,211	3,418,471	3,225,671	3,032,569	2,839,254
	230.00	3,974,185	3,784,207	3,594,211	3,403,899	3,213,538	3,022,863	2,831,978
	240.00	3,952,307	3,764,760	3,577,210	3,389,328	3,201,404	3,013,156	2,824,703
	250.00	3,930,429	3,745,313	3,560,197	3,374,756	3,189,271	3,003,449	2,817,428
	260.00	3,908,550	3,725,865	3,543,180	3,360,184	3,177,137	2,993,742	2,810,153
	270.00	3,886,672	3,706,418	3,526,164	3,345,612	3,165,004	2,984,036	2,802,877
	280.00	3,864,794	3,686,971	3,509,148	3,331,041	3,152,870	2,974,329	2,795,602
	290.00	3,842,912	3,667,524	3,492,132	3,316,469	3,140,730	2,964,622	2,788,327
	300.00	3,821,010	3,648,077	3,475,115	3,301,897	3,128,586	2,954,915	2,781,052
	310.00	3,799,109	3,628,630	3,458,099	3,287,325	3,116,443	2,945,209	2,773,777
	320.00	3,777,207	3,609,182	3,441,083	3,272,754	3,104,300	2,935,502	2,766,501
	330.00	3,755,306	3,589,735	3,424,067	3,258,182	3,092,157	2,925,795	2,759,226
	340.00	3,733,404	3,570,288	3,407,050	3,243,610	3,080,014	2,916,088	2,751,951
	350.00	3,711,503	3,550,841	3,390,034	3,229,038	3,067,871	2,906,382	2,744,676
	360.00	3,689,601	3,531,394	3,373,018	3,214,467	3,055,728	2,896,675	2,737,400
	370.00	3,667,700	3,511,947	3,356,002	3,199,895	3,043,585	2,886,968	2,730,125
	380.00	3,645,798	3,492,500	3,338,985	3,185,323	3,031,441	2,877,261	2,722,850
	390.00	3,623,897	3,473,052	3,321,969	3,170,751	3,019,298	2,867,555	2,715,575
	400.00	3,601,996	3,453,605	3,304,953	3,156,180	3,007,155	2,857,848	2,708,299

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,393,437	10%	20%	30%	40%	50%	60%	70%
	4,500	3,736,096	3,574,922	3,413,629	3,252,125	3,090,472	2,928,479	2,766,274
	4,600	3,733,124	3,571,953	3,410,659	3,249,159	3,087,506	2,925,515	2,763,312
Site Specific S106	4,700	3,730,151	3,568,983	3,407,690	3,246,192	3,084,539	2,922,551	2,760,349
5,180	4,800	3,727,179	3,566,014	3,404,721	3,243,226	3,081,572	2,919,587	2,757,387
	4,900	3,724,206	3,563,045	3,401,751	3,240,259	3,078,606	2,916,623	2,754,425
	5,000	3,721,234	3,560,075	3,398,782	3,237,293	3,075,639	2,913,658	2,751,463
	5,100	3,718,261	3,557,106	3,395,813	3,234,326	3,072,673	2,910,694	2,748,500
	5,200	3,715,289	3,554,137	3,392,843	3,231,359	3,069,706	2,907,730	2,745,538
	5,300	3,712,316	3,551,167	3,389,874	3,228,393	3,066,740	2,904,766	2,742,576
	5,400	3,709,344	3,548,198	3,386,905	3,225,426	3,063,773	2,901,802	2,739,614
	5,500	3,706,371	3,545,229	3,383,935	3,222,460	3,060,806	2,898,837	2,736,652
	5,600	3,703,399	3,542,259	3,380,966	3,219,493	3,057,840	2,895,873	2,733,689
	5,700	3,700,426	3,539,290	3,377,997	3,216,527	3,054,873	2,892,909	2,730,727
	5,800	3,697,454	3,536,321	3,375,027	3,213,560	3,051,907	2,889,945	2,727,765
	5,900	3,694,481	3,533,351	3,372,058	3,210,593	3,048,940	2,886,981	2,724,803

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,393,437	10%	20%	30%	40%	50%	60%	70%
	15.0%	4,412,123	4,173,610	3,934,957	3,696,113	3,457,099	3,217,763	2,978,211
	16.0%	4,272,875	4,049,834	3,826,653	3,603,281	3,379,739	3,155,875	2,931,795
Profit	17.0%	4,133,627	3,926,058	3,718,349	3,510,449	3,302,379	3,093,987	2,885,379
20.0%	18.0%	3,994,379	3,802,282	3,610,045	3,417,617	3,225,019	3,032,099	2,838,963
	19.0%	3,855,131	3,678,506	3,501,741	3,324,785	3,147,659	2,970,211	2,792,547
	20.0%	3,715,883	3,554,730	3,393,437	3,231,953	3,070,299	2,908,323	2,746,131

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	3,393,437	10%	20%	30%	40%	50%	60%	70%
	550,000	4,315,883	4,154,730	3,993,437	3,831,953	3,670,299	3,508,323	3,346,131
	600,000	4,265,883	4,104,730	3,943,437	3,781,953	3,620,299	3,458,323	3,296,131
BLV (£ per acre)	650,000	4,215,883	4,054,730	3,893,437	3,731,953	3,570,299	3,408,323	3,246,131
1,150,000	700,000	4,165,883	4,004,730	3,843,437	3,681,953	3,520,299	3,358,323	3,196,131
	750,000	4,115,883	3,954,730	3,793,437	3,631,953	3,470,299	3,308,323	3,146,131
	800,000	4,065,883	3,904,730	3,743,437	3,581,953	3,420,299	3,258,323	3,096,131
	850,000	4,015,883	3,854,730	3,693,437	3,531,953	3,370,299	3,208,323	3,046,131
	900,000	3,965,883	3,804,730	3,643,437	3,481,953	3,320,299	3,158,323	2,996,131
	950,000	3,915,883	3,754,730	3,593,437	3,431,953	3,270,299	3,108,323	2,946,131
	1,000,000	3,865,883	3,704,730	3,543,437	3,381,953	3,220,299	3,058,323	2,896,131
	1,050,000	3,815,883	3,654,730	3,493,437	3,331,953	3,170,299	3,008,323	2,846,131
	1,100,000	3,765,883	3,604,730	3,443,437	3,281,953	3,120,299	2,958,323	2,796,131
	1,150,000	3,715,883	3,554,730	3,393,437	3,231,953	3,070,299	2,908,323	2,746,131
	1,200,000	3,665,883	3,504,730	3,343,437	3,181,953	3,020,299	2,858,323	2,696,131
	1,250,000	3,615,883	3,454,730	3,293,437	3,131,953	2,970,299	2,808,323	2,646,131
	1,300,000	3,565,883	3,404,730	3,243,437	3,081,953	2,920,299	2,758,323	2,596,131

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Scheme Typology: SODC High ValueAge Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	3,393,437	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	2,732,711	2,603,844	2,474,809	2,345,676	2,216,354	2,086,823	1,957,114
	70	2,848,378	2,715,713	2,582,883	2,449,944	2,316,818	2,183,470	2,049,940
Density (dph)	72	2,964,045	2,827,582	2,690,957	2,554,212	2,417,282	2,280,117	2,142,765
85.0	74	3,079,713	2,939,451	2,799,031	2,658,480	2,517,746	2,376,764	2,235,591
	76	3,195,380	3,051,320	2,907,105	2,762,748	2,618,211	2,473,411	2,328,416
	78	3,311,047	3,163,189	3,015,179	2,867,015	2,718,675	2,570,058	2,421,242
	80	3,426,715	3,275,058	3,123,253	2,971,283	2,819,139	2,666,705	2,514,067
	82	3,542,382	3,386,927	3,231,326	3,075,551	2,919,603	2,763,352	2,606,893
	84	3,658,049	3,498,796	3,339,400	3,179,819	3,020,067	2,859,999	2,699,718
	86	3,773,717	3,610,665	3,447,474	3,284,087	3,120,532	2,956,646	2,792,543
	88	3,889,384	3,722,534	3,555,548	3,388,354	3,220,996	3,053,293	2,885,369

TABLE 6

Balance (RLV - BLV £ per acre (n))	3,393,437	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	3,813,266	3,651,988	3,490,695	3,329,098	3,167,409	3,005,368	2,843,089
	100%	3,715,883	3,554,730	3,393,437	3,231,953	3,070,299	2,908,323	2,746,131
Build Cost	102%	3,618,501	3,457,473	3,296,180	3,134,808	2,973,154	2,811,277	2,649,172
100%	104%	3,521,118	3,360,158	3,198,923	3,037,629	2,876,009	2,714,232	2,552,191
(105% = 5% increase)	106%	3,423,735	3,262,776	3,101,665	2,940,372	2,778,864	2,617,186	2,455,146
	108%	3,326,353	3,165,393	3,004,408	2,843,115	2,681,719	2,520,066	2,358,100
	110%	3,228,893	3,068,010	2,907,050	2,745,857	2,584,564	2,422,921	2,261,055
	112%	3,131,372	2,970,628	2,809,668	2,648,600	2,487,307	2,325,776	2,164,009
	114%	3,033,851	2,873,197	2,712,285	2,551,325	2,390,049	2,228,630	2,066,964
	116%	2,936,331	2,775,677	2,614,903	2,453,943	2,292,792	2,131,485	1,969,832
	118%	2,838,810	2,678,156	2,517,502	2,356,560	2,195,534	2,034,241	1,872,687
	120%	2,741,149	2,580,635	2,419,982	2,259,178	2,098,218	1,936,984	1,775,542

TABLE 7

Balance (RLV - BLV £ per acre (n))	3,393,437	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	1,683,516	1,749,353	1,814,648	1,879,413	1,943,662	2,007,407	2,070,642
	82%	1,887,127	1,930,144	1,972,693	2,014,772	2,056,381	2,097,531	2,138,206
Market Values	84%	2,090,542	2,110,777	2,130,612	2,150,042	2,169,061	2,187,639	2,205,770
100%	86%	2,293,958	2,291,410	2,288,531	2,285,305	2,281,716	2,277,725	2,273,317
(105% = 5% increase)	88%	2,497,222	2,472,043	2,446,450	2,420,568	2,394,370	2,367,810	2,340,862
	90%	2,700,434	2,652,530	2,604,369	2,555,831	2,507,025	2,457,896	2,408,406
	92%	2,903,647	2,833,008	2,762,211	2,691,093	2,619,680	2,547,981	2,475,951
	94%	3,106,767	3,013,487	2,920,018	2,826,356	2,732,335	2,638,067	2,543,496
	96%	3,309,806	3,193,966	3,077,824	2,961,581	2,844,990	2,728,152	2,611,041
	98%	3,512,845	3,374,380	3,235,631	3,096,767	2,957,645	2,818,237	2,678,586
	100%	3,715,883	3,554,730	3,393,437	3,231,953	3,070,299	2,908,323	2,746,131
	102%	3,918,918	3,735,081	3,551,244	3,367,139	3,182,954	2,998,408	2,813,676
	104%	4,121,812	3,915,431	3,709,040	3,502,324	3,295,577	3,088,494	2,881,220
	106%	4,324,706	4,095,781	3,866,756	3,637,510	3,408,184	3,178,579	2,948,765
	108%	4,527,600	4,276,132	4,024,473	3,772,696	3,520,790	3,268,665	3,016,310
	110%	4,730,494	4,456,482	4,182,190	3,907,882	3,633,397	3,358,750	3,083,855
	112%	4,933,388	4,636,746	4,339,907	4,043,068	3,746,004	3,448,836	3,151,400
	114%	5,136,282	4,816,994	4,497,623	4,178,253	3,858,611	3,538,921	3,218,945
	116%	5,339,142	4,997,241	4,655,340	4,313,429	3,971,218	3,629,007	3,286,489
	118%	5,541,921	5,177,489	4,813,057	4,448,557	4,083,824	3,719,092	3,354,034
	120%	5,744,700	5,357,737	4,970,774	4,583,685	4,196,431	3,809,177	3,421,579

TABLE 8

Balance (RLV - BLV £ per acre (n))	3,393,437	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	3,727,908	3,566,740	3,405,447	3,243,948	3,082,295	2,920,306	2,758,103
	450	3,724,586	3,563,422	3,402,129	3,240,635	3,078,981	2,916,996	2,754,796
BNG (£ per unit)	550	3,721,264	3,560,105	3,398,812	3,237,321	3,075,668	2,913,686	2,751,489
712	650	3,717,943	3,556,787	3,395,494	3,234,007	3,072,354	2,910,375	2,748,181
	750	3,714,621	3,553,470	3,392,177	3,230,694	3,069,040	2,907,065	2,744,874
	850	3,711,299	3,550,152	3,388,859	3,227,380	3,065,727	2,903,755	2,741,567
	950	3,707,977	3,546,835	3,385,542	3,224,066	3,062,413	2,900,444	2,738,259
	1,050	3,704,655	3,543,517	3,382,224	3,220,752	3,059,099	2,897,134	2,734,952
	1,150	3,701,334	3,540,200	3,378,907	3,217,439	3,055,785	2,893,824	2,731,645
	1,250	3,698,012	3,536,882	3,375,589	3,214,125	3,052,472	2,890,513	2,728,337
	1,350	3,694,690	3,533,565	3,372,272	3,210,811	3,049,158	2,887,203	2,725,030

TABLE 9

Balance (RLV - BLV £ per acre (n))	3,393,437	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	3,730,760	3,584,450	3,438,016	3,291,330	3,144,519	2,997,309	2,849,869
	10,000	3,745,637	3,614,169	3,482,595	3,350,708	3,218,674	3,086,296	2,953,607
Grant (£ per unit)	15,000	3,760,513	3,643,888	3,527,174	3,410,085	3,292,830	3,175,283	3,057,345
-	20,000	3,775,390	3,673,607	3,571,739	3,469,463	3,366,985	3,264,259	3,161,084
	25,000	3,790,267	3,703,326	3,616,272	3,528,840	3,441,141	3,353,177	3,264,822
	30,000	3,805,144	3,733,046	3,660,805	3,588,218	3,515,296	3,442,096	3,368,560
	35,000	3,820,021	3,762,765	3,705,338	3,647,595	3,589,452	3,531,014	3,472,246
	40,000	3,834,897	3,792,484	3,749,871	3,706,973	3,663,607	3,619,933	3,575,918
	45,000	3,849,760	3,822,203	3,794,404	3,766,323	3,737,762	3,708,851	3,679,590
	50,000	3,864,620	3,851,922	3,838,937	3,825,647	3,811,918	3,797,770	3,783,263
	55,000	3,879,479	3,881,642	3,883,470	3,884,972	3,886,073	3,886,688	3,886,935

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: **SODC High ValueAge Restricted Housing** No Units: **60**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BE to BH_v0.2

Appraisal Ref: BF (see Typologies Matrix)
Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60 Units		
AH Policy requirement (% Target)		30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%		
AH tenure split %	Affordable Rent:		50.0%	
	Social Rent:		25.0%	75.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	9,676,800
3 bed House	460,600	4,848	450	8,290,800
4 bed House	573,400	4,624	430	0
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	250,000	5,000	465	3,000,000
2 bed Flat	325,000	4,643	431	1,950,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				22,917,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	150,000	60%	110,000	44%	175,000	70%	190,000	76%
2 bed Flat	195,000	60%	143,000	44%	227,500	70%	247,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	403,200	6,773,760
3 bed House	12.6	@	460,600	5,803,560
4 bed House	0.0	@	573,400	-
5 bed House	0.0	@	766,100	-
1 bed Flat	8.4	@	250,000	2,100,000
2 bed Flat	4.2	@	325,000	1,365,000
3 bed Flat	0.0	@	0	-
	42.0			16,042,320
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	241,920	870,912
3 bed House	2.7	@	276,360	746,172
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	1.8	@	150,000	270,000
2 bed Flat	0.9	@	195,000	175,500
3 bed Flat	0.0	@	0	-
	9.0			2,062,584
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	177,408	319,334
3 bed House	1.4	@	202,664	273,596
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.9	@	110,000	99,000
2 bed Flat	0.5	@	143,000	64,350
3 bed Flat	0.0	@	0	-
	4.5			756,281
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	175,000	-
2 bed Flat	0.0	@	227,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	306,432	551,578
3 bed House	1.4	@	350,056	472,576
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.9	@	190,000	171,000
2 bed Flat	0.5	@	247,000	111,150
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,306,303
Sub-total GDV Residential	**60**			**20,167,488**
AH on-site cost analysis:	579 £ psm (total GIA sqm)		£MV (no AH) less £GDV (inc. AH) 45,835 £ per unit (total units)	2,750,112
Grant	18	AH units @	0 per unit	-
Total GDV				**20,167,488**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,438	sqm	278.00	£ psm		(955,875)
CIL analysis:				4.74%	% of GDV	15,931	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		440,300	£ per ha	1.54%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				4,750	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.71	ha @	123,555	£ per ha (if brownfield)		(87,215)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	1,365	psm		-
2 bed House				1,680	sqm @	1,365	psm		(2,293,200)
3 bed House				1,710	sqm @	1,365	psm		(2,334,150)
4 bed House				-	sqm @	1,365	psm		-
5 bed House				-	sqm @	1,365	psm		-
1 bed Flat				800	sqm @	1,986	psm		(1,588,800)
2 bed Flat				560	sqm @	1,986	psm		(1,112,160)
3 bed Flat			4,750	-	sqm @	1,986	psm		-
Garages for 3B House (Mrkt only)		13	50%	units @		18 sqm @	444	psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			113						
External works				7,378,709	@	15.0%			(1,106,806)
Ext. Works analysis:						18,447	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	712	£ per unit		(42,720)
M4(2) Category 2 Housing	Aff units		13	units @		99.0% @	625	£ per unit	(7,796)
M4(2) Category 2 Housing	OMS units		29	units @		98.5% @	625	£ per unit	(18,099)
M4(2) Category 2 Flats	Aff units		5	units @		0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units		13	units @		0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units		13	units @		1.0% @	12,368	£ per unit	(1,558)
M4(3) Category 3 Housing	OMS units		29	units @		1.5% @	12,368	£ per unit	(5,454)
M4(3) Category 3 Flats	Aff units		5	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units		13	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses		42	units @			14,205	£ per unit	(596,610)
Additional Low Carbon/Energy Reduction	Flats		13.6%	Uplift on			2,700,960	base cost	(367,331)
EV Charging Points - Houses			42	units @			0	£ per unit	-
EV Charging Points - Flats			18	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency			60	units @			350	£ per unit	(21,000)
	Sub-total							(1,060,569)	
Policy Costs analysis:	(design costs only)					17,676	£ per unit (total units)		
Contingency (on construction)				9,633,300	@	5.0%			(481,665)

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology:	**SODC Medium Value Age Restricted Hous**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		9,633,300	@	6.5%		(626,165)
Disposal Costs -						
OMS Marketing and Promotion		16,042,320	OMS @	6.00%	16,042 £ per unit	(962,539)
Residential Sales Agent Costs		16,042,320	OMS @	1.00%	2,674 £ per unit	(160,423)
Residential Sales Legal Costs		16,042,320	OMS @	0.25%	668 £ per unit	(40,106)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
Disposal Cost analysis:					19,551 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(57,324)
Developers Profit -						
Profit on OMS		16,042,320		20.00%		(3,208,464)
Margin on AH		4,125,168		6.00%	on AH values	(247,510)
Profit analysis:		20,167,488		17.14%	blended GDV (3,455,974)	
		13,032,436		26.52%	on costs (3,455,974)	
TOTAL COSTS						**(16,488,410)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						3,679,078
SDLT		3,679,078	@	HMRC formula		(173,454)
Acquisition Agent fees		3,679,078	@	1.0%		(36,791)
Acquisition Legal fees		3,679,078	@	0.5%		(18,395)
Interest on Land		3,679,078	@	7.50%		(275,931)
Residual Land Value						**3,174,507**
RLV analysis:	52,908 £ per plot	4,497,218	£ per ha (net)	1,819,999	£ per acre (net)	
		4,497,218	£ per ha (gross)	1,819,999	£ per acre (gross)	
				15.74%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.71	ha (gross)	1.74	acres (gross)	
Density analysis:		6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		85	dph (gross)			
Benchmark Land Value (net)	29,303 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**1,758,189**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**2,006,450** £ per ha (net)	**811,999** £ per acre (net)	**1,416,318**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	100.00	1,423,515	1,270,292	1,117,033	963,705	810,377	656,981	503,523
	160.00	1,291,363	1,152,823	1,014,283	875,744	737,078	598,410	459,608
CIL £ psm	170.00	1,269,302	1,133,245	997,153	861,060	724,861	588,637	452,289
278.00	180.00	1,247,238	1,113,667	980,022	846,377	712,645	578,863	444,970
	190.00	1,225,174	1,094,089	962,891	831,693	700,428	569,090	437,651
	200.00	1,203,110	1,074,482	945,760	817,010	688,212	559,317	430,332
	210.00	1,181,046	1,054,870	928,629	802,326	675,995	549,544	423,013
	220.00	1,158,982	1,035,257	911,499	787,643	663,779	539,770	415,693
	230.00	1,136,919	1,015,645	894,368	772,959	651,550	529,997	408,374
	240.00	1,114,855	996,032	877,210	758,275	639,314	520,224	401,055
	250.00	1,092,791	976,420	860,050	743,592	627,078	510,451	393,736
	260.00	1,070,706	956,808	842,889	728,908	614,841	500,678	386,417
	270.00	1,048,601	937,195	825,728	714,225	602,605	490,904	379,098
	280.00	1,026,495	917,583	808,567	699,541	590,369	481,131	371,779
	290.00	1,004,389	897,967	791,406	684,842	578,132	471,358	364,453
	300.00	982,284	878,317	774,245	670,132	565,896	461,585	357,123
	310.00	960,178	858,668	757,084	655,423	553,660	451,811	349,793
	320.00	938,072	839,018	739,924	640,714	541,424	442,038	342,463
	330.00	915,967	819,369	722,763	626,005	529,187	432,251	335,133
	340.00	893,847	799,719	705,578	611,295	516,951	422,462	327,803
	350.00	871,696	780,070	688,385	596,586	504,715	412,673	320,473
	360.00	849,546	760,421	671,191	581,877	492,473	402,884	313,143
	370.00	827,395	740,771	653,998	567,167	480,215	393,095	305,813
	380.00	805,245	721,095	636,805	552,458	467,958	383,306	298,483
	390.00	783,094	701,406	619,612	537,749	455,700	373,517	291,153
	400.00	760,944	681,717	602,418	523,014	443,442	363,728	283,824

TABLE 2

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	4,500	1,051,318	941,868	832,362	722,805	613,143	503,380	393,507
	4,600	1,048,317	938,874	829,368	719,816	610,154	500,396	390,527
Site Specific S106	4,700	1,045,317	935,879	826,373	716,827	607,165	497,411	387,547
5,180	4,800	1,042,317	932,885	823,378	713,837	604,175	494,427	384,567
	4,900	1,039,317	929,890	820,384	710,848	601,186	491,442	381,587
	5,000	1,036,317	926,896	817,389	707,859	598,197	488,458	378,607
	5,100	1,033,316	923,901	814,395	704,869	595,207	485,473	375,627
	5,200	1,030,316	920,906	811,400	701,880	592,218	482,489	372,647
	5,300	1,027,316	917,912	808,406	698,891	589,229	479,504	369,667
	5,400	1,024,316	914,917	805,411	695,901	586,239	476,520	366,683
	5,500	1,021,315	911,923	802,417	692,910	583,250	473,535	363,698
	5,600	1,018,315	908,928	799,422	689,916	580,261	470,551	360,714
	5,700	1,015,315	905,934	796,427	686,921	577,272	467,566	357,729
	5,800	1,012,315	902,939	793,433	683,927	574,282	464,582	354,745
	5,900	1,009,314	899,945	790,438	680,932	571,293	461,597	351,760

TABLE 3

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	15.0%	1,539,397	1,373,489	1,207,485	1,041,466	875,306	709,077	542,736
	16.0%	1,437,701	1,283,092	1,128,388	973,668	818,808	663,879	508,838
Profit	17.0%	1,336,005	1,192,695	1,049,290	905,871	762,310	618,681	474,939
20.0%	18.0%	1,234,309	1,102,299	970,193	838,073	705,812	573,482	441,040
	19.0%	1,132,612	1,011,902	891,096	770,275	649,314	528,284	407,141
	20.0%	1,030,916	921,505	811,999	702,478	592,816	483,086	373,243

TABLE 4

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	550,000	1,488,916	1,379,505	1,269,999	1,160,478	1,050,816	941,086	831,243
	600,000	1,438,916	1,329,505	1,219,999	1,110,478	1,000,816	891,086	781,243
BLV (£ per acre)	650,000	1,388,916	1,279,505	1,169,999	1,060,478	950,816	841,086	731,243
1,008,000	700,000	1,338,916	1,229,505	1,119,999	1,010,478	900,816	791,086	681,243
	750,000	1,288,916	1,179,505	1,069,999	960,478	850,816	741,086	631,243
	800,000	1,238,916	1,129,505	1,019,999	910,478	800,816	691,086	581,243
	850,000	1,188,916	1,079,505	969,999	860,478	750,816	641,086	531,243
	900,000	1,138,916	1,029,505	919,999	810,478	700,816	591,086	481,243
	950,000	1,088,916	979,505	869,999	760,478	650,816	541,086	431,243
	1,000,000	1,038,916	929,505	819,999	710,478	600,816	491,086	381,243
	1,050,000	988,916	879,505	769,999	660,478	550,816	441,086	331,243
	1,100,000	938,916	829,505	719,999	610,478	500,816	391,086	281,243
	1,150,000	888,916	779,505	669,999	560,478	450,816	341,086	231,243
	1,200,000	838,916	729,505	619,999	510,478	400,816	291,086	181,243
	1,250,000	788,916	679,505	569,999	460,478	350,816	241,086	131,243
	1,300,000	738,916	629,505	519,999	410,478	300,816	191,086	81,243

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: SODC Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	612,795	525,299	437,720	350,115	262,431	174,701	86,834
	70	661,986	571,916	481,753	391,571	301,300	210,984	120,530
Density (dph)	72	711,176	618,534	525,785	433,027	340,168	247,264	154,226
85.0	74	760,367	665,151	569,818	474,483	379,037	283,544	187,922
	76	809,558	711,763	613,851	515,940	417,906	319,825	221,617
	78	858,749	758,372	657,884	557,396	456,775	356,105	255,313
	80	907,939	804,982	701,917	598,852	495,644	392,385	289,009
	82	957,130	851,591	745,950	640,304	534,513	428,665	322,705
	84	1,006,321	898,201	789,983	681,753	573,382	464,946	356,398
	86	1,055,511	944,810	834,016	723,203	612,250	501,226	390,087
	88	1,104,702	991,420	878,048	764,652	651,119	537,506	423,776

TABLE 6

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,129,215	1,019,709	910,153	800,491	690,759	580,922	470,914
	100%	1,030,916	921,505	811,999	702,478	592,816	483,086	373,243
Build Cost	102%	932,508	823,138	713,769	604,289	494,783	385,141	275,413
100%	104%	833,929	724,676	615,361	505,991	396,579	287,073	177,466
(105% = 5% increase)	106%	735,236	626,051	516,798	407,545	298,213	188,843	79,363
	108%	636,380	527,224	418,068	308,912	199,667	90,414	(18,934)
	110%	537,290	428,212	319,133	210,055	100,901	(8,255)	(117,465)
	112%	437,995	328,974	219,953	110,932	1,876	(107,203)	(216,282)
	114%	338,455	229,472	120,488	11,504	(97,479)	(206,469)	(315,490)
	116%	238,632	129,665	20,699	(88,268)	(197,234)	(306,201)	(415,167)
	118%	138,483	29,507	(79,486)	(188,479)	(297,471)	(406,464)	(515,457)
	120%	37,910	(71,127)	(180,164)	(289,217)	(398,319)	(507,431)	(616,617)

TABLE 7

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(482,759)	(419,608)	(357,887)	(297,485)	(238,312)	(180,235)	(123,205)
	82%	(327,355)	(282,785)	(239,180)	(196,468)	(154,619)	(113,609)	(73,430)
Market Values	84%	(173,678)	(147,083)	(121,114)	(95,798)	(71,127)	(47,098)	(23,719)
100%	86%	(21,195)	(12,148)	(3,579)	4,572	12,203	19,358	25,993
(105% = 5% increase)	88%	130,431	122,169	113,602	104,703	95,406	85,745	75,650
	90%	281,448	256,075	230,481	204,642	178,519	152,070	125,290
	92%	431,948	389,630	347,111	304,411	261,502	218,352	174,931
	94%	582,079	522,892	463,541	404,065	344,429	284,592	224,519
	96%	731,923	655,921	579,822	503,646	427,281	350,780	274,096
	98%	881,546	788,772	695,999	603,070	510,082	416,967	323,672
	100%	1,030,916	921,505	811,999	702,478	592,816	483,086	373,243
	102%	1,180,146	1,054,070	927,968	801,759	675,550	549,188	422,762
	104%	1,329,281	1,186,551	1,043,795	901,040	758,178	615,290	472,282
	106%	1,478,227	1,318,925	1,159,623	1,000,219	840,805	681,353	521,802
	108%	1,627,149	1,451,250	1,275,311	1,099,372	923,433	747,380	571,322
	110%	1,775,918	1,583,453	1,390,989	1,198,524	1,005,970	813,406	620,824
	112%	1,924,647	1,715,657	1,506,645	1,297,574	1,088,503	879,432	670,295
	114%	2,073,346	1,847,769	1,622,191	1,396,614	1,171,036	945,441	719,765
	116%	2,221,906	1,979,822	1,737,737	1,495,653	1,253,567	1,011,401	769,235
	118%	2,370,465	2,111,874	1,853,284	1,594,673	1,336,017	1,077,361	818,706
	120%	2,519,024	2,243,905	1,968,759	1,693,613	1,418,468	1,143,322	868,176

TABLE 8

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,043,068	933,632	824,125	714,581	604,919	495,167	385,303
	450	1,039,711	930,282	820,776	711,237	601,575	491,829	381,972
BNG (£ per unit)	550	1,036,354	926,932	817,426	707,894	598,232	488,492	378,640
712	650	1,032,997	923,582	814,076	704,551	594,889	485,155	375,308
	750	1,029,641	920,232	810,726	701,208	591,546	481,818	371,977
	850	1,026,284	916,883	807,376	697,864	588,202	478,480	368,643
	950	1,022,927	913,533	804,027	694,520	584,859	475,143	365,306
	1,050	1,019,570	910,183	800,677	691,171	581,516	471,806	361,969
	1,150	1,016,213	906,833	797,327	687,821	578,172	468,469	358,631
	1,250	1,012,857	903,483	793,977	684,471	574,829	465,131	355,294
	1,350	1,009,500	900,130	790,627	681,121	571,486	461,794	351,957

TABLE 9

Balance (RLV - BLV £ per acre (n))	811,999	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,045,938	951,490	856,976	762,339	667,624	572,727	477,662
	10,000	1,060,959	981,475	901,932	822,200	742,324	662,278	582,016
Grant (£ per unit)	15,000	1,075,981	1,011,460	946,827	882,042	817,025	751,781	686,287
-	20,000	1,090,981	1,041,445	991,723	941,802	891,646	841,219	790,487
	25,000	1,105,974	1,071,429	1,036,619	1,001,563	966,231	930,595	894,624
	30,000	1,120,966	1,101,385	1,081,515	1,061,323	1,040,816	1,019,970	998,738
	35,000	1,135,958	1,131,316	1,126,340	1,121,014	1,115,319	1,109,239	1,102,755
	40,000	1,150,951	1,161,246	1,171,160	1,180,682	1,189,799	1,198,499	1,206,772
	45,000	1,165,943	1,191,177	1,215,981	1,240,350	1,264,278	1,287,760	1,310,760
	50,000	1,180,936	1,221,107	1,260,801	1,300,018	1,338,730	1,376,939	1,414,671
	55,000	1,195,928	1,251,038	1,305,622	1,359,627	1,413,114	1,466,097	1,518,581

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology:	**SODC Medium Value Age Restricted Hous**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BE to BH_v0.2

Appraisal Ref: BG (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			314.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	9,676,800
3 bed House	460,600	4,848	450	8,290,800
4 bed House	573,400	4,624	430	0
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	250,000	5,000	465	3,000,000
2 bed Flat	325,000	4,643	431	1,950,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				22,917,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	150,000	60%	110,000	44%	175,000	70%	190,000	76%
2 bed Flat	195,000	60%	143,000	44%	227,500	70%	247,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	403,200	6,773,760
3 bed House	12.6	@	460,600	5,803,560
4 bed House	0.0	@	573,400	-
5 bed House	0.0	@	766,100	-
1 bed Flat	8.4	@	250,000	2,100,000
2 bed Flat	4.2	@	325,000	1,365,000
3 bed Flat	0.0	@	0	-
	42.0			16,042,320
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	241,920	870,912
3 bed House	2.7	@	276,360	746,172
4 bed House	0.0	@	344,040	-
5 bed House	0.0	@	459,660	-
1 bed Flat	1.8	@	150,000	270,000
2 bed Flat	0.9	@	195,000	175,500
3 bed Flat	0.0	@	0	-
	9.0			2,062,584
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	177,408	319,334
3 bed House	1.4	@	202,664	273,596
4 bed House	0.0	@	252,296	-
5 bed House	0.0	@	337,084	-
1 bed Flat	0.9	@	110,000	99,000
2 bed Flat	0.5	@	143,000	64,350
3 bed Flat	0.0	@	0	-
	4.5			756,281
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	250,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	175,000	-
2 bed Flat	0.0	@	227,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	306,432	551,578
3 bed House	1.4	@	350,056	472,576
4 bed House	0.0	@	435,784	-
5 bed House	0.0	@	582,236	-
1 bed Flat	0.9	@	190,000	171,000
2 bed Flat	0.5	@	247,000	111,150
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,306,303
Sub-total GDV Residential	**60**			**20,167,488**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,750,112
	579 £ psm (total GIA sqm)		45,835 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**20,167,488**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)								(24,239)
Planning Application Professional Fees, Surveys and reports								(70,000)
CIL (Mrkt only + garages)				3,438	sqm	314.00	£ psm	(1,079,658)
CIL analysis:				5.35%	% of GDV	17,994	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					0		-
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			60	units @	5,180	per unit	(310,800)
	Sub-total						(310,800)	
S106 analysis:		440,300	£ per ha	1.54%	% of GDV	5,180	£ per unit (total units)	
AH Commuted Sum				4,750	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			

Construction Costs -

Site Clearance, Demolition & Remediation				0.71	ha @	123,555	£ per ha (if brownfield)	(87,215)
Site Infrastructure costs -	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	Year 11	0						-
	Year 12	0						-
	Year 13	0						-
	Year 14	0						-
	Year 15	0						-
	Years 1-15			60	units @	0	per unit	-
	Sub-total						-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				1,680	sqm @	1,365	psm	(2,293,200)
3 bed House				1,710	sqm @	1,365	psm	(2,334,150)
4 bed House				-	sqm @	1,365	psm	-
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				800	sqm @	1,986	psm	(1,588,800)
2 bed Flat				560	sqm @	1,986	psm	(1,112,160)
3 bed Flat			4,750	-	sqm @	1,986	psm	-
Garages for 3B House (Mrkt only)		13	50%	units @		18 sqm @	444 psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444 psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			113					
External works				7,378,709	@	15.0%		(1,106,806)
Ext. Works analysis:						18,447	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				60	units @	712	£ per unit	(42,720)
M4(2) Category 2 Housing	Aff units		13	units @	95.0%	@	625 £ per unit	(7,481)
M4(2) Category 2 Housing	OMS units		29	units @	94.0%	@	625 £ per unit	(17,273)
M4(2) Category 2 Flats	Aff units		5	units @	0.0%	@	1,090 £ per unit	-
M4(2) Category 2 Flats	OMS units		13	units @	0.0%	@	1,090 £ per unit	-
M4(3) Category 3 Housing	Aff units		13	units @	5.0%	@	12,368 £ per unit	(7,792)
M4(3) Category 3 Housing	OMS units		29	units @	6.0%	@	12,368 £ per unit	(21,817)
M4(3) Category 3 Flats	Aff units		5	units @	0.0%	@	9,469 £ per unit	-
M4(3) Category 3 Flats	OMS units		13	units @	0.0%	@	9,469 £ per unit	-
Additional Low Carbon/Energy Reduction	Houses		42	units @			7,087 £ per unit	(297,654)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			2,700,960 base cost	(167,460)
EV Charging Points - Houses			42	units @			0 £ per unit	-
EV Charging Points - Flats			18	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			60	units @			350 £ per unit	(21,000)
	Sub-total						(583,196)	
Policy Costs analysis:	(design costs only)					9,720	£ per unit (total units)	
Contingency (on construction)				9,155,927	@	5.0%		(457,796)

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology:	VOWH Medium Value Age Restricted Hous	No Units:	60			
Site Typology:	Location / Value Zone:	Medium	Greenfield/Brownfield:	Brownfield	District:	VOWH
Notes:						

Professional Fees		9,155,927	@	6.5%		(595,135)
Disposal Costs -						
OMS Marketing and Promotion		16,042,320	OMS @	6.00%	16,042 £ per unit	(962,539)
Residential Sales Agent Costs		16,042,320	OMS @	1.00%	2,674 £ per unit	(160,423)
Residential Sales Legal Costs		16,042,320	OMS @	0.25%	668 £ per unit	(40,106)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
	Disposal Cost analysis:				19,551 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(51,110)
Developers Profit -						
Profit on OMS		16,042,320		20.00%		(3,208,464)
Margin on AH		4,125,168		6.00%	on AH values	(247,510)
	Profit analysis:	20,167,488		17.14%	blended GDV (3,455,974)	
		12,617,734		27.39%	on costs (3,455,974)	
TOTAL COSTS						**(16,073,708)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						4,093,780
SDLT		4,093,780	@	HMRC formula		(194,189)
Acquisition Agent fees		4,093,780	@	1.0%		(40,938)
Acquisition Legal fees		4,093,780	@	0.5%		(20,469)
Interest on Land		4,093,780	@	7.50%		(307,034)
Residual Land Value						**3,531,151**
	RLV analysis: 58,853 £ per plot	5,002,464	£ per ha (net)	2,024,469	£ per acre (net)	
		5,002,464	£ per ha (gross)	2,024,469	£ per acre (gross)	
				17.51%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.71	ha (gross)	1.74	acres (gross)	
	Density analysis:	6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		85	dph (gross)			
Benchmark Land Value (net)	29,303 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**1,758,189**
	BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**2,511,696** £ per ha (net)	**1,016,469** £ per acre (net)	**1,772,962**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.

Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	1,688,934	1,535,743	1,382,428	1,229,107	1,075,741	922,265	768,721
	160.00	1,556,995	1,418,464	1,279,933	1,141,278	1,002,595	863,790	724,918
CIL £ psm	170.00	1,535,005	1,398,918	1,262,830	1,126,640	990,396	854,045	717,617
314.00	180.00	1,513,015	1,379,371	1,245,727	1,112,001	978,198	844,299	710,314
	190.00	1,491,012	1,359,825	1,228,624	1,097,363	965,999	834,553	703,005
	200.00	1,468,987	1,340,278	1,211,520	1,082,725	953,801	824,807	695,695
	210.00	1,446,962	1,320,732	1,194,417	1,068,087	941,602	815,062	688,386
	220.00	1,424,936	1,301,185	1,177,314	1,053,443	929,404	805,316	681,077
	230.00	1,402,911	1,281,639	1,160,211	1,038,783	917,205	795,570	673,767
	240.00	1,380,886	1,262,061	1,143,108	1,024,123	905,007	785,825	666,458
	250.00	1,358,860	1,242,483	1,126,005	1,009,463	892,808	776,079	659,149
	260.00	1,336,835	1,222,905	1,108,901	994,804	880,610	766,324	651,840
	270.00	1,314,810	1,203,327	1,091,798	980,144	868,411	756,565	644,530
	280.00	1,292,784	1,183,749	1,074,695	965,484	856,213	746,806	637,221
	290.00	1,270,759	1,164,171	1,057,583	950,824	844,014	737,048	629,912
	300.00	1,248,713	1,144,593	1,040,452	936,164	831,816	727,289	622,602
	310.00	1,226,649	1,125,015	1,023,322	921,504	819,617	717,530	615,293
	320.00	1,204,585	1,105,437	1,006,191	906,844	807,407	707,771	607,984
	330.00	1,182,521	1,085,859	989,060	892,185	795,190	698,012	600,675
	340.00	1,160,457	1,066,281	971,929	877,525	782,973	688,254	593,365
	350.00	1,138,393	1,046,676	954,798	862,865	770,757	678,495	586,056
	360.00	1,116,329	1,027,064	937,668	848,205	758,540	668,736	578,747
	370.00	1,094,266	1,007,451	920,537	833,527	746,324	658,977	571,437
	380.00	1,072,202	987,839	903,406	818,843	734,107	649,218	564,128
	390.00	1,050,128	968,226	886,275	804,160	721,891	639,460	556,819
	400.00	1,028,022	948,614	869,144	789,476	709,674	629,701	549,510

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	4,500	1,238,187	1,137,511	1,036,797	935,935	835,003	733,891	632,607
	4,600	1,235,192	1,134,522	1,033,807	932,950	832,022	730,911	629,631
Site Specific S106	4,700	1,232,197	1,131,532	1,030,818	929,966	829,042	727,931	626,655
5,180	4,800	1,229,203	1,128,543	1,027,829	926,981	826,062	724,951	623,679
	4,900	1,226,208	1,125,554	1,024,839	923,997	823,082	721,971	620,702
	5,000	1,223,214	1,122,565	1,021,850	921,013	820,102	718,991	617,726
	5,100	1,220,219	1,119,575	1,018,861	918,028	817,122	716,011	614,750
	5,200	1,217,225	1,116,586	1,015,871	915,044	814,140	713,030	611,774
	5,300	1,214,230	1,113,597	1,012,882	912,059	811,155	710,050	608,798
	5,400	1,211,236	1,110,607	1,009,893	909,075	808,171	707,070	605,822
	5,500	1,208,241	1,107,618	1,006,903	906,090	805,186	704,090	602,846
	5,600	1,205,246	1,104,629	1,003,914	903,106	802,202	701,110	599,870
	5,700	1,202,252	1,101,639	1,000,925	900,121	799,217	698,130	596,894
	5,800	1,199,257	1,098,650	997,936	897,137	796,233	695,150	593,918
	5,900	1,196,263	1,095,661	994,946	894,152	793,248	692,170	590,942

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,726,305	1,569,167	1,411,955	1,254,628	1,097,226	939,618	781,863
	16.0%	1,624,609	1,478,770	1,332,858	1,186,830	1,040,728	894,420	747,964
Profit	17.0%	1,522,912	1,388,374	1,253,761	1,119,033	984,230	849,221	714,066
20.0%	18.0%	1,421,216	1,297,977	1,174,664	1,051,235	927,732	804,023	680,167
	19.0%	1,319,520	1,207,580	1,095,566	983,438	871,234	758,825	646,268
	20.0%	1,217,824	1,117,184	1,016,469	915,640	814,736	713,626	612,369

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	550,000	1,675,824	1,575,184	1,474,469	1,373,640	1,272,736	1,171,626	1,070,369
	600,000	1,625,824	1,525,184	1,424,469	1,323,640	1,222,736	1,121,626	1,020,369
BLV (£ per acre)	650,000	1,575,824	1,475,184	1,374,469	1,273,640	1,172,736	1,071,626	970,369
1,008,000	700,000	1,525,824	1,425,184	1,324,469	1,223,640	1,122,736	1,021,626	920,369
	750,000	1,475,824	1,375,184	1,274,469	1,173,640	1,072,736	971,626	870,369
	800,000	1,425,824	1,325,184	1,224,469	1,123,640	1,022,736	921,626	820,369
	850,000	1,375,824	1,275,184	1,174,469	1,073,640	972,736	871,626	770,369
	900,000	1,325,824	1,225,184	1,124,469	1,023,640	922,736	821,626	720,369
	950,000	1,275,824	1,175,184	1,074,469	973,640	872,736	771,626	670,369
	1,000,000	1,225,824	1,125,184	1,024,469	923,640	822,736	721,626	620,369
	1,050,000	1,175,824	1,075,184	974,469	873,640	772,736	671,626	570,369
	1,100,000	1,125,824	1,025,184	924,469	823,640	722,736	621,626	520,369
	1,150,000	1,075,824	975,184	874,469	773,640	672,736	571,626	470,369
	1,200,000	1,025,824	925,184	824,469	723,640	622,736	521,626	420,369
	1,250,000	975,824	875,184	774,469	673,640	572,736	471,626	370,369
	1,300,000	925,824	825,184	724,469	623,640	522,736	421,626	320,369

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	762,379	681,925	601,353	520,748	440,024	359,193	278,244
	70	815,961	733,132	650,191	567,206	484,108	400,891	317,553
Density (dph)	72	869,543	784,339	699,028	613,663	528,192	442,589	356,862
85.0	74	923,124	835,546	747,865	660,121	572,276	484,287	396,170
	76	976,706	886,753	796,702	706,579	616,359	525,985	435,479
	78	1,030,288	937,960	845,539	753,037	660,443	567,683	474,788
	80	1,083,869	989,166	894,376	799,495	704,527	609,381	514,097
	82	1,137,451	1,040,373	943,214	845,953	748,611	651,079	553,406
	84	1,191,033	1,091,580	992,051	892,411	792,695	692,777	592,715
	86	1,244,614	1,142,787	1,040,888	938,869	836,776	734,475	632,024
	88	1,298,196	1,193,994	1,089,725	985,327	880,854	776,173	671,333

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,313,684	1,212,970	1,112,157	1,011,253	910,190	809,011	707,660
	100%	1,217,824	1,117,184	1,016,469	915,640	814,736	713,626	612,369
Build Cost	102%	1,121,851	1,021,309	920,683	819,969	719,124	618,174	517,063
100%	104%	1,025,788	925,336	824,793	724,183	623,469	522,607	421,611
(105% = 5% increase)	106%	929,617	829,227	728,821	628,278	527,683	426,968	326,091
	108%	833,287	733,032	632,666	532,276	431,763	331,183	230,468
	110%	736,853	636,649	536,394	436,105	335,715	235,248	134,682
	112%	640,244	540,106	439,968	339,755	239,501	139,154	38,733
	114%	543,429	443,389	343,349	243,220	143,082	42,862	(57,407)
	116%	446,421	346,460	246,500	146,461	46,421	(53,665)	(153,803)
	118%	349,181	249,281	149,382	49,439	(50,521)	(150,481)	(250,507)
	120%	251,671	151,813	51,956	(47,902)	(147,783)	(247,683)	(347,582)

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(287,204)	(216,982)	(148,017)	(80,231)	(13,477)	52,287	117,164
	82%	(134,081)	(81,852)	(30,511)	19,981	69,662	118,570	166,740
Market Values	84%	17,983	52,624	86,635	119,974	152,703	184,829	216,317
100%	86%	169,288	186,595	203,456	219,793	235,683	251,016	265,876
(105% = 5% increase)	88%	320,008	320,201	320,047	319,480	318,536	317,203	315,396
	90%	470,312	453,502	436,425	419,060	401,371	383,323	364,916
	92%	620,266	586,556	552,643	518,502	484,105	449,425	414,436
	94%	769,937	719,420	668,756	617,913	566,839	515,527	463,956
	96%	919,390	852,152	784,750	717,193	649,482	581,574	513,429
	98%	1,068,689	984,716	900,642	816,474	732,109	647,600	562,899
	100%	1,217,824	1,117,184	1,016,469	915,640	814,736	713,626	612,369
	102%	1,366,819	1,249,558	1,132,223	1,014,793	897,271	779,653	661,840
	104%	1,515,740	1,381,856	1,247,901	1,113,929	979,804	845,627	711,310
	106%	1,664,540	1,514,060	1,363,580	1,212,968	1,062,337	911,588	760,774
	108%	1,813,270	1,646,264	1,479,146	1,312,008	1,144,845	977,548	810,202
	110%	1,961,981	1,778,336	1,594,692	1,411,047	1,227,296	1,043,508	859,630
	112%	2,110,540	1,910,389	1,710,238	1,510,024	1,309,746	1,109,469	909,058
	114%	2,259,099	2,042,442	1,825,732	1,608,964	1,392,197	1,175,398	958,486
	116%	2,407,659	2,174,421	1,941,163	1,707,905	1,474,647	1,241,303	1,007,915
	118%	2,556,089	2,306,341	2,056,594	1,806,846	1,557,071	1,307,207	1,057,343
	120%	2,704,500	2,438,262	2,172,024	1,905,787	1,639,451	1,373,111	1,106,771

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
712	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,016,469	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,232,816	1,147,114	1,061,365	975,401	889,323	803,082	716,628
	10,000	1,247,808	1,177,045	1,106,185	1,035,162	963,908	892,457	820,765
Grant (£ per unit)	15,000	1,262,794	1,206,975	1,151,006	1,094,854	1,038,482	981,833	924,902
-	20,000	1,277,759	1,236,906	1,195,826	1,154,522	1,112,961	1,071,113	1,028,944
	25,000	1,292,725	1,266,836	1,240,647	1,214,190	1,187,441	1,160,373	1,132,962
	30,000	1,307,690	1,296,730	1,285,467	1,273,858	1,261,920	1,249,634	1,236,979
	35,000	1,322,655	1,326,610	1,330,219	1,333,465	1,336,337	1,338,819	1,340,899
	40,000	1,337,620	1,356,491	1,374,970	1,393,049	1,410,721	1,427,977	1,444,809
	45,000	1,352,586	1,386,371	1,419,721	1,452,633	1,485,105	1,517,134	1,548,720
	50,000	1,367,551	1,416,251	1,464,472	1,512,216	1,559,489	1,606,292	1,652,590
	55,000	1,382,516	1,446,132	1,509,223	1,571,800	1,633,835	1,695,372	1,756,407

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Medium Value Age Restricted Hous No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BE to BH_v0.2

Appraisal Ref: BH (see Typologies Matrix)
Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60 Units		
AH Policy requirement (% Target)		30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%		
AH tenure split %	Affordable Rent:		50.0%	
	Social Rent:		25.0%	75.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		224.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed House	30.0%	12.6	30.0%	5.4	30%	18.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	20.0%	8.4	20.0%	3.6	20%	12.0
2 bed Flat	10.0%	4.2	10.0%	1.8	10%	6.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	75.0%	66.7	718
2 bed Flat	70.0	753	75.0%	93.3	1,005
3 bed Flat	0.0	0	75.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,176	12,658	504	5,425	1,680	18,083
3 bed House	1,197	12,884	513	5,522	1,710	18,406
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	560	6,028	240	2,583	800	8,611
2 bed Flat	392	4,219	168	1,808	560	6,028
3 bed Flat	0	0	0	0	0	0
	3,325	35,790	1,425	15,339	4,750	51,129
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	7,084,800
3 bed House	357,200	3,760	349	6,429,600
4 bed House	427,000	3,444	320	0
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	175,000	3,500	325	2,100,000
2 bed Flat	225,000	3,214	299	1,350,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				16,964,400

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	105,000	60%	77,000	44%	122,500	70%	133,000	76%
2 bed Flat	135,000	60%	99,000	44%	157,500	70%	171,000	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	16.8	@	295,200	4,959,360
3 bed House	12.6	@	357,200	4,500,720
4 bed House	0.0	@	427,000	-
5 bed House	0.0	@	554,200	-
1 bed Flat	8.4	@	175,000	1,470,000
2 bed Flat	4.2	@	225,000	945,000
3 bed Flat	0.0	@	0	-
	42.0			11,875,080
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	3.6	@	177,120	637,632
3 bed House	2.7	@	214,320	578,664
4 bed House	0.0	@	256,200	-
5 bed House	0.0	@	332,520	-
1 bed Flat	1.8	@	105,000	189,000
2 bed Flat	0.9	@	135,000	121,500
3 bed Flat	0.0	@	0	-
	9.0			1,526,796
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	129,888	233,798
3 bed House	1.4	@	157,168	212,177
4 bed House	0.0	@	187,880	-
5 bed House	0.0	@	243,848	-
1 bed Flat	0.9	@	77,000	69,300
2 bed Flat	0.5	@	99,000	44,550
3 bed Flat	0.0	@	0	-
	4.5			559,825
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	206,640	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	122,500	-
2 bed Flat	0.0	@	157,500	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.8	@	224,352	403,834
3 bed House	1.4	@	271,472	366,487
4 bed House	0.0	@	324,520	-
5 bed House	0.0	@	421,192	-
1 bed Flat	0.9	@	133,000	119,700
2 bed Flat	0.5	@	171,000	76,950
3 bed Flat	0.0	@	0	-
	4.5	18.0		966,971
Sub-total GDV Residential	**60**			**14,928,672**
AH on-site cost analysis:	429 £ psm (total GIA sqm)		£MV (no AH) less £GDV (inc. AH) 33,929 £ per unit (total units)	2,035,728
Grant	18	AH units @	0 per unit	-
Total GDV				**14,928,672**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: **VOWH Low Value Age Restricted Housing** No Units: **60**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)								(24,239)
Planning Application Professional Fees, Surveys and reports								(70,000)
CIL (Mrkt only + garages)				3,438	sqm	224.00	£ psm	(770,202)
CIL analysis:				5.16%	% of GDV	12,837	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					0		-
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			60	units @	5,180	per unit	(310,800)
	Sub-total						(310,800)	
S106 analysis:		440,300	£ per ha	2.08%	% of GDV	5,180	£ per unit (total units)	
AH Commuted Sum				4,750	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			

Construction Costs -

Site Clearance, Demolition & Remediation				0.71	ha @	123,555	£ per ha (if brownfield)	(87,215)
Site Infrastructure costs -	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	Year 11	0						-
	Year 12	0						-
	Year 13	0						-
	Year 14	0						-
	Year 15	0						-
	Years 1-15			60	units @	0	per unit	-
	Sub-total						-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				1,680	sqm @	1,365	psm	(2,293,200)
3 bed House				1,710	sqm @	1,365	psm	(2,334,150)
4 bed House				-	sqm @	1,365	psm	-
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				800	sqm @	1,986	psm	(1,588,800)
2 bed Flat				560	sqm @	1,986	psm	(1,112,160)
3 bed Flat			4,750	-	sqm @	1,986	psm	-
Garages for 3B House (Mrkt only)		13	50%	units @		18 sqm @	444 psm	(50,399)
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444 psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			113					
External works				7,378,709	@	15.0%		(1,106,806)
Ext. Works analysis:						18,447	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				60	units @	712	£ per unit	(42,720)
M4(2) Category 2 Housing	Aff units		13	units @	95.0%	@	625 £ per unit	(7,481)
M4(2) Category 2 Housing	OMS units		29	units @	94.0%	@	625 £ per unit	(17,273)
M4(2) Category 2 Flats	Aff units		5	units @	0.0%	@	1,090 £ per unit	-
M4(2) Category 2 Flats	OMS units		13	units @	0.0%	@	1,090 £ per unit	-
M4(3) Category 3 Housing	Aff units		13	units @	5.0%	@	12,368 £ per unit	(7,792)
M4(3) Category 3 Housing	OMS units		29	units @	6.0%	@	12,368 £ per unit	(21,817)
M4(3) Category 3 Flats	Aff units		5	units @	0.0%	@	9,469 £ per unit	-
M4(3) Category 3 Flats	OMS units		13	units @	0.0%	@	9,469 £ per unit	-
Additional Low Carbon/Energy Reduction	Houses		42	units @			7,087 £ per unit	(297,654)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			2,700,960 base cost	(167,460)
EV Charging Points - Houses			42	units @			0 £ per unit	-
EV Charging Points - Flats			18	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			60	units @			350 £ per unit	(21,000)
	Sub-total						(583,196)	
Policy Costs analysis:	(design costs only)					9,720	£ per unit (total units)	
Contingency (on construction)				9,155,927	@	5.0%		(457,796)

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology:	**VOWH Low Value Age Restricted Housing**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		9,155,927	@	6.5%		(595,135)
Disposal Costs -						
OMS Marketing and Promotion		11,875,080	OMS @	6.00%	11,875 £ per unit	(712,505)
Residential Sales Agent Costs		11,875,080	OMS @	1.00%	1,979 £ per unit	(118,751)
Residential Sales Legal Costs		11,875,080	OMS @	0.25%	495 £ per unit	(29,688)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					300,000 lump sum	300,000
	Disposal Cost analysis:				14,516 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(163,609)
Developers Profit -						
Profit on OMS		11,875,080		20.00%		(2,375,016)
Margin on AH		3,053,592		6.00%	on AH values	(183,216)
	Profit analysis:	14,928,672		17.14%	blended GDV (2,558,232)	
		12,118,652		21.11%	on costs (2,558,232)	
TOTAL COSTS						**(14,676,883)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						251,789
SDLT		251,789	@	HMRC formula		(2,089)
Acquisition Agent fees		251,789	@	1.0%		(2,518)
Acquisition Legal fees		251,789	@	0.5%		(1,259)
Interest on Land		251,789	@	7.50%		(18,884)
Residual Land Value						**227,038**
	RLV analysis: 3,784 £ per plot	321,638 £ per ha (net)		130,165 £ per acre (net)		
		321,638 £ per ha (gross)		130,165 £ per acre (gross)		
				1.52% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		85.0	dph (net)			
Site Area (net)		0.71	ha (net)	1.74	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.71	ha (gross)	1.74	acres (gross)	
	Density analysis:	6,729	sqm/ha (net)	29,313	sqft/ac (net)	
		85	dph (gross)			
Benchmark Land Value (net)	25,582 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**1,534,927**
	BLV analysis:	2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(1,852,842)**	£ per ha (net)	**(749,835)** £ per acre (net)	**(1,307,889)**

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: **VOWH Low Value Age Restricted Housing** No Units: **60**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(749,835)	10%	20%	30%	40%	50%	60%	70%
	100.00	(304,922)	(412,002)	(519,569)	(627,736)	(736,872)	(852,061)	(980,964)
	160.00	(444,507)	(536,929)	(629,799)	(723,326)	(820,641)	(926,635)	(1,039,554)
CIL £ psm	170.00	(467,994)	(557,934)	(648,352)	(739,454)	(835,114)	(939,655)	(1,049,319)
224.00	180.00	(491,530)	(579,029)	(666,991)	(755,808)	(849,664)	(952,675)	(1,059,084)
	190.00	(515,150)	(600,188)	(685,694)	(772,617)	(864,282)	(965,695)	(1,068,849)
	200.00	(538,854)	(621,412)	(704,461)	(789,502)	(878,970)	(978,715)	(1,078,614)
	210.00	(562,629)	(642,714)	(723,301)	(806,581)	(895,090)	(991,735)	(1,088,379)
	220.00	(586,484)	(664,119)	(742,233)	(824,016)	(911,365)	(1,004,754)	(1,098,144)
	230.00	(610,449)	(685,609)	(761,624)	(841,538)	(927,640)	(1,017,774)	(1,107,909)
	240.00	(634,516)	(707,193)	(781,405)	(859,155)	(943,915)	(1,030,794)	(1,117,674)
	250.00	(658,687)	(728,879)	(801,288)	(876,875)	(960,190)	(1,043,814)	(1,127,439)
	260.00	(682,971)	(750,677)	(821,721)	(896,096)	(976,465)	(1,056,834)	(1,137,204)
	270.00	(707,379)	(773,358)	(842,285)	(915,626)	(992,740)	(1,069,854)	(1,146,969)
	280.00	(731,921)	(796,175)	(862,980)	(935,156)	(1,009,015)	(1,082,874)	(1,156,734)
	290.00	(756,812)	(819,527)	(884,081)	(954,686)	(1,025,290)	(1,095,894)	(1,166,499)
	300.00	(782,519)	(843,160)	(906,866)	(974,216)	(1,041,565)	(1,108,914)	(1,176,264)
	310.00	(808,545)	(866,857)	(929,651)	(993,746)	(1,057,840)	(1,121,934)	(1,186,029)
	320.00	(835,189)	(891,597)	(952,436)	(1,013,276)	(1,074,115)	(1,134,954)	(1,195,794)
	330.00	(861,848)	(917,637)	(975,221)	(1,032,806)	(1,090,390)	(1,147,974)	(1,205,559)
	340.00	(889,347)	(943,677)	(998,006)	(1,052,336)	(1,106,665)	(1,160,994)	(1,215,324)
	350.00	(918,642)	(969,717)	(1,020,791)	(1,071,866)	(1,122,940)	(1,174,014)	(1,225,089)
	360.00	(947,937)	(995,757)	(1,043,576)	(1,091,396)	(1,139,215)	(1,187,034)	(1,234,854)
	370.00	(977,232)	(1,021,797)	(1,066,361)	(1,110,926)	(1,155,490)	(1,200,054)	(1,244,619)
	380.00	(1,006,527)	(1,047,837)	(1,089,146)	(1,130,456)	(1,171,765)	(1,213,074)	(1,254,384)
	390.00	(1,035,822)	(1,073,877)	(1,111,931)	(1,149,985)	(1,188,040)	(1,226,094)	(1,264,149)
	400.00	(1,065,117)	(1,099,917)	(1,134,716)	(1,169,515)	(1,204,315)	(1,239,114)	(1,273,914)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(749,835)	10%	20%	30%	40%	50%	60%	70%
	4,500	(574,006)	(650,454)	(727,341)	(806,853)	(890,838)	(982,926)	(1,075,013)
	4,600	(577,242)	(653,723)	(730,645)	(810,387)	(894,814)	(986,902)	(1,078,989)
Site Specific S106	4,700	(580,479)	(656,992)	(733,948)	(813,938)	(898,790)	(990,878)	(1,082,965)
5,180	4,800	(583,715)	(660,261)	(737,252)	(817,493)	(902,766)	(994,854)	(1,086,941)
	4,900	(586,963)	(663,530)	(740,556)	(821,047)	(906,742)	(998,830)	(1,090,917)
	5,000	(590,215)	(666,799)	(743,859)	(824,602)	(910,718)	(1,002,806)	(1,094,893)
	5,100	(593,468)	(670,068)	(747,178)	(828,156)	(914,694)	(1,006,782)	(1,098,869)
	5,200	(596,721)	(673,353)	(750,499)	(831,716)	(918,670)	(1,010,758)	(1,102,845)
	5,300	(599,973)	(676,639)	(753,929)	(835,292)	(922,646)	(1,014,734)	(1,106,821)
	5,400	(603,226)	(679,926)	(757,367)	(838,867)	(926,622)	(1,018,710)	(1,110,797)
	5,500	(606,478)	(683,212)	(760,804)	(842,442)	(930,598)	(1,022,686)	(1,114,773)
	5,600	(609,731)	(686,498)	(764,242)	(846,017)	(934,574)	(1,026,662)	(1,118,749)
	5,700	(612,983)	(689,784)	(767,685)	(849,592)	(938,550)	(1,030,638)	(1,122,725)
	5,800	(616,246)	(693,070)	(771,142)	(853,188)	(942,526)	(1,034,614)	(1,126,701)
	5,900	(619,515)	(696,360)	(774,598)	(856,785)	(946,502)	(1,038,590)	(1,130,677)

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(749,835)	10%	20%	30%	40%	50%	60%	70%
	7.5%	344,919	163,738	(17,955)	(200,348)	(383,781)	(567,531)	(751,300)
	10.0%	156,721	(3,549)	(164,331)	(325,813)	(488,336)	(651,174)	(816,546)
Profit	12.5%	(31,477)	(170,835)	(310,707)	(451,278)	(592,890)	(734,818)	(883,215)
20.0%	15.0%	(219,675)	(338,122)	(457,083)	(576,743)	(697,444)	(821,253)	(956,160)
	17.5%	(407,872)	(505,409)	(603,459)	(702,209)	(803,833)	(912,703)	(1,029,105)
	20.0%	(596,070)	(672,696)	(749,835)	(831,001)	(917,875)	(1,009,962)	(1,102,050)

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(749,835)	10%	20%	30%	40%	50%	60%	70%
	550,000	(266,070)	(342,696)	(419,835)	(501,001)	(587,875)	(679,962)	(772,050)
	600,000	(316,070)	(392,696)	(469,835)	(551,001)	(637,875)	(729,962)	(822,050)
BLV (£ per acre)	650,000	(366,070)	(442,696)	(519,835)	(601,001)	(687,875)	(779,962)	(872,050)
880,000	700,000	(416,070)	(492,696)	(569,835)	(651,001)	(737,875)	(829,962)	(922,050)
	750,000	(466,070)	(542,696)	(619,835)	(701,001)	(787,875)	(879,962)	(972,050)
	800,000	(516,070)	(592,696)	(669,835)	(751,001)	(837,875)	(929,962)	(1,022,050)
	850,000	(566,070)	(642,696)	(719,835)	(801,001)	(887,875)	(979,962)	(1,072,050)
	900,000	(616,070)	(692,696)	(769,835)	(851,001)	(937,875)	(1,029,962)	(1,122,050)
	950,000	(666,070)	(742,696)	(819,835)	(901,001)	(987,875)	(1,079,962)	(1,172,050)
	1,000,000	(716,070)	(792,696)	(869,835)	(951,001)	(1,037,875)	(1,129,962)	(1,222,050)
	1,050,000	(766,070)	(842,696)	(919,835)	(1,001,001)	(1,087,875)	(1,179,962)	(1,272,050)
	1,100,000	(816,070)	(892,696)	(969,835)	(1,051,001)	(1,137,875)	(1,229,962)	(1,322,050)
	1,150,000	(866,070)	(942,696)	(1,019,835)	(1,101,001)	(1,187,875)	(1,279,962)	(1,372,050)
	1,200,000	(916,070)	(992,696)	(1,069,835)	(1,151,001)	(1,237,875)	(1,329,962)	(1,422,050)
	1,250,000	(966,070)	(1,042,696)	(1,119,835)	(1,201,001)	(1,287,875)	(1,379,962)	(1,472,050)
	1,300,000	(1,016,070)	(1,092,696)	(1,169,835)	(1,251,001)	(1,337,875)	(1,429,962)	(1,522,050)

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: VOWH Low Value Age Restricted Housing No Units: 60
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(749,835)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	(664,669)	(726,111)	(788,363)	(853,835)	(924,796)	(998,466)	(1,072,136)
	70	(656,598)	(719,827)	(783,827)	(851,148)	(923,982)	(999,819)	(1,075,655)
Density (dph)	72	(648,528)	(713,543)	(779,291)	(848,462)	(923,168)	(1,001,171)	(1,079,175)
85.0	74	(640,457)	(707,259)	(774,754)	(845,776)	(922,353)	(1,002,524)	(1,082,694)
	76	(632,387)	(700,975)	(770,218)	(843,089)	(921,539)	(1,003,876)	(1,086,213)
	78	(624,317)	(694,691)	(765,681)	(840,403)	(920,725)	(1,005,229)	(1,089,732)
	80	(616,246)	(688,406)	(761,145)	(837,717)	(919,911)	(1,006,581)	(1,093,252)
	82	(608,176)	(682,122)	(756,609)	(835,031)	(919,096)	(1,007,934)	(1,096,771)
	84	(600,105)	(675,838)	(752,078)	(832,344)	(918,282)	(1,009,286)	(1,100,290)
	86	(592,035)	(669,554)	(747,592)	(829,661)	(917,468)	(1,010,639)	(1,103,810)
	88	(583,964)	(663,270)	(743,106)	(826,984)	(916,654)	(1,011,991)	(1,107,329)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(749,835)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	55%	1,595,770	1,519,960	1,443,976	1,367,970	1,291,794	1,215,524	1,139,120
	60%	1,357,349	1,281,704	1,205,900	1,130,069	1,054,085	978,000	901,799
Build Cost	65%	1,118,512	1,043,027	967,442	891,804	816,030	740,178	664,195
100%	70%	879,141	803,818	728,472	653,024	577,536	501,897	426,161
(105% = 5% increase)	75%	638,984	563,876	488,767	413,549	338,314	262,968	187,536
	80%	397,774	322,876	247,951	173,026	98,023	23,013	(52,095)
	85%	154,998	80,259	5,505	(69,249)	(144,002)	(218,756)	(293,550)
	90%	(90,235)	(164,986)	(239,736)	(314,487)	(389,250)	(464,044)	(538,845)
	95%	(339,614)	(414,834)	(490,171)	(565,635)	(641,286)	(717,212)	(795,019)
	100%	(596,070)	(672,696)	(749,835)	(831,001)	(917,875)	(1,009,962)	(1,102,050)
	105%	(870,049)	(961,152)	(1,053,240)	(1,145,327)	(1,237,415)	(1,329,502)	(1,421,590)
	110%	(1,188,605)	(1,280,692)	(1,372,780)	(1,464,867)	(1,556,954)	(1,649,042)	(1,741,129)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(749,835)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(844,605)	(900,794)	(960,484)	(1,020,173)	(1,079,863)	(1,139,553)	(1,199,243)
	98%	(716,615)	(781,940)	(850,054)	(922,981)	(998,869)	(1,074,758)	(1,150,646)
Market Values	100%	(596,070)	(672,696)	(749,835)	(831,001)	(917,875)	(1,009,962)	(1,102,050)
100%	102%	(477,845)	(566,797)	(656,202)	(746,266)	(841,269)	(945,167)	(1,053,453)
(105% = 5% increase)	104%	(361,282)	(462,512)	(564,152)	(666,426)	(770,319)	(880,599)	(1,004,857)
	106%	(246,072)	(359,442)	(473,284)	(587,727)	(703,090)	(822,847)	(956,261)
	108%	(131,938)	(257,438)	(383,348)	(509,933)	(637,412)	(766,874)	(907,821)
	110%	(18,592)	(156,245)	(294,265)	(432,855)	(572,412)	(713,368)	(861,906)
	112%	94,138	(55,684)	(205,810)	(356,453)	(507,974)	(660,981)	(819,118)
	114%	206,406	44,423	(117,864)	(280,589)	(444,082)	(609,045)	(777,365)
	116%	318,283	144,122	(30,287)	(205,130)	(380,649)	(557,498)	(736,878)
	118%	429,866	243,529	56,957	(129,989)	(317,568)	(506,335)	(697,608)
	120%	541,205	342,688	143,956	(55,106)	(254,766)	(455,499)	(658,636)
	122%	652,349	441,642	230,747	19,554	(192,191)	(404,932)	(619,879)
	124%	763,316	540,434	317,370	94,022	(129,815)	(354,575)	(581,378)
	126%	874,105	639,072	403,852	168,332	(67,611)	(304,421)	(543,097)
	128%	984,810	737,561	490,169	242,516	(5,552)	(254,416)	(505,023)
	130%	1,095,380	835,989	576,405	316,606	56,391	(204,538)	(467,104)
	132%	1,205,875	934,273	662,552	390,584	118,243	(154,776)	(429,325)
	134%	1,316,270	1,032,526	748,595	464,475	180,016	(105,125)	(391,668)
	136%	1,426,636	1,130,655	834,594	538,315	241,681	(55,550)	(354,116)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(749,835)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	(582,871)	(659,407)	(736,388)	(816,562)	(901,725)	(993,813)	(1,085,900)
	450	(586,510)	(663,074)	(740,095)	(820,550)	(906,187)	(998,274)	(1,090,361)
BNG (£ per unit)	550	(590,159)	(666,742)	(743,801)	(824,539)	(910,648)	(1,002,735)	(1,094,823)
712	650	(593,808)	(670,410)	(747,524)	(828,527)	(915,109)	(1,007,196)	(1,099,284)
	750	(597,457)	(674,097)	(751,270)	(832,526)	(919,570)	(1,011,658)	(1,103,745)
	850	(601,105)	(677,784)	(755,127)	(836,537)	(924,032)	(1,016,119)	(1,108,206)
	950	(604,754)	(681,471)	(758,984)	(840,549)	(928,493)	(1,020,580)	(1,112,668)
	1,050	(608,403)	(685,157)	(762,841)	(844,560)	(932,954)	(1,025,042)	(1,117,129)
	1,150	(612,052)	(688,844)	(766,698)	(848,572)	(937,415)	(1,029,503)	(1,121,590)
	1,250	(615,709)	(692,531)	(770,576)	(852,601)	(941,877)	(1,033,964)	(1,126,052)
	1,350	(619,376)	(696,222)	(774,455)	(856,636)	(946,338)	(1,038,425)	(1,130,513)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(749,835)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(579,812)	(639,976)	(700,318)	(761,262)	(824,811)	(890,743)	(962,851)
	10,000	(563,611)	(607,452)	(651,320)	(695,225)	(739,178)	(784,316)	(830,579)
Grant (£ per unit)	15,000	(547,437)	(575,099)	(602,761)	(630,424)	(658,086)	(685,779)	(713,473)
-	20,000	(531,312)	(542,904)	(554,565)	(566,322)	(578,191)	(590,174)	(602,325)
	25,000	(515,210)	(510,854)	(506,719)	(502,817)	(499,237)	(496,042)	(493,283)
	30,000	(499,160)	(478,936)	(459,138)	(439,849)	(421,165)	(403,098)	(385,699)
	35,000	(483,120)	(447,138)	(411,859)	(377,383)	(343,774)	(310,990)	(279,046)
	40,000	(467,143)	(415,459)	(364,840)	(315,342)	(266,911)	(219,490)	(173,040)
	45,000	(451,165)	(383,898)	(318,066)	(253,627)	(190,451)	(128,438)	(67,512)
	50,000	(435,247)	(352,460)	(271,508)	(192,202)	(114,340)	(37,759)	37,700
	55,000	(419,339)	(321,130)	(225,128)	(131,003)	(38,482)	52,656	142,624

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240827 SODC VOWH Typologies BE to BH_v0.2

Scheme Typology: **VOWH Low Value Age Restricted Housing** No Units: **60**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BE to BH_v0.2 - Summary Table

Appraisal Ref:	**BE**	**BF**	**BG**	**BH**
Scheme Typology:	SODC High ValueAge Restricted Housing	SODC Medium Value Age Restricted Housing	VOWH Medium Value Age Restricted Housing	VOWH Low Value Age Restricted Housing
No Units:	60	60	60	60
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	27,614,400	20,167,488	20,167,488	14,928,672
Policy Assumptions	-	-	-	-
AH Target % (& mix):	30%	30%	30%	30%
Affordable Rent:	50%	50%	50%	50%
Social Rent:	25%	25%	25%	25%
First Homes:	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	25%	25%	25%	25%
CIL (£ psm)	348.00	278.00	314.00	224.00
CIL (£ per unit)	19,943	15,931	17,994	12,837
Site Specific S106 (£ per unit)	5,180	5,180	5,180	5,180
Sub-total CIL+S106 (£ per unit)	25,123	21,111	23,174	18,017
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	25,123	21,111	23,174	18,017
Profit KPI's	-	-	-	-
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)	17.14%	17.14%	17.14%	17.14%
Developers Profit (% on costs)	34.59%	26.52%	27.39%	21.11%
Developers Profit Total (£)	4,732,104	3,455,974	3,455,974	2,558,232
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	4,543,437	1,819,999	2,024,469	130,165
RLV (£/ha (net))	11,226,834	4,497,218	5,002,464	321,638
RLV (% of GDV)	28.70%	15.74%	17.51%	1.52%
RLV Total (£)	7,924,824	3,174,507	3,531,151	227,038
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000	880,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768	2,174,480
BLV Total (£)	2,005,871	1,758,189	1,758,189	1,534,927
Surplus/Deficit (£/acre) [RLV-BLV]	3,393,437	811,999	1,016,469	(749,835)
Surplus/Deficit (£/ha)	8,385,184	2,006,450	2,511,696	(1,852,842)
Surplus/Deficit Total (£)	5,918,953	1,416,318	1,772,962	(1,307,889)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Marginal**

Plan Viability comments	**Viable**	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies BI to BL_v0.2

Appraisal Ref: BI (see Typologies Matrix)
Scheme Typology: SODC High Value Assisted Living/Extra C; No Units: 60
Site Typology: Location / Value Zone: Higher; Greenfield/Brownfield: Greenfield; District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
	AH tenure split %	Affordable Rent:	50.0%		
		Social Rent:	25.0%	75.0%	% Rented
		First Homes:	0.0%		
		Other Intermediate (LCHO/Sub-Market etc.):	25.0%	7.5%	% of total (>10% First Homes PPG 023)
			100% 100.0%		
CIL Rate (£ psm)			348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	600,000	12,000	1,115	21,600,000
2 bed Flat	733,000	10,471	973	17,592,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				39,192,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	360,000	60%	264,000	44%	250,000	70%	456,000	76%
2 bed Flat	439,800	60%	322,520	44%	250,000	70%	557,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	600,000	15,120,000
2 bed Flat	16.8	@	733,000	12,314,400
3 bed Flat	0.0	@	0	-
	42.0			27,434,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	360,000	1,944,000
2 bed Flat	3.6	@	439,800	1,583,280
3 bed Flat	0.0	@	0	-
	9.0			3,527,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	264,000	712,800
2 bed Flat	1.8	@	322,520	580,536
3 bed Flat	0.0	@	0	-
	4.5			1,293,336
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	456,000	1,231,200
2 bed Flat	1.8	@	557,080	1,002,744
3 bed Flat	0.0	@	0	-
	4.5	18.0		2,233,944
Sub-total GDV Residential	**60**			**34,488,960**
AH on-site cost analysis:	878 £ psm (total GIA sqm)		£MV (no AH) less £GDV (inc. AH)	4,703,040
			78,384 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**34,488,960**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C | No Units: 60
Site Typology: Location / Value Zone: Higher | Greenfield/Brownfield: Greenfield | District: SODC
Notes:

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(24,239)
Planning Application Professional Fees, Surveys and reports								(70,000)
CIL (Mrkt only + garages)				3,748	sqm	348.00	£ psm	(1,304,197)
CIL analysis:				3.78%	% of GDV	21,737	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					0		-
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			60	units @	5,180	per unit	(310,800)
	Sub-total						(310,800)	
S106 analysis:		518,000	£ per ha	0.90%	% of GDV	5,180	£ per unit (total units)	
AH Commuted Sum				5,354	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			
Construction Costs -								
Site Clearance, Demolition & Remediation				0.60	ha @		£ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			60	units @	0	per unit	-
	Sub-total						-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	0	psm	-
2 bed House				-	sqm @	0	psm	-
3 bed House				-	sqm @	0	psm	-
4 bed House				-	sqm @	0	psm	-
5 bed House				-	sqm @	0	psm	-
1 bed Flat				2,769	sqm @	2,065	psm	(5,719,680)
2 bed Flat				2,585	sqm @	2,065	psm	(5,338,368)
3 bed Flat			5,354	-	sqm @	2,065	psm	-
Garages for 3B House (Mrkt only)		-	50%	units @		18 sqm @	444 psm	-
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444 psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			-					
External works				11,058,048	@	10.0%		(1,105,805)
Ext. Works analysis:						18,430	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				60	units @	850	£ per unit	(51,000)
M4(2) Category 2 Housing	Aff units		-	units @		0.0% @	625 £ per unit	-
M4(2) Category 2 Housing	OMS units		-	units @		0.0% @	625 £ per unit	-
M4(2) Category 2 Flats	Aff units		18	units @		0.0% @	1,090 £ per unit	-
M4(2) Category 2 Flats	OMS units		42	units @		0.0% @	1,090 £ per unit	-
M4(3) Category 3 Housing	Aff units		-	units @		0.0% @	12,368 £ per unit	-
M4(3) Category 3 Housing	OMS units		-	units @		0.0% @	12,368 £ per unit	-
M4(3) Category 3 Flats	Aff units		18	units @		0.0% @	9,469 £ per unit	-
M4(3) Category 3 Flats	OMS units		42	units @		0.0% @	9,469 £ per unit	-
Additional Low Carbon/Energy Reduction	Houses		-	units @			7,087 £ per unit	-
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			11,058,048 base cost	(685,599)
EV Charging Points - Houses			-	units @			0 £ per unit	-
EV Charging Points - Flats			60	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			60	units @			350 £ per unit	(21,000)
	Sub-total						(757,599)	
Policy Costs analysis:	(design costs only)					12,627	£ per unit (total units)	
Contingency (on construction)				12,921,452	@	5.0%		(646,073)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:		**SODC High Value Assisted Living/Extra C**		No Units:	**60**		
Site Typology:		Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:							

Professional Fees		12,921,452	@	6.5%			(839,894)
Disposal Costs -							
OMS Marketing and Promotion		27,434,400	OMS @	6.00%	27,434	£ per unit	(1,646,064)
Residential Sales Agent Costs		27,434,400	OMS @	1.00%	4,572	£ per unit	(274,344)
Residential Sales Legal Costs		27,434,400	OMS @	0.25%	1,143	£ per unit	(68,586)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs					600,000	lump sum	600,000
Disposal Cost analysis:					33,317	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604%	pcm		(41,173)
Developers Profit -							
Profit on OMS		27,434,400		20.00%			(5,486,880)
Margin on AH		7,054,560		6.00%	on AH values		(423,274)
Profit analysis:		34,488,960		17.14%	blended GDV	(5,910,154)	
		17,556,822		33.66%	on costs	(5,910,154)	
TOTAL COSTS							**(23,466,976)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							11,021,984
SDLT		11,021,984	@	HMRC formula			(540,599)
Acquisition Agent fees		11,021,984	@	1.0%			(110,220)
Acquisition Legal fees		11,021,984	@	0.5%			(55,110)
Interest on Land		11,021,984	@	7.50%			(826,649)
Residual Land Value							**9,489,407**
RLV analysis:	158,157 £ per plot	15,815,678	£ per ha (net)	6,400,517	£ per acre (net)		
		11,861,758	£ per ha (gross)	4,800,388	£ per acre (gross)		
				27.51%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		100.0	dph (net)				
Site Area (net)		0.60	ha (net)	1.48	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		0.80	ha (gross)	1.98	acres (gross)		
Density analysis:		8,923	sqm/ha (net)	38,870	sqft/ac (net)		
		75	dph (gross)				
Benchmark Land Value (net)	16,062 £ per plot	1,606,150	£ per ha (net)	650,000	£ per acre (net)		**963,690**
BLV analysis:		1,204,613	£ per ha (gross)	487,500	£ per acre (gross)		

BALANCE			
Surplus/(Deficit)	**14,209,528** £ per ha (net)	**5,750,517** £ per acre (net)	**8,525,717**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre (n))	5,750,517	10%	20%	30%	40%	50%	60%	70%
	0.00	7,246,297	6,878,073	6,509,491	6,140,862	5,772,007	5,402,916	5,033,497
	10.00	7,218,242	6,853,136	6,487,691	6,122,177	5,756,448	5,390,469	5,024,168
CIL £ psm	20.00	7,190,188	6,828,199	6,465,892	6,103,491	5,740,890	5,378,022	5,014,839
348.00	30.00	7,162,134	6,803,262	6,444,092	6,084,806	5,725,331	5,365,575	5,005,510
	40.00	7,134,080	6,778,325	6,422,292	6,066,121	5,709,772	5,353,128	4,996,181
	50.00	7,106,026	6,753,388	6,400,493	6,047,435	5,694,214	5,340,681	4,986,852
	60.00	7,077,972	6,728,451	6,378,693	6,028,750	5,678,655	5,328,234	4,977,523
	70.00	7,049,917	6,703,514	6,356,894	6,010,065	5,663,096	5,315,787	4,968,194
	80.00	7,021,863	6,678,577	6,335,094	5,991,379	5,647,537	5,303,340	4,958,865
	90.00	6,993,809	6,653,640	6,313,295	5,972,694	5,631,979	5,290,893	4,949,536
	100.00	6,965,755	6,628,703	6,291,495	5,954,009	5,616,420	5,278,447	4,940,207
	110.00	6,937,701	6,603,766	6,269,696	5,935,323	5,600,861	5,266,000	4,930,878
	120.00	6,909,647	6,578,829	6,247,896	5,916,638	5,585,303	5,253,553	4,921,549
	130.00	6,881,592	6,553,892	6,226,097	5,897,953	5,569,744	5,241,106	4,912,220
	140.00	6,853,538	6,528,955	6,204,297	5,879,268	5,554,185	5,228,659	4,902,891
	150.00	6,825,484	6,504,018	6,182,498	5,860,582	5,538,627	5,216,212	4,893,562
	160.00	6,797,430	6,479,081	6,160,698	5,841,897	5,523,068	5,203,765	4,884,233
	170.00	6,769,376	6,454,144	6,138,898	5,823,212	5,507,509	5,191,318	4,874,904
	180.00	6,741,322	6,429,207	6,117,091	5,804,526	5,491,951	5,178,871	4,865,575
	190.00	6,713,268	6,404,270	6,095,272	5,785,841	5,476,383	5,166,424	4,856,246
	200.00	6,685,213	6,379,332	6,073,452	5,767,156	5,460,811	5,153,977	4,846,917
	210.00	6,657,159	6,354,395	6,051,632	5,748,470	5,445,240	5,141,530	4,837,588
	220.00	6,629,105	6,329,458	6,029,812	5,729,785	5,429,669	5,129,083	4,828,259
	230.00	6,601,051	6,304,521	6,007,992	5,711,100	5,414,098	5,116,636	4,818,930
	240.00	6,572,997	6,279,584	5,986,172	5,692,414	5,398,527	5,104,189	4,809,601
	250.00	6,544,920	6,254,647	5,964,352	5,673,729	5,382,956	5,091,743	4,800,272

TABLE 2

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre (n))	5,750,517	10%	20%	30%	40%	50%	60%	70%
	4,500	6,293,475	6,034,019	5,774,272	5,514,345	5,254,092	4,993,476	4,732,546
	4,600	6,289,978	6,030,526	5,770,778	5,510,855	5,250,602	4,989,989	4,729,061
Site Specific S106	4,700	6,286,481	6,027,032	5,767,285	5,507,365	5,247,111	4,986,502	4,725,576
5,180	4,800	6,282,984	6,023,539	5,763,792	5,503,875	5,243,621	4,983,014	4,722,091
	4,900	6,279,486	6,020,046	5,760,298	5,500,385	5,240,131	4,979,527	4,718,606
	5,000	6,275,989	6,016,552	5,756,805	5,496,895	5,236,641	4,976,040	4,715,121
	5,100	6,272,492	6,013,059	5,753,312	5,493,405	5,233,151	4,972,552	4,711,636
	5,200	6,268,995	6,009,566	5,749,818	5,489,915	5,229,661	4,969,065	4,708,151
	5,300	6,265,498	6,006,072	5,746,325	5,486,425	5,226,171	4,965,578	4,704,666
	5,400	6,262,001	6,002,579	5,742,832	5,482,935	5,222,681	4,962,090	4,701,181
	5,500	6,258,504	5,999,086	5,739,338	5,479,445	5,219,191	4,958,603	4,697,696
	5,600	6,255,007	5,995,592	5,735,845	5,475,955	5,215,701	4,955,116	4,694,211
	5,700	6,251,510	5,992,099	5,732,352	5,472,464	5,212,211	4,951,629	4,690,726
	5,800	6,248,013	5,988,606	5,728,858	5,468,974	5,208,721	4,948,141	4,687,241
	5,900	6,244,516	5,985,112	5,725,365	5,465,484	5,205,231	4,944,654	4,683,756

TABLE 3

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre (n))	5,750,517	10%	20%	30%	40%	50%	60%	70%
	15.0%	7,292,715	6,919,616	6,546,200	6,172,627	5,798,704	5,424,438	5,049,855
	16.0%	7,088,111	6,737,746	6,387,063	6,036,224	5,685,035	5,333,503	4,981,653
Profit	17.0%	6,883,507	6,555,875	6,227,927	5,899,821	5,571,366	5,242,568	4,913,452
20.0%	18.0%	6,678,903	6,374,005	6,068,790	5,763,418	5,457,697	5,151,633	4,845,251
	19.0%	6,474,299	6,192,135	5,909,654	5,627,016	5,344,028	5,060,698	4,777,049
	20.0%	6,269,695	6,010,264	5,750,517	5,490,613	5,230,359	4,969,763	4,708,848

TABLE 4

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre (n))	5,750,517	10%	20%	30%	40%	50%	60%	70%
	400,000	6,519,695	6,260,264	6,000,517	5,740,613	5,480,359	5,219,763	4,958,848
	450,000	6,469,695	6,210,264	5,950,517	5,690,613	5,430,359	5,169,763	4,908,848
BLV (£ per acre)	500,000	6,419,695	6,160,264	5,900,517	5,640,613	5,380,359	5,119,763	4,858,848
650,000	550,000	6,369,695	6,110,264	5,850,517	5,590,613	5,330,359	5,069,763	4,808,848
	600,000	6,319,695	6,060,264	5,800,517	5,540,613	5,280,359	5,019,763	4,758,848
	650,000	6,269,695	6,010,264	5,750,517	5,490,613	5,230,359	4,969,763	4,708,848
	700,000	6,219,695	5,960,264	5,700,517	5,440,613	5,180,359	4,919,763	4,658,848
	750,000	6,169,695	5,910,264	5,650,517	5,390,613	5,130,359	4,869,763	4,608,848
	800,000	6,119,695	5,860,264	5,600,517	5,340,613	5,080,359	4,819,763	4,558,848
	850,000	6,069,695	5,810,264	5,550,517	5,290,613	5,030,359	4,769,763	4,508,848
	900,000	6,019,695	5,760,264	5,500,517	5,240,613	4,980,359	4,719,763	4,458,848
	950,000	5,969,695	5,710,264	5,450,517	5,190,613	4,930,359	4,669,763	4,408,848
	1,000,000	5,919,695	5,660,264	5,400,517	5,140,613	4,880,359	4,619,763	4,358,848
	1,050,000	5,869,695	5,610,264	5,350,517	5,090,613	4,830,359	4,569,763	4,308,848
	1,100,000	5,819,695	5,560,264	5,300,517	5,040,613	4,780,359	4,519,763	4,258,848
	1,150,000	5,769,695	5,510,264	5,250,517	4,990,613	4,730,359	4,469,763	4,208,848

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	5,750,517	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	66	3,916,998	3,745,774	3,574,341	3,402,804	3,231,037	3,059,043	2,886,840
	68	4,055,392	3,878,980	3,702,352	3,525,617	3,348,644	3,171,439	2,994,017
Density (dph)	70	4,193,786	4,012,185	3,830,362	3,648,429	3,466,251	3,283,834	3,101,194
100.0	72	4,332,180	4,145,390	3,958,372	3,771,241	3,583,859	3,396,229	3,208,370
	74	4,470,574	4,278,596	4,086,383	3,894,054	3,701,466	3,508,624	3,315,547
	76	4,608,968	4,411,801	4,214,393	4,016,866	3,819,073	3,621,020	3,422,724
	78	4,747,362	4,545,006	4,342,403	4,139,678	3,936,680	3,733,415	3,529,901
	80	4,885,756	4,678,212	4,470,414	4,262,490	4,054,287	3,845,810	3,637,078
	82	5,024,150	4,811,417	4,598,424	4,385,303	4,171,894	3,958,205	3,744,255
	84	5,162,544	4,944,622	4,726,434	4,508,115	4,289,502	4,070,601	3,851,432
	86	5,300,937	5,077,827	4,854,445	4,630,927	4,407,109	4,182,996	3,958,609

TABLE 6

Balance (RLV - BLV £ per acre (n))	5,750,517	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	6,437,080	6,177,434	5,917,687	5,657,590	5,397,336	5,136,568	4,875,504
	100%	6,269,695	6,010,264	5,750,517	5,490,613	5,230,359	4,969,763	4,708,848
Build Cost	102%	6,102,310	5,843,026	5,583,347	5,323,600	5,063,382	4,802,957	4,542,154
100%	104%	5,934,925	5,675,641	5,416,177	5,156,430	4,896,405	4,636,151	4,375,348
(105% = 5% increase)	106%	5,767,540	5,508,256	5,248,972	4,989,260	4,729,428	4,469,175	4,208,542
	108%	5,599,940	5,340,871	5,081,587	4,822,090	4,562,343	4,302,198	4,041,737
	110%	5,432,318	5,173,455	4,914,202	4,654,919	4,395,173	4,135,221	3,874,931
	112%	5,264,695	5,005,832	4,746,817	4,487,534	4,228,003	3,968,244	3,707,990
	114%	5,097,047	4,838,210	4,579,347	4,320,149	4,060,833	3,801,086	3,541,014
	116%	4,929,165	4,670,588	4,411,725	4,152,764	3,893,480	3,633,916	3,374,037
	118%	4,761,283	4,502,798	4,244,102	3,985,239	3,726,095	3,466,746	3,206,999
	120%	4,593,401	4,334,916	4,076,430	3,817,617	3,558,710	3,299,426	3,039,829

TABLE 7

Balance (RLV - BLV £ per acre (n))	5,750,517	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	3,282,771	3,356,948	3,430,335	3,502,944	3,574,785	3,645,869	3,716,206
	82%	3,582,002	3,622,627	3,662,572	3,701,834	3,740,409	3,778,293	3,815,482
Market Values	84%	3,881,112	3,888,258	3,894,809	3,900,724	3,906,033	3,910,716	3,914,757
100%	86%	4,180,001	4,153,672	4,126,860	4,099,531	4,071,653	4,043,140	4,014,032
(105% = 5% increase)	88%	4,478,888	4,419,085	4,358,898	4,298,279	4,237,182	4,175,560	4,113,308
	90%	4,777,478	4,684,478	4,590,936	4,497,028	4,402,712	4,307,927	4,212,583
	92%	5,076,069	4,949,665	4,822,974	4,695,776	4,568,241	4,440,294	4,311,858
	94%	5,374,659	5,214,851	5,054,898	4,894,524	4,733,771	4,572,661	4,411,107
	96%	5,673,025	5,480,038	5,286,771	5,093,273	4,899,300	4,705,028	4,510,354
	98%	5,971,360	5,745,224	5,518,644	5,291,977	5,064,830	4,837,395	4,609,601
	100%	6,269,695	6,010,264	5,750,517	5,490,613	5,230,359	4,969,763	4,708,848
	102%	6,568,030	6,275,262	5,982,390	5,689,248	5,395,889	5,102,130	4,808,095
	104%	6,866,257	6,540,260	6,214,263	5,887,884	5,561,418	5,234,497	4,907,342
	106%	7,164,380	6,805,258	6,446,091	6,086,519	5,726,942	5,366,864	5,006,589
	108%	7,462,502	7,070,256	6,677,832	6,285,155	5,892,401	5,499,231	5,105,836
	110%	7,760,625	7,335,254	6,909,573	6,483,790	6,057,860	5,631,598	5,205,083
	112%	8,058,748	7,600,204	7,141,315	6,682,425	6,223,319	5,763,965	5,304,330
	114%	8,356,870	7,865,051	7,373,056	6,881,061	6,388,778	5,896,333	5,403,578
	116%	8,654,993	8,129,898	7,604,797	7,079,696	6,554,237	6,028,700	5,502,825
	118%	8,952,952	8,394,745	7,836,539	7,278,324	6,719,696	6,161,067	5,602,072
	120%	9,250,905	8,659,593	8,068,280	7,476,875	6,885,155	6,293,434	5,701,319

TABLE 8

Balance (RLV - BLV £ per acre (n))	5,750,517	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	6,289,235	6,029,779	5,770,032	5,510,105	5,249,851	4,989,235	4,728,303
	450	6,285,327	6,025,876	5,766,129	5,506,207	5,245,953	4,985,340	4,724,412
BNG (£ per unit)	550	6,281,419	6,021,973	5,762,226	5,502,308	5,242,054	4,981,446	4,720,521
850	650	6,277,511	6,018,070	5,758,323	5,498,410	5,238,156	4,977,551	4,716,630
	750	6,273,603	6,014,167	5,754,420	5,494,511	5,234,258	4,973,657	4,712,739
	850	6,269,695	6,010,264	5,750,517	5,490,613	5,230,359	4,969,763	4,708,848
	950	6,265,787	6,006,361	5,746,614	5,486,714	5,226,461	4,965,868	4,704,957
	1,050	6,261,879	6,002,458	5,742,711	5,482,816	5,222,562	4,961,974	4,701,066
	1,150	6,257,971	5,998,555	5,738,808	5,478,917	5,218,664	4,958,079	4,697,175
	1,250	6,254,063	5,994,653	5,734,905	5,475,019	5,214,765	4,954,185	4,693,284
	1,350	6,250,155	5,990,750	5,731,002	5,471,121	5,210,867	4,950,290	4,689,393

TABLE 9

Balance (RLV - BLV £ per acre (n))	5,750,517	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	6,287,197	6,045,228	5,802,963	5,560,469	5,317,679	5,074,453	4,830,893
	10,000	6,304,699	6,080,192	5,855,408	5,630,325	5,404,999	5,179,143	4,952,938
Grant (£ per unit)	15,000	6,322,201	6,115,156	5,907,854	5,700,181	5,492,290	5,283,833	5,074,983
-	20,000	6,339,703	6,150,119	5,960,300	5,770,036	5,579,532	5,388,523	5,197,028
	25,000	6,357,205	6,185,083	6,012,745	5,839,892	5,666,774	5,493,213	5,319,073
	30,000	6,374,707	6,220,047	6,065,191	5,909,748	5,754,016	5,597,902	5,441,118
	35,000	6,392,209	6,255,011	6,117,610	5,979,604	5,841,257	5,702,512	5,563,163
	40,000	6,409,711	6,289,974	6,170,002	6,049,460	5,928,499	5,807,122	5,685,208
	45,000	6,427,213	6,324,938	6,222,394	6,119,316	6,015,741	5,911,732	5,807,226
	50,000	6,444,716	6,359,902	6,274,786	6,189,172	6,102,983	6,016,342	5,929,194
	55,000	6,462,218	6,394,866	6,327,178	6,259,028	6,190,224	6,120,952	6,051,161

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BI to BL_v0.2

Appraisal Ref: BJ (see Typologies Matrix)
Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	375,000	7,500	697	13,500,000
2 bed Flat	433,000	6,186	575	10,392,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				23,892,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	225,000	60%	165,000	44%	250,000	70%	285,000	76%
2 bed Flat	259,800	60%	190,520	44%	250,000	70%	329,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	375,000	9,450,000
2 bed Flat	16.8	@	433,000	7,274,400
3 bed Flat	0.0	@	0	-
	42.0			16,724,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	225,000	1,215,000
2 bed Flat	3.6	@	259,800	935,280
3 bed Flat	0.0	@	0	-
	9.0			2,150,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	165,000	445,500
2 bed Flat	1.8	@	190,520	342,936
3 bed Flat	0.0	@	0	-
	4.5			788,436
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	285,000	769,500
2 bed Flat	1.8	@	329,080	592,344
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,361,844
Sub-total GDV Residential	**60**			**21,024,960**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,867,040
	536 £ psm (total GIA sqm)		47,784 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**21,024,960**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,748	sqm	278.00	£ psm		(1,041,858)
CIL analysis:				4.96%	% of GDV	17,364	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		518,000	£ per ha	1.48%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				5,354	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.60	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	0	psm		-
2 bed House				-	sqm @	0	psm		-
3 bed House				-	sqm @	0	psm		-
4 bed House				-	sqm @	0	psm		-
5 bed House				-	sqm @	0	psm		-
1 bed Flat				2,769	sqm @	2,065	psm		(5,719,680)
2 bed Flat				2,585	sqm @	2,065	psm		(5,338,368)
3 bed Flat			5,354	-	sqm @	2,065	psm		-
Garages for 3B House (Mrkt only)		-	50%	units @		18 sqm @	444	psm	-
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			-						
External works				11,058,048	@	10.0%			(1,105,805)
Ext. Works analysis:						18,430	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	850	£ per unit		(51,000)
M4(2) Category 2 Housing	Aff units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Flats	Aff units	18	units @			0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	42	units @			0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	18	units @			0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	42	units @			0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	-	units @				7,087	£ per unit	-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on				11,058,048	base cost	(685,599)
EV Charging Points - Houses		-	units @				0	£ per unit	-
EV Charging Points - Flats		60	units @			4 flats per charger	0	£ per 4 units	-
Water Efficiency		60	units @				350	£ per unit	(21,000)
	Sub-total							(757,599)	
Policy Costs analysis:	(design costs only)					12,627	£ per unit (total units)		
Contingency (on construction)				12,921,452	@	5.0%			(646,073)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:						

Professional Fees	12,921,452	@	6.5%		(839,894)
Disposal Costs -					
OMS Marketing and Promotion	16,724,400	OMS @	6.00%	16,724 £ per unit	(1,003,464)
Residential Sales Agent Costs	16,724,400	OMS @	1.00%	2,787 £ per unit	(167,244)
Residential Sales Legal Costs	16,724,400	OMS @	0.25%	697 £ per unit	(41,811)
Affordable Sale Legal Costs				lump sum	(10,000)
Empty Property Costs				600,000 lump sum	600,000
Disposal Cost analysis:				20,375 £ per unit (exc. EPC)	
Interest (on Development Costs) -	7.50%	APR	0.604% pcm		(182,727)
Developers Profit -					
Profit on OMS	16,724,400		20.00%		(3,344,880)
Margin on AH	4,300,560		6.00%	on AH values	(258,034)
Profit analysis:	21,024,960		17.14%	blended GDV (3,602,914)	
	16,659,562		21.63%	on costs (3,602,914)	
TOTAL COSTS					**(20,262,476)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						762,484
SDLT		762,484	@	HMRC formula		(27,624)
Acquisition Agent fees		762,484	@	1.0%		(7,625)
Acquisition Legal fees		762,484	@	0.5%		(3,812)
Interest on Land		762,484	@	7.50%		(57,186)
Residual Land Value						**666,236**
RLV analysis:	11,104 £ per plot	1,110,394	£ per ha (net)	449,370	£ per acre (net)	
		832,795	£ per ha (gross)	337,028	£ per acre (gross)	
				3.17%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.60	ha (net)	1.48	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.80	ha (gross)	1.98	acres (gross)	
Density analysis:		8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		75	dph (gross)			
Benchmark Land Value (net)	12,849 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**770,952**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(174,526)**	£ per ha (net)	**(70,630)**	£ per acre (net)	**(104,716)**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(70,630)	10%	20%	30%	40%	50%	60%	70%
	0.00	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
	10.00	994,966	772,965	550,524	327,275	102,689	(124,038)	(353,945)
CIL £ psm	20.00	966,046	747,178	527,810	307,666	86,155	(137,492)	(364,283)
278.00	30.00	937,126	721,367	505,096	288,056	69,561	(150,953)	(374,867)
	40.00	908,150	695,496	482,364	268,375	52,957	(164,415)	(385,577)
	50.00	879,139	669,626	459,570	248,691	36,353	(177,930)	(396,343)
	60.00	850,129	643,720	436,776	228,960	19,699	(191,455)	(407,110)
	70.00	821,064	617,762	413,929	209,199	3,023	(204,980)	(417,895)
	80.00	791,959	591,803	391,051	189,406	(13,653)	(218,570)	(428,738)
	90.00	762,854	565,779	368,153	169,565	(30,384)	(232,160)	(439,807)
	100.00	733,672	539,728	345,189	149,696	(47,134)	(245,770)	(450,922)
	110.00	704,468	513,656	322,224	129,771	(63,884)	(259,428)	(462,053)
	120.00	675,244	487,510	299,170	109,847	(80,709)	(273,086)	(473,204)
	130.00	645,937	461,364	276,115	89,878	(97,536)	(286,795)	(484,398)
	140.00	616,630	435,125	252,975	69,867	(114,390)	(300,522)	(495,593)
	150.00	587,237	408,880	229,827	49,856	(131,296)	(314,271)	(506,851)
	160.00	557,823	382,553	206,585	29,769	(148,202)	(328,070)	(518,110)
	170.00	528,342	356,205	183,340	9,669	(165,180)	(341,869)	(530,353)
	180.00	498,817	329,771	160,057	(10,464)	(182,167)	(355,741)	(542,799)
	190.00	469,230	303,316	136,711	(30,657)	(199,200)	(369,673)	(555,294)
	200.00	439,588	276,758	113,365	(50,850)	(216,272)	(384,093)	(567,815)
	210.00	409,874	250,191	89,922	(71,137)	(233,372)	(398,527)	(580,337)
	220.00	380,112	223,566	66,472	(91,424)	(250,531)	(413,020)	(592,859)
	230.00	350,251	196,885	42,953	(111,789)	(267,709)	(427,535)	(605,380)
	240.00	320,364	170,176	19,396	(132,174)	(284,957)	(442,429)	(617,902)
	250.00	290,411	143,376	(4,215)	(152,630)	(302,225)	(457,355)	(630,423)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(70,630)	10%	20%	30%	40%	50%	60%	70%
	4,500	231,738	93,748	(44,738)	(183,996)	(324,349)	(470,774)	(633,676)
	4,600	227,984	89,977	(48,546)	(187,842)	(328,236)	(474,980)	(638,354)
Site Specific S106	4,700	224,230	86,205	(52,353)	(191,688)	(332,126)	(479,186)	(643,031)
5,180	4,800	220,475	82,434	(56,161)	(195,534)	(336,034)	(483,392)	(647,709)
	4,900	216,721	78,662	(59,968)	(199,380)	(339,942)	(487,601)	(652,387)
	5,000	212,967	74,891	(63,776)	(203,226)	(343,850)	(491,832)	(657,064)
	5,100	209,213	71,119	(67,584)	(207,072)	(347,758)	(496,063)	(661,742)
	5,200	205,458	67,348	(71,391)	(210,918)	(351,666)	(500,294)	(666,419)
	5,300	201,704	63,569	(75,199)	(214,764)	(355,574)	(504,525)	(671,097)
	5,400	197,950	59,780	(79,006)	(218,613)	(359,481)	(508,756)	(675,775)
	5,500	194,195	55,990	(82,814)	(222,479)	(363,392)	(512,987)	(680,452)
	5,600	190,441	52,201	(86,622)	(226,345)	(367,321)	(517,241)	(685,130)
	5,700	186,687	48,412	(90,447)	(230,211)	(371,368)	(521,646)	(689,808)
	5,800	182,932	44,622	(94,274)	(234,077)	(375,435)	(526,324)	(694,485)
	5,900	179,172	40,833	(98,100)	(237,943)	(379,501)	(531,001)	(699,163)

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(70,630)	10%	20%	30%	40%	50%	60%	70%
	15.0%	829,857	622,456	414,430	205,617	(4,413)	(216,318)	(432,422)
	16.0%	705,127	511,585	317,418	122,464	(73,707)	(271,753)	(476,415)
Profit	17.0%	580,398	400,714	220,406	39,310	(143,002)	(327,189)	(520,450)
20.0%	18.0%	455,668	289,844	123,394	(43,843)	(212,296)	(383,138)	(568,794)
	19.0%	330,939	178,973	26,382	(126,996)	(281,590)	(440,789)	(617,139)
	20.0%	206,209	68,102	(70,630)	(210,149)	(350,884)	(499,448)	(665,484)

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(70,630)	10%	20%	30%	40%	50%	60%	70%
	400,000	326,209	188,102	49,370	(90,149)	(230,884)	(379,448)	(545,484)
	450,000	276,209	138,102	(630)	(140,149)	(280,884)	(429,448)	(595,484)
BLV (£ per acre)	500,000	226,209	88,102	(50,630)	(190,149)	(330,884)	(479,448)	(645,484)
520,000	550,000	176,209	38,102	(100,630)	(240,149)	(380,884)	(529,448)	(695,484)
	600,000	126,209	(11,898)	(150,630)	(290,149)	(430,884)	(579,448)	(745,484)
	650,000	76,209	(61,898)	(200,630)	(340,149)	(480,884)	(629,448)	(795,484)
	700,000	26,209	(111,898)	(250,630)	(390,149)	(530,884)	(679,448)	(845,484)
	750,000	(23,791)	(161,898)	(300,630)	(440,149)	(580,884)	(729,448)	(895,484)
	800,000	(73,791)	(211,898)	(350,630)	(490,149)	(630,884)	(779,448)	(945,484)
	850,000	(123,791)	(261,898)	(400,630)	(540,149)	(680,884)	(829,448)	(995,484)
	900,000	(173,791)	(311,898)	(450,630)	(590,149)	(730,884)	(879,448)	(1,045,484)
	950,000	(223,791)	(361,898)	(500,630)	(640,149)	(780,884)	(929,448)	(1,095,484)
	1,000,000	(273,791)	(411,898)	(550,630)	(690,149)	(830,884)	(979,448)	(1,145,484)
	1,050,000	(323,791)	(461,898)	(600,630)	(740,149)	(880,884)	(1,029,448)	(1,195,484)
	1,100,000	(373,791)	(511,898)	(650,630)	(790,149)	(930,884)	(1,079,448)	(1,245,484)
	1,150,000	(423,791)	(561,898)	(700,630)	(840,149)	(980,884)	(1,129,448)	(1,295,484)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(70,630)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	66	(40,702)	(131,853)	(223,416)	(315,498)	(408,384)	(506,435)	(616,019)
	68	(26,178)	(120,091)	(214,428)	(309,301)	(405,001)	(506,024)	(618,929)
Density (dph)	70	(11,654)	(108,329)	(205,441)	(303,104)	(401,619)	(505,613)	(621,839)
100.0	72	2,871	(96,567)	(196,453)	(296,907)	(398,237)	(505,202)	(624,748)
	74	17,395	(84,804)	(187,466)	(290,710)	(394,854)	(504,791)	(627,658)
	76	31,919	(73,042)	(178,479)	(284,513)	(391,472)	(504,380)	(630,568)
	78	46,443	(61,280)	(169,491)	(278,316)	(388,090)	(503,969)	(633,477)
	80	60,967	(49,518)	(160,504)	(272,119)	(384,707)	(503,558)	(636,387)
	82	75,491	(37,756)	(151,516)	(265,922)	(381,325)	(503,147)	(639,297)
	84	90,016	(25,994)	(142,529)	(259,725)	(377,943)	(502,736)	(642,206)
	86	104,540	(14,232)	(133,542)	(253,528)	(374,560)	(502,325)	(645,116)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(70,630)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	385,479	248,291	110,804	(27,157)	(165,702)	(305,150)	(449,223)
	100%	206,209	68,102	(70,630)	(210,149)	(350,884)	(499,448)	(665,484)
Build Cost	102%	24,443	(115,147)	(255,769)	(398,975)	(553,965)	(722,126)	(890,927)
100%	104%	(160,683)	(302,529)	(449,426)	(610,608)	(779,067)	(948,256)	(1,118,838)
(105% = 5% increase)	106%	(350,362)	(500,971)	(667,250)	(836,219)	(1,005,794)	(1,176,662)	(1,350,183)
	108%	(555,732)	(724,359)	(893,370)	(1,063,332)	(1,234,485)	(1,407,664)	(1,584,824)
	110%	(781,510)	(950,877)	(1,120,975)	(1,292,308)	(1,465,385)	(1,641,352)	(1,823,027)
	112%	(1,008,415)	(1,178,737)	(1,350,131)	(1,523,105)	(1,698,372)	(1,877,724)	(3,015,274)
	114%	(1,236,499)	(1,407,955)	(1,580,826)	(1,755,624)	(1,933,572)	(2,116,847)	(4,543,290)
	116%	(1,465,778)	(1,638,547)	(1,813,077)	(1,989,992)	(2,171,036)	(3,467,390)	(6,071,307)
	118%	(1,696,268)	(1,870,530)	(2,046,902)	(2,226,361)	(2,410,666)	(4,995,407)	(7,599,323)
	120%	(1,927,984)	(2,103,922)	(2,282,319)	(2,464,519)	(3,919,507)	(6,523,423)	(9,127,339)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(70,630)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(2,109,678)	(2,006,343)	(1,903,007)	(1,799,671)	(1,696,336)	(1,593,022)	(1,489,879)
	82%	(1,856,700)	(1,781,269)	(1,705,950)	(1,630,640)	(1,555,330)	(1,480,021)	(1,404,817)
Market Values	84%	(1,606,158)	(1,558,450)	(1,510,741)	(1,463,035)	(1,415,499)	(1,367,964)	(1,320,451)
100%	86%	(1,357,614)	(1,337,397)	(1,317,180)	(1,296,962)	(1,276,781)	(1,256,781)	(1,236,781)
(105% = 5% increase)	88%	(1,110,958)	(1,118,013)	(1,125,068)	(1,132,123)	(1,139,178)	(1,146,423)	(1,153,731)
	90%	(866,080)	(900,201)	(934,321)	(968,442)	(1,002,563)	(1,036,840)	(1,071,243)
	92%	(622,872)	(683,864)	(744,856)	(805,848)	(866,839)	(927,986)	(989,281)
	94%	(394,435)	(473,436)	(556,473)	(644,115)	(731,815)	(819,812)	(907,808)
	96%	(188,731)	(285,528)	(383,476)	(486,400)	(597,559)	(712,040)	(826,794)
	98%	10,642	(106,948)	(225,099)	(344,087)	(468,540)	(604,682)	(746,003)
	100%	206,209	68,102	(70,630)	(210,149)	(350,884)	(499,448)	(665,484)
	102%	399,128	240,563	81,390	(78,550)	(239,673)	(403,859)	(584,965)
	104%	589,724	411,009	231,595	51,322	(130,126)	(313,381)	(506,161)
	106%	778,483	579,600	380,171	179,819	(21,867)	(225,341)	(434,336)
	108%	965,891	746,842	527,339	307,042	85,365	(138,281)	(365,018)
	110%	1,152,280	913,063	673,450	433,136	191,652	(52,013)	(298,829)
	112%	1,337,951	1,078,546	818,741	558,395	296,992	33,613	(233,278)
	114%	1,522,983	1,243,365	963,445	682,973	401,633	118,523	(168,247)
	116%	1,707,537	1,407,721	1,107,628	807,082	505,707	202,790	(103,689)
	118%	1,891,721	1,571,697	1,251,431	930,768	609,351	286,554	(39,490)
	120%	2,075,583	1,735,362	1,394,916	1,054,111	712,614	369,878	24,260

TABLE 8

Balance (RLV - BLV £ per acre (n))	(70,630)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	227,263	89,253	(49,273)	(188,575)	(328,975)	(475,778)	(639,241)
	450	223,052	85,023	(53,545)	(192,890)	(333,346)	(480,497)	(644,490)
BNG (£ per unit)	550	218,841	80,793	(57,816)	(197,204)	(337,730)	(485,217)	(649,738)
850	650	214,631	76,563	(62,087)	(201,519)	(342,115)	(489,953)	(654,987)
	750	210,420	72,332	(66,358)	(205,834)	(346,500)	(494,700)	(660,235)
	850	206,209	68,102	(70,630)	(210,149)	(350,884)	(499,448)	(665,484)
	950	201,998	63,865	(74,901)	(214,463)	(355,269)	(504,195)	(670,732)
	1,050	197,788	59,615	(79,172)	(218,782)	(359,653)	(508,943)	(675,981)
	1,150	193,577	55,365	(83,444)	(223,120)	(364,044)	(513,692)	(681,230)
	1,250	189,366	51,114	(87,720)	(227,457)	(368,473)	(518,468)	(686,478)
	1,350	185,156	46,864	(92,013)	(231,795)	(373,036)	(523,565)	(691,727)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(70,630)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	225,006	105,866	(13,577)	(133,397)	(253,804)	(375,262)	(503,685)
	10,000	243,794	143,523	43,170	(57,331)	(158,043)	(259,033)	(360,408)
Grant (£ per unit)	15,000	262,509	181,103	99,635	18,152	(63,341)	(144,919)	(226,532)
-	20,000	281,223	218,532	155,840	93,149	30,457	(32,235)	(94,949)
	25,000	299,937	255,888	211,809	167,697	123,502	79,182	34,721
	30,000	318,601	293,157	267,564	241,761	215,673	189,279	162,481
	35,000	337,236	330,315	323,050	315,320	307,131	298,377	288,956
	40,000	355,871	367,373	378,283	388,510	398,013	406,707	414,502
	45,000	374,505	404,339	433,300	461,330	488,390	514,439	539,389
	50,000	393,067	441,168	488,126	533,853	578,400	621,709	663,766
	55,000	411,625	477,930	542,764	606,124	668,090	728,599	787,768

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BI to BL_v0.2

Appraisal Ref: BK (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			0.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	375,000	7,500	697	13,500,000
2 bed Flat	433,000	6,186	575	10,392,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				23,892,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	225,000	60%	165,000	44%	250,000	70%	285,000	76%
2 bed Flat	259,800	60%	190,520	44%	250,000	70%	329,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	375,000	9,450,000
2 bed Flat	16.8	@	433,000	7,274,400
3 bed Flat	0.0	@	0	-
	42.0			16,724,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	225,000	1,215,000
2 bed Flat	3.6	@	259,800	935,280
3 bed Flat	0.0	@	0	-
	9.0			2,150,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	165,000	445,500
2 bed Flat	1.8	@	190,520	342,936
3 bed Flat	0.0	@	0	-
	4.5			788,436
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	285,000	769,500
2 bed Flat	1.8	@	329,080	592,344
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,361,844
Sub-total GDV Residential	**60**			**21,024,960**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,867,040
	536 £ psm (total GIA sqm)		47,784 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**21,024,960**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,748	sqm	0.00	£ psm		-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		518,000	£ per ha	1.48%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				5,354	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.60	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	0	psm		-
2 bed House				-	sqm @	0	psm		-
3 bed House				-	sqm @	0	psm		-
4 bed House				-	sqm @	0	psm		-
5 bed House				-	sqm @	0	psm		-
1 bed Flat				2,769	sqm @	2,065	psm		(5,719,680)
2 bed Flat				2,585	sqm @	2,065	psm		(5,338,368)
3 bed Flat			5,354	-	sqm @	2,065	psm		-
Garages for 3B House (Mrkt only)		-	50%	units @		18 sqm @	444	psm	-
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			-						
External works				11,058,048	@	10.0%			(1,105,805)
Ext. Works analysis:						18,430	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	850	£ per unit		(51,000)
M4(2) Category 2 Housing	Aff units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Flats	Aff units	18	units @			0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	42	units @			0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	18	units @			0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	42	units @			0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	-	units @				7,087	£ per unit	-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on				11,058,048	base cost	(685,599)
EV Charging Points - Houses		-	units @				0	£ per unit	-
EV Charging Points - Flats		60	units @			4 flats per charger	0	£ per 4 units	-
Water Efficiency		60	units @				350	£ per unit	(21,000)
	Sub-total							(757,599)	
Policy Costs analysis:	(design costs only)					12,627	£ per unit (total units)		
Contingency (on construction)				12,921,452	@	5.0%			(646,073)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**VOWH Medium Value Assisted Living/Extr**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		12,921,452	@	6.5%		(839,894)
Disposal Costs -						
OMS Marketing and Promotion		16,724,400	OMS @	6.00%	16,724 £ per unit	(1,003,464)
Residential Sales Agent Costs		16,724,400	OMS @	1.00%	2,787 £ per unit	(167,244)
Residential Sales Legal Costs		16,724,400	OMS @	0.25%	697 £ per unit	(41,811)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					600,000 lump sum	600,000
Disposal Cost analysis:					20,375 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(114,717)
Developers Profit -						
Profit on OMS		16,724,400		20.00%		(3,344,880)
Margin on AH		4,300,560		6.00%	on AH values	(258,034)
Profit analysis:		21,024,960		17.14%	blended GDV (3,602,914)	
		15,549,694		23.17%	on costs (3,602,914)	
TOTAL COSTS						**(19,152,607)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,872,353
SDLT		1,872,353	@	HMRC formula		(83,118)
Acquisition Agent fees		1,872,353	@	1.0%		(18,724)
Acquisition Legal fees		1,872,353	@	0.5%		(9,362)
Interest on Land		1,872,353	@	7.50%		(140,426)
Residual Land Value						**1,620,723**
RLV analysis:	27,012 £ per plot	2,701,206	£ per ha (net)	1,093,163	£ per acre (net)	
		2,025,904	£ per ha (gross)	819,872	£ per acre (gross)	
				7.71%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.60	ha (net)	1.48	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.80	ha (gross)	1.98	acres (gross)	
Density analysis:		8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		75	dph (gross)			
Benchmark Land Value (net)	12,849 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**770,952**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,416,286** £ per ha (net)	**573,163** £ per acre (net)	**849,771**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	573,163	10%	20%	30%	40%	50%	60%	70%
	0.00	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
	10.00	994,966	772,965	550,524	327,275	102,689	(124,038)	(353,945)
CIL £ psm	20.00	966,046	747,178	527,810	307,666	86,155	(137,492)	(364,283)
0.00	30.00	937,126	721,367	505,096	288,056	69,561	(150,953)	(374,867)
	40.00	908,150	695,496	482,364	268,375	52,957	(164,415)	(385,577)
	50.00	879,139	669,626	459,570	248,691	36,353	(177,930)	(396,343)
	60.00	850,129	643,720	436,776	228,960	19,699	(191,455)	(407,110)
	70.00	821,064	617,762	413,929	209,199	3,023	(204,980)	(417,895)
	80.00	791,959	591,803	391,051	189,406	(13,653)	(218,570)	(428,738)
	90.00	762,854	565,779	368,153	169,565	(30,384)	(232,160)	(439,807)
	100.00	733,672	539,728	345,189	149,696	(47,134)	(245,770)	(450,922)
	110.00	704,468	513,656	322,224	129,771	(63,884)	(259,428)	(462,053)
	120.00	675,244	487,510	299,170	109,847	(80,709)	(273,086)	(473,204)
	130.00	645,937	461,364	276,115	89,878	(97,536)	(286,795)	(484,398)
	140.00	616,630	435,125	252,975	69,867	(114,390)	(300,522)	(495,593)
	150.00	587,237	408,880	229,827	49,856	(131,296)	(314,271)	(506,851)
	160.00	557,823	382,553	206,585	29,769	(148,202)	(328,070)	(518,110)
	170.00	528,342	356,205	183,340	9,669	(165,180)	(341,869)	(530,353)
	180.00	498,817	329,771	160,057	(10,464)	(182,167)	(355,741)	(542,799)
	190.00	469,230	303,316	136,711	(30,657)	(199,200)	(369,673)	(555,294)
	200.00	439,588	276,758	113,365	(50,850)	(216,272)	(384,093)	(567,815)
	210.00	409,874	250,191	89,922	(71,137)	(233,372)	(398,527)	(580,337)
	220.00	380,112	223,566	66,472	(91,424)	(250,531)	(413,020)	(592,859)
	230.00	350,251	196,885	42,953	(111,789)	(267,709)	(427,535)	(605,380)
	240.00	320,364	170,176	19,396	(132,174)	(284,957)	(442,429)	(617,902)
	250.00	290,411	143,376	(4,215)	(152,630)	(302,225)	(457,355)	(630,423)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	573,163	10%	20%	30%	40%	50%	60%	70%
	4,500	1,048,296	823,275	597,807	371,664	144,328	(85,108)	(317,537)
	4,600	1,044,705	819,674	594,183	368,015	140,637	(88,863)	(321,363)
Site Specific S106	4,700	1,041,115	816,073	590,559	364,366	136,946	(92,617)	(325,190)
5,180	4,800	1,037,524	812,472	586,935	360,716	133,255	(96,371)	(329,035)
	4,900	1,033,934	808,867	583,311	357,067	129,564	(100,126)	(332,881)
	5,000	1,030,344	805,254	579,686	353,418	125,873	(103,880)	(336,727)
	5,100	1,026,753	801,642	576,062	349,768	122,182	(107,634)	(340,572)
	5,200	1,023,163	798,030	572,438	346,119	118,483	(111,389)	(344,418)
	5,300	1,019,564	794,417	568,814	342,470	114,777	(115,143)	(348,264)
	5,400	1,015,963	790,805	565,190	338,821	111,071	(118,897)	(352,110)
	5,500	1,012,362	787,193	561,566	335,164	107,365	(122,651)	(355,956)
	5,600	1,008,761	783,580	557,942	331,501	103,659	(126,409)	(359,822)
	5,700	1,005,160	779,968	554,317	327,838	99,953	(130,181)	(363,688)
	5,800	1,001,559	776,355	550,692	324,176	96,247	(133,952)	(367,554)
	5,900	997,957	772,743	547,056	320,513	92,541	(137,724)	(371,543)

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	573,163	10%	20%	30%	40%	50%	60%	70%
	15.0%	1,647,529	1,353,106	1,058,222	762,614	465,695	166,539	(135,767)
	16.0%	1,522,799	1,242,235	961,211	679,461	396,401	111,104	(177,343)
Profit	17.0%	1,398,070	1,131,364	864,199	596,308	327,107	55,668	(218,920)
20.0%	18.0%	1,273,340	1,020,494	767,187	513,155	257,812	233	(260,496)
	19.0%	1,148,611	909,623	670,175	430,002	188,518	(55,202)	(302,073)
	20.0%	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	573,163	10%	20%	30%	40%	50%	60%	70%
	400,000	1,143,881	918,752	693,163	466,849	239,224	9,362	(223,649)
	450,000	1,093,881	868,752	643,163	416,849	189,224	(40,638)	(273,649)
BLV (£ per acre)	500,000	1,043,881	818,752	593,163	366,849	139,224	(90,638)	(323,649)
520,000	550,000	993,881	768,752	543,163	316,849	89,224	(140,638)	(373,649)
	600,000	943,881	718,752	493,163	266,849	39,224	(190,638)	(423,649)
	650,000	893,881	668,752	443,163	216,849	(10,776)	(240,638)	(473,649)
	700,000	843,881	618,752	393,163	166,849	(60,776)	(290,638)	(523,649)
	750,000	793,881	568,752	343,163	116,849	(110,776)	(340,638)	(573,649)
	800,000	743,881	518,752	293,163	66,849	(160,776)	(390,638)	(623,649)
	850,000	693,881	468,752	243,163	16,849	(210,776)	(440,638)	(673,649)
	900,000	643,881	418,752	193,163	(33,151)	(260,776)	(490,638)	(723,649)
	950,000	593,881	368,752	143,163	(83,151)	(310,776)	(540,638)	(773,649)
	1,000,000	543,881	318,752	93,163	(133,151)	(360,776)	(590,638)	(823,649)
	1,050,000	493,881	268,752	43,163	(183,151)	(410,776)	(640,638)	(873,649)
	1,100,000	443,881	218,752	(6,837)	(233,151)	(460,776)	(690,638)	(923,649)
	1,150,000	393,881	168,752	(56,837)	(283,151)	(510,776)	(740,638)	(973,649)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	66	498,961	350,376	201,488	52,120	(98,112)	(249,821)	(403,609)
	68	529,839	376,751	223,351	69,457	(85,328)	(241,634)	(400,082)
Density (dph)	70	560,717	403,127	245,214	86,794	(72,543)	(233,446)	(396,554)
100.0	72	591,594	429,502	267,077	104,131	(59,759)	(225,259)	(393,027)
	74	622,472	455,877	288,941	121,468	(46,974)	(217,072)	(389,500)
	76	653,349	482,252	310,804	138,805	(34,190)	(208,885)	(385,973)
	78	684,227	508,627	332,667	156,142	(21,405)	(200,697)	(382,446)
	80	715,105	535,002	354,530	173,479	(8,621)	(192,510)	(378,919)
	82	745,982	561,377	376,394	190,816	4,164	(184,323)	(375,392)
	84	776,860	587,752	398,257	208,153	16,948	(176,136)	(371,865)
	86	807,738	614,127	420,120	225,490	29,733	(167,948)	(368,338)

TABLE 6

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,195,914	971,339	746,483	521,232	295,324	68,181	(161,290)
	100%	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
Build Cost	102%	850,834	624,917	398,218	170,150	(59,985)	(293,148)	(542,217)
100%	104%	676,539	449,477	221,013	(9,386)	(242,647)	(486,310)	(766,990)
(105% = 5% increase)	106%	500,660	271,833	41,206	(192,146)	(432,518)	(707,599)	(993,456)
	108%	322,653	91,798	(141,644)	(379,853)	(648,208)	(933,553)	(1,222,874)
	110%	142,390	(91,143)	(328,709)	(588,817)	(873,880)	(1,161,802)	(1,455,722)
	112%	(40,642)	(277,989)	(529,426)	(814,296)	(1,101,414)	(1,392,693)	(1,691,903)
	114%	(227,328)	(474,532)	(754,712)	(1,041,277)	(1,331,027)	(1,626,199)	(2,177,209)
	116%	(420,649)	(695,129)	(981,373)	(1,269,986)	(1,562,802)	(1,862,387)	(3,705,225)
	118%	(635,545)	(921,470)	(1,209,541)	(1,500,648)	(1,796,676)	(2,101,324)	(5,233,242)
	120%	(861,708)	(1,149,152)	(1,439,233)	(1,733,031)	(2,032,871)	(3,368,648)	(6,761,258)

TABLE 7

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(1,032,133)	(1,047,946)	(1,063,759)	(1,079,573)	(1,095,386)	(1,111,382)	(1,127,451)
	82%	(787,476)	(830,253)	(873,117)	(915,981)	(958,845)	(1,001,807)	(1,044,968)
Market Values	84%	(544,674)	(614,151)	(683,847)	(753,554)	(823,262)	(893,012)	(963,050)
100%	86%	(326,619)	(410,672)	(497,932)	(592,067)	(688,383)	(784,949)	(881,662)
(105% = 5% increase)	88%	(124,034)	(227,472)	(331,535)	(439,116)	(554,185)	(677,341)	(800,647)
	90%	73,643	(50,390)	(175,073)	(300,588)	(429,470)	(569,982)	(719,979)
	92%	267,956	123,420	(21,693)	(167,651)	(314,836)	(468,188)	(639,460)
	94%	459,745	294,934	129,449	(36,837)	(204,321)	(373,914)	(558,940)
	96%	649,248	464,382	278,882	92,394	(95,360)	(284,948)	(482,850)
	98%	837,144	632,174	426,667	220,266	12,411	(197,333)	(411,759)
	100%	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
	102%	1,209,687	964,414	718,750	472,422	224,971	(24,681)	(277,730)
	104%	1,394,880	1,129,442	863,614	597,267	329,893	60,613	(212,407)
	106%	1,579,524	1,293,880	1,007,952	721,483	434,181	145,167	(147,591)
	108%	1,763,741	1,457,908	1,151,820	845,277	537,952	229,132	(83,219)
	110%	1,947,603	1,621,603	1,295,350	968,703	641,349	312,633	(19,214)
	112%	2,131,161	1,785,035	1,438,606	1,091,818	744,397	395,746	44,297
	114%	2,314,511	1,948,164	1,581,609	1,214,674	847,184	478,552	107,396
	116%	2,497,713	2,111,128	1,724,386	1,337,325	949,757	561,111	170,197
	118%	2,680,644	2,273,974	1,867,033	1,459,825	1,052,116	643,462	232,699
	120%	2,863,553	2,436,585	2,009,523	1,582,170	1,154,328	725,639	294,985

TABLE 8

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
850	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,041,861	834,856	627,586	419,848	211,407	1,611	(210,176)
	10,000	1,059,842	870,925	681,859	492,544	302,881	112,598	(78,881)
Grant (£ per unit)	15,000	1,077,822	906,968	735,999	564,966	393,776	222,337	50,503
-	20,000	1,095,803	942,929	790,054	637,142	484,181	331,179	178,088
	25,000	1,113,783	978,890	843,996	709,102	574,208	439,315	304,421
	30,000	1,131,749	1,014,791	897,833	780,875	663,917	546,917	429,891
	35,000	1,149,678	1,050,649	951,620	852,489	753,344	654,073	554,716
	40,000	1,167,607	1,086,508	1,005,275	923,973	842,524	760,894	679,067
	45,000	1,185,536	1,122,301	1,058,916	995,308	931,493	867,425	803,027
	50,000	1,203,465	1,158,061	1,112,424	1,066,513	1,020,287	973,708	926,683
	55,000	1,221,395	1,193,822	1,165,925	1,137,653	1,108,941	1,079,784	1,050,108

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**VOWH Medium Value Assisted Living/Extr**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BI to BL_v0.2

Appraisal Ref: BL (see Typologies Matrix)
Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60 Units		
AH Policy requirement (% Target)		30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%		
AH tenure split %	Affordable Rent:		50.0%	
	Social Rent:		25.0%	75.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		0.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	375,000	7,500	697	13,500,000
2 bed Flat	433,000	6,186	575	10,392,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				23,892,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	225,000	60%	165,000	44%	250,000	70%	285,000	76%
2 bed Flat	259,800	60%	190,520	44%	250,000	70%	329,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	375,000	9,450,000
2 bed Flat	16.8	@	433,000	7,274,400
3 bed Flat	0.0	@	0	-
	42.0			16,724,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	225,000	1,215,000
2 bed Flat	3.6	@	259,800	935,280
3 bed Flat	0.0	@	0	-
	9.0			2,150,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	165,000	445,500
2 bed Flat	1.8	@	190,520	342,936
3 bed Flat	0.0	@	0	-
	4.5			788,436
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	285,000	769,500
2 bed Flat	1.8	@	329,080	592,344
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,361,844
Sub-total GDV Residential	**60**			**21,024,960**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,867,040
	536 £ psm (total GIA sqm)		47,784 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**21,024,960**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(24,239)
Planning Application Professional Fees, Surveys and reports								(70,000)
CIL (Mrkt only + garages)			3,748	sqm	0.00	£ psm		-
CIL analysis:			0.00%	% of GDV	0	£ per unit (total units)		
Site Specific S106 Contributions	Year 1				0			-
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15		60	units @	5,180	per unit		(310,800)
	Sub-total						(310,800)	
S106 analysis:		518,000 £ per ha	1.48%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum			5,354	sqm (total)	0	£ psm		-
Comm. Sum analysis:			0.00%	% of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation			0.60	ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0						-
	Year 2	0						-
	Year 3	0						-
	Year 4	0						-
	Year 5	0						-
	Year 6	0						-
	Year 7	0						-
	Year 8	0						-
	Year 9	0						-
	Year 10	0						-
	Year 11	0						-
	Year 12	0						-
	Year 13	0						-
	Year 14	0						-
	Year 15	0						-
	Years 1-15			60 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House			-	sqm @	0	psm		-
2 bed House			-	sqm @	0	psm		-
3 bed House			-	sqm @	0	psm		-
4 bed House			-	sqm @	0	psm		-
5 bed House			-	sqm @	0	psm		-
1 bed Flat			2,769	sqm @	2,065	psm		(5,719,680)
2 bed Flat			2,585	sqm @	2,065	psm		(5,338,368)
3 bed Flat		5,354	-	sqm @	2,065	psm		-
Garages for 3B House (Mrkt only)		- 50%	units @		18 sqm @	444	psm	-
Garages for 4B House (Mrkt only)		- 100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		- 150%	units @		18 sqm @	444	psm	-
		-						
External works			11,058,048	@	10.0%			(1,105,805)
Ext. Works analysis:					18,430	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs			60	units @	850	£ per unit		(51,000)
M4(2) Category 2 Housing	Aff units	-	units @		0.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	-	units @		0.0% @	625	£ per unit	-
M4(2) Category 2 Flats	Aff units	18	units @		0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	42	units @		0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	-	units @		0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	18	units @		0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	42	units @		0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	-	units @			7,087	£ per unit	-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			11,058,048	base cost	(685,599)
EV Charging Points - Houses		-	units @			0	£ per unit	-
EV Charging Points - Flats		60	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		60	units @			350	£ per unit	(21,000)
	Sub-total						(757,599)	
Policy Costs analysis:	(design costs only)				12,627	£ per unit (total units)		
Contingency (on construction)			12,921,452	@	5.0%			(646,073)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:	**Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a**					

Professional Fees		12,921,452	@	6.5%		(839,894)
Disposal Costs -						
OMS Marketing and Promotion		16,724,400	OMS @	6.00%	16,724 £ per unit	(1,003,464)
Residential Sales Agent Costs		16,724,400	OMS @	1.00%	2,787 £ per unit	(167,244)
Residential Sales Legal Costs		16,724,400	OMS @	0.25%	697 £ per unit	(41,811)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					600,000 lump sum	600,000
	Disposal Cost analysis:				20,375 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(114,717)
Developers Profit -						
Profit on OMS		16,724,400		20.00%		(3,344,880)
Margin on AH		4,300,560		6.00%	on AH values	(258,034)
	Profit analysis:	21,024,960		17.14%	blended GDV (3,602,914)	
		15,549,694		23.17%	on costs (3,602,914)	
TOTAL COSTS						**(19,152,607)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,872,353
SDLT		1,872,353	@	HMRC formula		(83,118)
Acquisition Agent fees		1,872,353	@	1.0%		(18,724)
Acquisition Legal fees		1,872,353	@	0.5%		(9,362)
Interest on Land		1,872,353	@	7.50%		(140,426)
Residual Land Value						**1,620,723**
RLV analysis:	27,012 £ per plot	2,701,206	£ per ha (net)	1,093,163	£ per acre (net)	
		2,025,904	£ per ha (gross)	819,872	£ per acre (gross)	
				7.71%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.60	ha (net)	1.48	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		0.80	ha (gross)	1.98	acres (gross)	
	Density analysis:	8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		75	dph (gross)			
Benchmark Land Value (net)	12,849 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**770,952**
	BLV analysis:	963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,416,286** £ per ha (net)	**573,163** £ per acre (net)	**849,771**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	0.00	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
	10.00	994,966	772,965	550,524	327,275	102,689	(124,038)	(353,945)
CIL £ psm	20.00	966,046	747,178	527,810	307,666	86,155	(137,492)	(364,283)
0.00	30.00	937,126	721,367	505,096	288,056	69,561	(150,953)	(374,867)
	40.00	908,150	695,496	482,364	268,375	52,957	(164,415)	(385,577)
	50.00	879,139	669,626	459,570	248,691	36,353	(177,930)	(396,343)
	60.00	850,129	643,720	436,776	228,960	19,699	(191,455)	(407,110)
	70.00	821,064	617,762	413,929	209,199	3,023	(204,980)	(417,895)
	80.00	791,959	591,803	391,051	189,406	(13,653)	(218,570)	(428,738)
	90.00	762,854	565,779	368,153	169,565	(30,384)	(232,160)	(439,807)
	100.00	733,672	539,728	345,189	149,696	(47,134)	(245,770)	(450,922)
	110.00	704,468	513,656	322,224	129,771	(63,884)	(259,428)	(462,053)
	120.00	675,244	487,510	299,170	109,847	(80,709)	(273,086)	(473,204)
	130.00	645,937	461,364	276,115	89,878	(97,536)	(286,795)	(484,398)
	140.00	616,630	435,125	252,975	69,867	(114,390)	(300,522)	(495,593)
	150.00	587,237	408,880	229,827	49,856	(131,296)	(314,271)	(506,851)
	160.00	557,823	382,553	206,585	29,769	(148,202)	(328,070)	(518,110)
	170.00	528,342	356,205	183,340	9,669	(165,180)	(341,869)	(530,353)
	180.00	498,817	329,771	160,057	(10,464)	(182,167)	(355,741)	(542,799)
	190.00	469,230	303,316	136,711	(30,657)	(199,200)	(369,673)	(555,294)
	200.00	439,588	276,758	113,365	(50,850)	(216,272)	(384,093)	(567,815)
	210.00	409,874	250,191	89,922	(71,137)	(233,372)	(398,527)	(580,337)
	220.00	380,112	223,566	66,472	(91,424)	(250,531)	(413,020)	(592,859)
	230.00	350,251	196,885	42,953	(111,789)	(267,709)	(427,535)	(605,380)
	240.00	320,364	170,176	19,396	(132,174)	(284,957)	(442,429)	(617,902)
	250.00	290,411	143,376	(4,215)	(152,630)	(302,225)	(457,355)	(630,423)

TABLE 2

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	4,500	1,048,296	823,275	597,807	371,664	144,328	(85,108)	(317,537)
	4,600	1,044,705	819,674	594,183	368,015	140,637	(88,863)	(321,363)
Site Specific S106	4,700	1,041,115	816,073	590,559	364,366	136,946	(92,617)	(325,190)
5,180	4,800	1,037,524	812,472	586,935	360,716	133,255	(96,371)	(329,035)
	4,900	1,033,934	808,867	583,311	357,067	129,564	(100,126)	(332,881)
	5,000	1,030,344	805,254	579,686	353,418	125,873	(103,880)	(336,727)
	5,100	1,026,753	801,642	576,062	349,768	122,182	(107,634)	(340,572)
	5,200	1,023,163	798,030	572,438	346,119	118,483	(111,389)	(344,418)
	5,300	1,019,564	794,417	568,814	342,470	114,777	(115,143)	(348,264)
	5,400	1,015,963	790,805	565,190	338,821	111,071	(118,897)	(352,110)
	5,500	1,012,362	787,193	561,566	335,164	107,365	(122,651)	(355,956)
	5,600	1,008,761	783,580	557,942	331,501	103,659	(126,409)	(359,822)
	5,700	1,005,160	779,968	554,317	327,838	99,953	(130,181)	(363,688)
	5,800	1,001,559	776,355	550,692	324,176	96,247	(133,952)	(367,554)
	5,900	997,957	772,743	547,056	320,513	92,541	(137,724)	(371,543)

TABLE 3

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	15.0%	1,647,529	1,353,106	1,058,222	762,614	465,695	166,539	(135,767)
	16.0%	1,522,799	1,242,235	961,211	679,461	396,401	111,104	(177,343)
Profit	17.0%	1,398,070	1,131,364	864,199	596,308	327,107	55,668	(218,920)
20.0%	18.0%	1,273,340	1,020,494	767,187	513,155	257,812	233	(260,496)
	19.0%	1,148,611	909,623	670,175	430,002	188,518	(55,202)	(302,073)
	20.0%	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)

TABLE 4

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30% 10%	20%	30%	40%	50%	60%	70%
	400,000	1,143,881	918,752	693,163	466,849	239,224	9,362	(223,649)
	450,000	1,093,881	868,752	643,163	416,849	189,224	(40,638)	(273,649)
BLV (£ per acre)	500,000	1,043,881	818,752	593,163	366,849	139,224	(90,638)	(323,649)
520,000	550,000	993,881	768,752	543,163	316,849	89,224	(140,638)	(373,649)
	600,000	943,881	718,752	493,163	266,849	39,224	(190,638)	(423,649)
	650,000	893,881	668,752	443,163	216,849	(10,776)	(240,638)	(473,649)
	700,000	843,881	618,752	393,163	166,849	(60,776)	(290,638)	(523,649)
	750,000	793,881	568,752	343,163	116,849	(110,776)	(340,638)	(573,649)
	800,000	743,881	518,752	293,163	66,849	(160,776)	(390,638)	(623,649)
	850,000	693,881	468,752	243,163	16,849	(210,776)	(440,638)	(673,649)
	900,000	643,881	418,752	193,163	(33,151)	(260,776)	(490,638)	(723,649)
	950,000	593,881	368,752	143,163	(83,151)	(310,776)	(540,638)	(773,649)
	1,000,000	543,881	318,752	93,163	(133,151)	(360,776)	(590,638)	(823,649)
	1,050,000	493,881	268,752	43,163	(183,151)	(410,776)	(640,638)	(873,649)
	1,100,000	443,881	218,752	(6,837)	(233,151)	(460,776)	(690,638)	(923,649)
	1,150,000	393,881	168,752	(56,837)	(283,151)	(510,776)	(740,638)	(973,649)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a

TABLE 5

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	66	498,961	350,376	201,488	52,120	(98,112)	(249,821)	(403,609)
	68	529,839	376,751	223,351	69,457	(85,328)	(241,634)	(400,082)
Density (dph)	70	560,717	403,127	245,214	86,794	(72,543)	(233,446)	(396,554)
100.0	72	591,594	429,502	267,077	104,131	(59,759)	(225,259)	(393,027)
	74	622,472	455,877	288,941	121,468	(46,974)	(217,072)	(389,500)
	76	653,349	482,252	310,804	138,805	(34,190)	(208,885)	(385,973)
	78	684,227	508,627	332,667	156,142	(21,405)	(200,697)	(382,446)
	80	715,105	535,002	354,530	173,479	(8,621)	(192,510)	(378,919)
	82	745,982	561,377	376,394	190,816	4,164	(184,323)	(375,392)
	84	776,860	587,752	398,257	208,153	16,948	(176,136)	(371,865)
	86	807,738	614,127	420,120	225,490	29,733	(167,948)	(368,338)

TABLE 6

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,195,914	971,339	746,483	521,232	295,324	68,181	(161,290)
	100%	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
Build Cost	102%	850,834	624,917	398,218	170,150	(59,985)	(293,148)	(542,217)
100%	104%	676,539	449,477	221,013	(9,386)	(242,647)	(486,310)	(766,990)
(105% = 5% increase)	106%	500,660	271,833	41,206	(192,146)	(432,518)	(707,599)	(993,456)
	108%	322,653	91,798	(141,644)	(379,853)	(648,208)	(933,553)	(1,222,874)
	110%	142,390	(91,143)	(328,709)	(588,817)	(873,880)	(1,161,802)	(1,455,722)
	112%	(40,642)	(277,989)	(529,426)	(814,296)	(1,101,414)	(1,392,693)	(1,691,903)
	114%	(227,328)	(474,532)	(754,712)	(1,041,277)	(1,331,027)	(1,626,199)	(2,177,209)
	116%	(420,649)	(695,129)	(981,373)	(1,269,986)	(1,562,802)	(1,862,387)	(3,705,225)
	118%	(635,545)	(921,470)	(1,209,541)	(1,500,648)	(1,796,676)	(2,101,324)	(5,233,242)
	120%	(861,708)	(1,149,152)	(1,439,233)	(1,733,031)	(2,032,871)	(3,368,648)	(6,761,258)

TABLE 7

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(1,032,133)	(1,047,946)	(1,063,759)	(1,079,573)	(1,095,386)	(1,111,382)	(1,127,451)
	82%	(787,476)	(830,253)	(873,117)	(915,981)	(958,845)	(1,001,807)	(1,044,968)
Market Values	84%	(544,674)	(614,151)	(683,847)	(753,554)	(823,262)	(893,012)	(963,050)
100%	86%	(326,619)	(410,672)	(497,932)	(592,067)	(688,383)	(784,949)	(881,662)
(105% = 5% increase)	88%	(124,034)	(227,472)	(331,535)	(439,116)	(554,185)	(677,341)	(800,647)
	90%	73,643	(50,390)	(175,073)	(300,588)	(429,470)	(569,982)	(719,979)
	92%	267,956	123,420	(21,693)	(167,651)	(314,836)	(468,188)	(639,460)
	94%	459,745	294,934	129,449	(36,837)	(204,321)	(373,914)	(558,940)
	96%	649,248	464,382	278,882	92,394	(95,360)	(284,948)	(482,850)
	98%	837,144	632,174	426,667	220,266	12,411	(197,333)	(411,759)
	100%	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
	102%	1,209,687	964,414	718,750	472,422	224,971	(24,681)	(277,730)
	104%	1,394,880	1,129,442	863,614	597,267	329,893	60,613	(212,407)
	106%	1,579,524	1,293,880	1,007,952	721,483	434,181	145,167	(147,591)
	108%	1,763,741	1,457,908	1,151,820	845,277	537,952	229,132	(83,219)
	110%	1,947,603	1,621,603	1,295,350	968,703	641,349	312,633	(19,214)
	112%	2,131,161	1,785,035	1,438,606	1,091,818	744,397	395,746	44,297
	114%	2,314,511	1,948,164	1,581,609	1,214,674	847,184	478,552	107,396
	116%	2,497,713	2,111,128	1,724,386	1,337,325	949,757	561,111	170,197
	118%	2,680,644	2,273,974	1,867,033	1,459,825	1,052,116	643,462	232,699
	120%	2,863,553	2,436,585	2,009,523	1,582,170	1,154,328	725,639	294,985

TABLE 8

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,043,989	818,959	593,469	367,300	139,921	(89,584)	(322,094)
	450	1,039,968	814,925	589,407	363,210	135,782	(93,795)	(326,390)
BNG (£ per unit)	550	1,035,946	810,890	585,346	359,120	131,644	(98,006)	(330,705)
850	650	1,031,924	806,847	581,285	355,030	127,506	(102,216)	(335,020)
	750	1,027,903	802,800	577,224	350,939	123,367	(106,427)	(339,335)
	850	1,023,881	798,752	573,163	346,849	119,224	(110,638)	(343,649)
	950	1,019,851	794,705	569,102	342,759	115,068	(114,848)	(347,964)
	1,050	1,015,817	790,657	565,041	338,669	110,913	(119,059)	(352,279)
	1,150	1,011,783	786,610	560,980	334,567	106,757	(123,270)	(356,597)
	1,250	1,007,749	782,563	556,918	330,461	102,602	(127,490)	(360,934)
	1,350	1,003,714	778,515	552,857	326,356	98,446	(131,721)	(365,272)

TABLE 9

Balance (RLV - BLV £ per acre (n))	573,163	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,041,861	834,856	627,586	419,848	211,407	1,611	(210,176)
	10,000	1,059,842	870,925	681,859	492,544	302,881	112,598	(78,881)
Grant (£ per unit)	15,000	1,077,822	906,968	735,999	564,966	393,776	222,337	50,503
-	20,000	1,095,803	942,929	790,054	637,142	484,181	331,179	178,088
	25,000	1,113,783	978,890	843,996	709,102	574,208	439,315	304,421
	30,000	1,131,749	1,014,791	897,833	780,875	663,917	546,917	429,891
	35,000	1,149,678	1,050,649	951,620	852,489	753,344	654,073	554,716
	40,000	1,167,607	1,086,508	1,005,275	923,973	842,524	760,894	679,067
	45,000	1,185,536	1,122,301	1,058,916	995,308	931,493	867,425	803,027
	50,000	1,203,465	1,158,061	1,112,424	1,066,513	1,020,287	973,708	926,683
	55,000	1,221,395	1,193,822	1,165,925	1,137,653	1,108,941	1,079,784	1,050,108

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:	**Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land a**						

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BI to BL_v0.2

Appraisal Ref: BY (see Typologies Matrix)
Scheme Typology: SODC Medium Value Assisted Living/Extra — No Units: 90
Site Typology: Location / Value Zone: Medium — Greenfield/Brownfield: Greenfield — District: SODC
Notes: NW Valley Park, Didcot

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		90 Units		
AH Policy requirement (% Target)		30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%		
AH tenure split %	Affordable Rent:		50.0%	
	Social Rent:		25.0%	75.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		0.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	37.8	60.0%	16.2	60%	54.0
2 bed Flat	40.0%	25.2	40.0%	10.8	40%	36.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	63.0	100.0%	27.0	100%	90.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	2,908	31,298	1,246	13,413	4,154	44,712
2 bed Flat	2,714	29,212	1,163	12,519	3,877	41,731
3 bed Flat	0	0	0	0	0	0
	5,622	60,510	2,409	25,933	8,031	86,442

AH % by floor area: 30.00% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	375,000	7,500	697	20,250,000
2 bed Flat	433,000	6,186	575	15,588,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				35,838,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	225,000	60%	165,000	44%	250,000	70%	285,000	76%
2 bed Flat	259,800	60%	190,520	44%	250,000	70%	329,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 90
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: NW Valley Park, Didcot

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	37.8	@	375,000	14,175,000
2 bed Flat	25.2	@	433,000	10,911,600
3 bed Flat	0.0	@	0	-
	63.0			25,086,600
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	8.1	@	225,000	1,822,500
2 bed Flat	5.4	@	259,800	1,402,920
3 bed Flat	0.0	@	0	-
	13.5			3,225,420
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	4.1	@	165,000	668,250
2 bed Flat	2.7	@	190,520	514,404
3 bed Flat	0.0	@	0	-
	6.8			1,182,654
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	4.1	@	285,000	1,154,250
2 bed Flat	2.7	@	329,080	888,516
3 bed Flat	0.0	@	0	-
	6.8	27.0		2,042,766
Sub-total GDV Residential	**90**			**31,537,440**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	4,300,560
	536 £ psm (total GIA sqm)		47,784 £ per unit (total units)	
Grant	27	AH units @	0 per unit	-
Total GDV				**31,537,440**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr | No Units: 90
Site Typology: Location / Value Zone: Medium | Greenfield/Brownfield: Greenfield | District: SODC
Notes: NW Valley Park, Didcot

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(28,379)
Planning Application Professional Fees, Surveys and reports									(90,000)
CIL (Mrkt only + garages)				5,622 sqm		0.00 £ psm			-
CIL analysis:				0.00% % of GDV		0 £ per unit (total units)			
Site Specific S106 Contributions	Year 1				0				-
	Year 2				0				-
	Year 3				0				-
	Year 4				0				-
	Year 5				0				-
	Year 6				0				-
	Year 7				0				-
	Year 8				0				-
	Year 9				0				-
	Year 10				0				-
	Year 11				0				-
	Year 12				0				-
	Year 13				0				-
	Year 14				0				-
	Year 15				0				-
	Years 1-15			90 units @	5,180	per unit			(466,200)
	Sub-total							(466,200)	
S106 analysis:		518,000 £ per ha		1.48% % of GDV		5,180 £ per unit (total units)			
AH Commuted Sum				8,031 sqm (total)	0	£ psm			-
Comm. Sum analysis:				0.00% % of GDV					
Construction Costs -									
Site Clearance, Demolition & Remediation				0.90 ha @		£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			90 units @	0	per unit			-
	Sub-total							-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)			
1 bed House				- sqm @	0	psm			-
2 bed House				- sqm @	0	psm			-
3 bed House				- sqm @	0	psm			-
4 bed House				- sqm @	0	psm			-
5 bed House				- sqm @	0	psm			-
1 bed Flat				4,154 sqm @	2,065	psm			(8,579,520)
2 bed Flat				3,877 sqm @	2,065	psm			(8,007,552)
3 bed Flat			8,031	- sqm @	2,065	psm			-
Garages for 3B House (Mrkt only)		- 50%	- units @		18 sqm @	444	psm		-
Garages for 4B House (Mrkt only)		- 100%	- units @		18 sqm @	444	psm		-
Garages for 5B House (Mrkt only)		- 150%	- units @		18 sqm @	444	psm		-
External works				16,587,072 @	10.0%				(1,658,707)
Ext. Works analysis:					18,430	£ per unit (total units)			
Policy Costs on design -									
Net Biodiversity costs				90 units @	850	£ per unit			(76,500)
M4(2) Category 2 Housing	Aff units	-	units @		0.0% @	625	£ per unit		-
M4(2) Category 2 Housing	OMS units	-	units @		0.0% @	625	£ per unit		-
M4(2) Category 2 Flats	Aff units	27	units @		0.0% @	1,090	£ per unit		-
M4(2) Category 2 Flats	OMS units	63	units @		0.0% @	1,090	£ per unit		-
M4(3) Category 3 Housing	Aff units	-	units @		0.0% @	12,368	£ per unit		-
M4(3) Category 3 Housing	OMS units	-	units @		0.0% @	12,368	£ per unit		-
M4(3) Category 3 Flats	Aff units	27	units @		0.0% @	9,469	£ per unit		-
M4(3) Category 3 Flats	OMS units	63	units @		0.0% @	9,469	£ per unit		-
Additional Low Carbon/Energy Reduction	Houses	-	units @			7,087	£ per unit		-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			16,587,072	base cost		(1,028,398)
EV Charging Points - Houses		-	units @			0	£ per unit		-
EV Charging Points - Flats		90	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency		90	units @			350	£ per unit		(31,500)
	Sub-total							(1,136,398)	
Policy Costs analysis:	(design costs only)				12,627	£ per unit (total units)			
Contingency (on construction)				19,382,178 @	5.0%				(969,109)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**90**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**
Notes:	**NW Valley Park, Didcot**					

Professional Fees		19,382,178	@	6.5%		(1,259,842)
Disposal Costs -						
OMS Marketing and Promotion		25,086,600	OMS @	6.00%	16,724 £ per unit	(1,505,196)
Residential Sales Agent Costs		25,086,600	OMS @	1.00%	2,787 £ per unit	(250,866)
Residential Sales Legal Costs		25,086,600	OMS @	0.25%	697 £ per unit	(62,717)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					900,000 lump sum	900,000
Disposal Cost analysis:					20,320 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(166,122)
Developers Profit -						
Profit on OMS		25,086,600		20.00%		(5,017,320)
Margin on AH		6,450,840		6.00%	on AH values	(387,050)
Profit analysis:		31,537,440		17.14%	blended GDV (5,404,370)	
		23,290,607		23.20%	on costs (5,404,370)	
TOTAL COSTS						**(28,694,978)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						2,842,462
SDLT		2,842,462	@	HMRC formula		(131,623)
Acquisition Agent fees		2,842,462	@	1.0%		(28,425)
Acquisition Legal fees		2,842,462	@	0.5%		(14,212)
Interest on Land		2,842,462	@	7.50%		(213,185)
Residual Land Value						**2,455,018**
RLV analysis:	27,278 £ per plot	2,727,797	£ per ha (net)	1,103,924	£ per acre (net)	
		2,045,848	£ per ha (gross)	827,943	£ per acre (gross)	
				7.78%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.90	ha (net)	2.22	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		1.20	ha (gross)	2.97	acres (gross)	
Density analysis:		8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		75	dph (gross)			
Benchmark Land Value (net)	12,849 £ per plot	1,284,920	£ per ha (net)	520,000	£ per acre (net)	**1,156,428**
BLV analysis:		963,690	£ per ha (gross)	390,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,442,877** £ per ha (net)	**583,924** £ per acre (net)	**1,298,590**

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 90
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: NW Valley Park, Didcot

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	583,924	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	0.00	1,034,407	809,392	583,924	357,770	130,392	(99,145)	(331,733)
	10.00	1,005,570	783,648	561,287	338,232	113,924	(112,545)	(342,028)
CIL £ psm	20.00	976,650	757,861	538,650	318,666	97,399	(125,945)	(352,323)
0.00	30.00	947,730	732,074	515,937	299,057	80,865	(139,377)	(362,629)
	40.00	918,810	706,258	493,223	279,448	64,284	(152,838)	(372,978)
	50.00	889,822	680,387	470,491	259,773	47,680	(166,299)	(383,327)
	60.00	860,812	654,516	447,697	240,089	31,076	(179,794)	(393,699)
	70.00	831,802	628,602	424,903	220,362	14,432	(193,319)	(404,103)
	80.00	802,720	602,644	402,052	200,601	(2,243)	(206,844)	(414,507)
	90.00	773,616	576,685	379,175	180,810	(18,919)	(220,415)	(425,176)
	100.00	744,511	550,649	356,270	160,968	(35,641)	(234,005)	(436,002)
	110.00	715,309	524,599	333,306	141,098	(52,391)	(247,597)	(446,842)
	120.00	686,105	498,511	310,333	121,173	(69,141)	(261,255)	(457,728)
	130.00	656,858	472,365	287,278	101,249	(85,959)	(274,913)	(468,839)
	140.00	627,551	446,207	264,220	81,277	(102,786)	(288,605)	(480,023)
	150.00	598,237	419,962	241,071	61,266	(119,635)	(302,332)	(491,217)
	160.00	568,823	393,716	217,912	41,255	(136,541)	(316,067)	(502,447)
	170.00	539,409	367,368	194,667	21,162	(153,447)	(329,865)	(513,706)
	180.00	509,898	341,016	171,421	1,062	(170,422)	(343,664)	(525,482)
	190.00	480,373	314,561	148,121	(19,080)	(187,409)	(357,523)	(537,928)
	200.00	450,751	288,085	124,775	(39,272)	(204,441)	(371,396)	(550,394)
	210.00	421,109	261,518	101,415	(59,476)	(221,513)	(385,318)	(562,915)
	220.00	391,357	234,952	77,965	(79,763)	(238,614)	(399,266)	(575,437)
	230.00	361,578	208,295	54,515	(100,050)	(255,773)	(413,260)	(587,958)
	240.00	331,691	181,614	30,972	(120,429)	(272,954)	(427,588)	(600,480)
	250.00	301,804	154,869	7,415	(140,814)	(290,203)	(442,155)	(613,002)

TABLE 2

Balance (RLV - BLV £ per acre (n))	583,924	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	4,500	1,058,822	833,880	608,561	382,572	155,469	(73,688)	(305,706)
	4,600	1,055,232	830,278	604,945	378,936	151,793	(77,425)	(309,532)
Site Specific S106	4,700	1,051,641	826,677	601,320	375,286	148,109	(81,163)	(313,359)
5,180	4,800	1,048,051	823,076	597,696	371,637	144,418	(84,901)	(317,185)
	4,900	1,044,460	819,475	594,072	367,988	140,727	(88,638)	(321,012)
	5,000	1,040,870	815,874	590,448	364,338	137,036	(92,387)	(324,838)
	5,100	1,037,280	812,273	586,824	360,689	133,345	(96,141)	(328,665)
	5,200	1,033,689	808,672	583,200	357,040	129,654	(99,896)	(332,502)
	5,300	1,030,099	805,070	579,575	353,390	125,963	(103,650)	(336,348)
	5,400	1,026,508	801,469	575,951	349,741	122,272	(107,404)	(340,194)
	5,500	1,022,918	797,868	572,327	346,092	118,581	(111,159)	(344,040)
	5,600	1,019,328	794,263	568,703	342,443	114,890	(114,913)	(347,886)
	5,700	1,015,737	790,650	565,079	338,793	111,197	(118,667)	(351,732)
	5,800	1,012,147	787,038	561,455	335,144	107,491	(122,422)	(355,578)
	5,900	1,008,556	783,426	557,830	331,495	103,785	(126,176)	(359,424)

TABLE 3

Balance (RLV - BLV £ per acre (n))	583,924	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	1,658,055	1,363,746	1,068,984	773,535	476,863	178,032	(123,850)
	16.0%	1,533,326	1,252,875	971,972	690,382	407,569	122,597	(165,426)
Profit	17.0%	1,408,596	1,142,004	874,960	607,229	338,274	67,161	(207,003)
20.0%	18.0%	1,283,866	1,031,133	777,948	524,076	268,980	11,726	(248,580)
	19.0%	1,159,137	920,263	680,936	440,923	199,686	(43,709)	(290,156)
	20.0%	1,034,407	809,392	583,924	357,770	130,392	(99,145)	(331,733)

TABLE 4

Balance (RLV - BLV £ per acre (n))	583,924	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	400,000	1,154,407	929,392	703,924	477,770	250,392	20,855	(211,733)
	450,000	1,104,407	879,392	653,924	427,770	200,392	(29,145)	(261,733)
BLV (£ per acre)	500,000	1,054,407	829,392	603,924	377,770	150,392	(79,145)	(311,733)
520,000	550,000	1,004,407	779,392	553,924	327,770	100,392	(129,145)	(361,733)
	600,000	954,407	729,392	503,924	277,770	50,392	(179,145)	(411,733)
	650,000	904,407	679,392	453,924	227,770	392	(229,145)	(461,733)
	700,000	854,407	629,392	403,924	177,770	(49,608)	(279,145)	(511,733)
	750,000	804,407	579,392	353,924	127,770	(99,608)	(329,145)	(561,733)
	800,000	754,407	529,392	303,924	77,770	(149,608)	(379,145)	(611,733)
	850,000	704,407	479,392	253,924	27,770	(199,608)	(429,145)	(661,733)
	900,000	654,407	429,392	203,924	(22,230)	(249,608)	(479,145)	(711,733)
	950,000	604,407	379,392	153,924	(72,230)	(299,608)	(529,145)	(761,733)
	1,000,000	554,407	329,392	103,924	(122,230)	(349,608)	(579,145)	(811,733)
	1,050,000	504,407	279,392	53,924	(172,230)	(399,608)	(629,145)	(861,733)
	1,100,000	454,407	229,392	3,924	(222,230)	(449,608)	(679,145)	(911,733)
	1,150,000	404,407	179,392	(46,076)	(272,230)	(499,608)	(729,145)	(961,733)

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 90
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes: NW Valley Park, Didcot

TABLE 5

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	583,924	10%	20%	30%	40%	50%	60%	70%
	66	505,909	357,399	208,590	59,328	(90,741)	(242,236)	(395,744)
	68	536,997	383,986	230,669	76,883	(77,734)	(233,819)	(391,978)
Density (dph)	70	568,085	410,574	252,747	94,439	(64,726)	(225,401)	(388,213)
100.0	72	599,173	437,162	274,826	111,994	(51,718)	(216,984)	(384,447)
	74	630,261	463,750	296,904	129,550	(38,710)	(208,567)	(380,682)
	76	661,350	490,338	318,983	147,105	(25,702)	(200,150)	(376,917)
	78	692,438	516,926	341,061	164,660	(12,694)	(191,733)	(373,151)
	80	723,526	543,513	363,140	182,216	313	(183,316)	(369,386)
	82	754,614	570,101	385,218	199,771	13,321	(174,899)	(365,621)
	84	785,702	596,689	407,297	217,326	26,329	(166,482)	(361,855)
	86	816,790	623,277	429,375	234,882	39,337	(158,065)	(358,090)

TABLE 6

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	583,924	10%	20%	30%	40%	50%	60%	70%
	98%	1,206,363	981,830	757,069	531,915	306,165	79,285	(149,833)
	100%	1,034,407	809,392	583,924	357,770	130,392	(99,145)	(331,733)
Build Cost	102%	861,517	635,758	409,219	181,395	(48,492)	(281,231)	(524,900)
100%	104%	687,437	460,553	232,321	2,161	(230,730)	(470,646)	(749,569)
(105% = 5% increase)	106%	511,742	283,160	52,783	(180,229)	(417,837)	(690,178)	(975,823)
	108%	333,980	103,374	(129,728)	(367,096)	(630,786)	(915,937)	(1,204,975)
	110%	153,966	(79,227)	(316,385)	(571,395)	(856,353)	(1,144,063)	(1,437,550)
	112%	(28,725)	(265,724)	(512,724)	(796,769)	(1,083,674)	(1,374,738)	(1,673,510)
	114%	(215,063)	(458,678)	(737,185)	(1,023,644)	(1,313,181)	(1,608,026)	(2,058,792)
	116%	(406,249)	(677,602)	(963,741)	(1,252,190)	(1,544,739)	(1,843,994)	(3,586,808)
	118%	(618,026)	(903,837)	(1,191,802)	(1,482,693)	(1,778,503)	(2,082,708)	(5,114,825)
	120%	(844,181)	(1,131,413)	(1,421,386)	(1,714,968)	(2,014,478)	(3,250,231)	(6,642,841)

TABLE 7

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	583,924	10%	20%	30%	40%	50%	60%	70%
	80%	(1,014,393)	(1,030,206)	(1,046,020)	(1,061,833)	(1,077,646)	(1,093,535)	(1,109,604)
	82%	(769,949)	(812,652)	(855,484)	(898,348)	(941,212)	(984,076)	(1,027,229)
Market Values	84%	(527,252)	(596,729)	(666,320)	(736,027)	(805,735)	(875,442)	(945,418)
100%	86%	(314,176)	(396,608)	(482,078)	(574,645)	(670,962)	(767,422)	(864,135)
(105% = 5% increase)	88%	(112,031)	(215,344)	(319,249)	(424,134)	(536,763)	(659,920)	(783,120)
	90%	85,304	(38,644)	(163,156)	(288,483)	(414,997)	(552,561)	(702,557)
	92%	279,335	134,913	(10,051)	(155,820)	(302,777)	(452,715)	(622,038)
	94%	470,826	306,179	140,859	(25,260)	(192,536)	(361,622)	(541,557)
	96%	660,125	475,383	290,045	103,721	(83,783)	(273,091)	(467,306)
	98%	847,827	642,973	437,587	231,406	23,805	(185,672)	(398,191)
	100%	1,034,407	809,392	583,924	357,770	130,392	(99,145)	(331,733)
	102%	1,220,136	974,940	729,354	483,184	235,972	(13,354)	(265,985)
	104%	1,405,207	1,139,821	874,133	607,871	340,733	71,776	(200,830)
	106%	1,589,744	1,304,176	1,018,324	732,009	444,863	156,168	(136,154)
	108%	1,773,885	1,468,127	1,162,115	855,704	548,545	239,973	(71,892)
	110%	1,957,712	1,631,746	1,305,570	979,026	651,805	323,340	(8,051)
	112%	2,141,230	1,795,106	1,448,750	1,102,072	754,769	406,350	55,309
	114%	2,324,505	1,958,233	1,591,718	1,224,893	857,480	489,078	118,300
	116%	2,507,652	2,121,122	1,734,454	1,347,469	959,984	571,560	180,961
	118%	2,690,564	2,283,916	1,877,027	1,469,894	1,062,327	653,834	243,382
	120%	2,873,399	2,446,505	2,019,517	1,592,221	1,164,472	735,934	305,589

TABLE 8

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	583,924	10%	20%	30%	40%	50%	60%	70%
	350	1,054,516	829,563	604,230	378,221	151,077	(78,145)	(310,263)
	450	1,050,494	825,529	600,169	374,131	146,945	(82,337)	(314,555)
BNG (£ per unit)	550	1,046,472	821,495	596,108	370,040	142,807	(86,529)	(318,848)
850	650	1,042,451	817,460	592,047	365,950	138,669	(90,723)	(323,141)
	750	1,038,429	813,426	587,986	361,860	134,530	(94,934)	(327,433)
	850	1,034,407	809,392	583,924	357,770	130,392	(99,145)	(331,733)
	950	1,030,386	805,358	579,863	353,679	126,254	(103,356)	(336,047)
	1,050	1,026,364	801,323	575,802	349,589	122,115	(107,566)	(340,362)
	1,150	1,022,342	797,289	571,741	345,499	117,977	(111,777)	(344,677)
	1,250	1,018,321	793,245	567,680	341,409	113,839	(115,988)	(348,992)
	1,350	1,014,299	789,198	563,619	337,318	109,691	(120,198)	(353,306)

TABLE 9

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	583,924	10%	20%	30%	40%	50%	60%	70%
	5,000	1,052,388	845,461	638,269	430,689	222,408	12,900	(198,599)
	10,000	1,070,368	881,529	692,500	503,285	313,722	123,614	(67,555)
Grant (£ per unit)	15,000	1,088,349	917,494	746,603	575,609	404,482	233,169	61,477
-	20,000	1,106,329	953,455	800,581	647,707	494,786	341,825	188,787
	25,000	1,124,269	989,382	854,495	719,608	584,721	449,833	314,946
	30,000	1,142,198	1,025,240	908,282	791,324	674,315	557,289	440,249
	35,000	1,160,127	1,061,098	962,007	862,861	763,651	664,368	564,935
	40,000	1,178,056	1,096,913	1,015,647	934,268	852,764	771,080	689,161
	45,000	1,195,985	1,132,673	1,069,218	1,005,573	941,690	877,522	813,021
	50,000	1,213,914	1,168,433	1,122,719	1,076,732	1,030,431	983,743	936,603
	55,000	1,231,819	1,204,168	1,176,172	1,147,797	1,119,009	1,089,778	1,059,954

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240827 SODC VOWH Typologies BI to BL_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**90**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**SODC**	
Notes:	**NW Valley Park, Didcot**						

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BI to BL_v0.2 - Summary Table

Appraisal Ref:	**BI**	**BJ**	**BK**	**BL**	**BY**
Scheme Typology:	SODC High Value Assisted Living/Extra Care	SODC Medium Value Assisted Living/Extra Care	VOWH Medium Value Assisted Living/Extra Care	SODC Medium Value Assisted Living/Extra Care	SODC Medium Value Assisted Living/Extra Care
No Units:	60	60	60	60	90
Location / Value Zone:	Higher	Medium	Medium	Medium	Medium
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	SODC	SODC
Notes:				**Assisted Living / Extra Care Medium Value Greenfield - South Oxfordshire Strategic Sites exempt from paying CIL: Land at Berinsfield Garden Village, Land adjacent to Culham Campus, Land South of Grenoble Road, Land at Northfield, and Land at Bayswater Brook**	**NW Valley Park, Didcot**
Total GDV (£)	34,488,960	21,024,960	21,024,960	21,024,960	31,537,440
Policy Assumptions	-	-	-	-	-
AH Target % (& mix):	30%	30%	30%	30%	30%
Affordable Rent:	50%	50%	50%	50%	50%
Social Rent:	25%	25%	25%	25%	25%
First Homes:	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	25%	25%	25%	25%	25%
CIL (£ psm)	348.00	278.00	-	-	-
CIL (£ per unit)	21,737	17,364	-	-	-
Site Specific S106 (£ per unit)	5,180	5,180	5,180	5,180	5,180
Sub-total CIL+S106 (£ per unit)	26,917	22,544	5,180	5,180	5,180
Site Infrastructure (£ per unit)	-	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	26,917	22,544	5,180	5,180	5,180
Profit KPI's	-	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.14%	17.14%	17.14%	17.14%	17.14%
Developers Profit (% on costs)	33.66%	21.63%	23.17%	23.17%	23.20%
Developers Profit Total (£)	5,910,154	3,602,914	3,602,914	3,602,914	5,404,370
Land Value KPI's	-	-	-	-	-
RLV (£/acre (net))	6,400,517	449,370	1,093,163	1,093,163	1,103,924
RLV (£/ha (net))	15,815,678	1,110,394	2,701,206	2,701,206	2,727,797
RLV (% of GDV)	27.51%	3.17%	7.71%	7.71%	7.78%
RLV Total (£)	9,489,407	666,236	1,620,723	1,620,723	2,455,018
BLV (£/acre (net))	650,000	520,000	520,000	520,000	520,000
BLV (£/ha (net))	1,606,150	1,284,920	1,284,920	1,284,920	1,284,920
BLV Total (£)	963,690	770,952	770,952	770,952	1,156,428
Surplus/Deficit (£/acre) [RLV-BLV]	5,750,517	(70,630)	573,163	573,163	583,924
Surplus/Deficit (£/ha)	14,209,528	(174,526)	1,416,286	1,416,286	1,442,877
Surplus/Deficit Total (£)	8,525,717	(104,716)	849,771	849,771	1,298,590
Plan Viability comments	**Viable**	**Marginal**	**Viable**	**Viable**	**Viable**

Plan Viability comments		
	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies BM to BP_v0.2

Appraisal Ref: BM (see Typologies Matrix)
Scheme Typology: SODC High Value Assisted Living/Extra C; No Units: 60
Site Typology: Location / Value Zone: Higher; Greenfield/Brownfield: Brownfield; District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		60 Units		
AH Policy requirement (% Target)		30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%		
AH tenure split %	Affordable Rent:		50.0%	
	Social Rent:		25.0%	75.0% % Rented
	First Homes:		0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		345.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	600,000	12,000	1,115	21,600,000
2 bed Flat	733,000	10,471	973	17,592,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				39,192,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	360,000	60%	264,000	44%	250,000	70%	456,000	76%
2 bed Flat	439,800	60%	322,520	44%	250,000	70%	557,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

Printed: 23/09/2024 18:09
S:_Client Projects\2304 Joint Local Plan Viability_SODC South Oxfordshire VOWH Vale of White Horse_Appraisals\2409 Appraisals_v0.2\240827 SODC VOWH Typologies BM to BP_v0.2\BM
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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	600,000	15,120,000
2 bed Flat	16.8	@	733,000	12,314,400
3 bed Flat	0.0	@	0	-
	42.0			27,434,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	360,000	1,944,000
2 bed Flat	3.6	@	439,800	1,583,280
3 bed Flat	0.0	@	0	-
	9.0			3,527,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	264,000	712,800
2 bed Flat	1.8	@	322,520	580,536
3 bed Flat	0.0	@	0	-
	4.5			1,293,336
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	456,000	1,231,200
2 bed Flat	1.8	@	557,080	1,002,744
3 bed Flat	0.0	@	0	-
	4.5	18.0		2,233,944
Sub-total GDV Residential	**60**			**34,488,960**
AH on-site cost analysis:	878 £ psm (total GIA sqm)		£MV (no AH) less £GDV (inc. AH)	4,703,040
			78,384 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**34,488,960**

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C | No Units: 60
Site Typology: Location / Value Zone: Higher | Greenfield/Brownfield: Brownfield | District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,748	sqm	345.00	£ psm		(1,292,954)
CIL analysis:				3.75%	% of GDV	21,549	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		518,000	£ per ha	0.90%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				5,354	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.60	ha @	123,555	£ per ha (if brownfield)		(74,133)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	0	psm		-
2 bed House				-	sqm @	0	psm		-
3 bed House				-	sqm @	0	psm		-
4 bed House				-	sqm @	0	psm		-
5 bed House				-	sqm @	0	psm		-
1 bed Flat				2,769	sqm @	2,065	psm		(5,719,680)
2 bed Flat				2,585	sqm @	2,065	psm		(5,338,368)
3 bed Flat			5,354	-	sqm @	2,065	psm		-
Garages for 3B House (Mrkt only)		-	50%	units @		18 sqm @	444	psm	-
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			-						
External works				11,058,048	@	10.0%			(1,105,805)
Ext. Works analysis:						18,430	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	712	£ per unit		(42,720)
M4(2) Category 2 Housing	Aff units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Flats	Aff units	18	units @			0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	42	units @			0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	18	units @			0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	42	units @			0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	-	units @				7,087	£ per unit	-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on				11,058,048	base cost	(685,599)
EV Charging Points - Houses		-	units @				0	£ per unit	-
EV Charging Points - Flats		60	units @			4 flats per charger	0	£ per 4 units	-
Water Efficiency		60	units @				350	£ per unit	(21,000)
	Sub-total							(749,319)	
Policy Costs analysis:	(design costs only)					12,489	£ per unit (total units)		
Contingency (on construction)				12,987,305	@	5.0%			(649,365)

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology:	**SODC High Value Assisted Living/Extra C**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		12,987,305	@	6.5%		(844,175)
Disposal Costs -						
OMS Marketing and Promotion		27,434,400	OMS @	6.00%	27,434 £ per unit	(1,646,064)
Residential Sales Agent Costs		27,434,400	OMS @	1.00%	4,572 £ per unit	(274,344)
Residential Sales Legal Costs		27,434,400	OMS @	0.25%	1,143 £ per unit	(68,586)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					600,000 lump sum	600,000
Disposal Cost analysis:					33,317 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(44,106)
Developers Profit -						
Profit on OMS		27,434,400		20.00%		(5,486,880)
Margin on AH		7,054,560		6.00%	on AH values	(423,274)
Profit analysis:		34,488,960		17.14%	blended GDV (5,910,154)	
		17,621,937		33.54%	on costs (5,910,154)	
TOTAL COSTS						**(23,532,091)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						10,956,869
SDLT		10,956,869	@	HMRC formula		(537,343)
Acquisition Agent fees		10,956,869	@	1.0%		(109,569)
Acquisition Legal fees		10,956,869	@	0.5%		(54,784)
Interest on Land		10,956,869	@	7.50%		(821,765)
Residual Land Value						**9,433,407**
RLV analysis:	157,223 £ per plot	15,722,345 £ per ha (net)		6,362,746 £ per acre (net)		
		15,722,345 £ per ha (gross)		6,362,746 £ per acre (gross)		
				27.35% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.60	ha (net)	1.48	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.60	ha (gross)	1.48	acres (gross)	
Density analysis:		8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		100	dph (gross)			
Benchmark Land Value (net)	28,417 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)	**1,704,990**
BLV analysis:		2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**12,880,695** £ per ha (net)	**5,212,746** £ per acre (net)	**7,728,417**

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	5,212,746	10%	20%	30%	40%	50%	60%	70%
	0.00	6,701,980	6,333,756	5,965,442	5,596,813	5,228,185	4,859,112	4,489,916
	10.00	6,673,925	6,308,819	5,943,642	5,578,128	5,212,614	4,846,665	4,480,587
CIL £ psm	20.00	6,645,871	6,283,882	5,921,843	5,559,443	5,197,043	4,834,219	4,471,258
345.00	30.00	6,617,817	6,258,945	5,900,043	5,540,757	5,181,471	4,821,772	4,461,929
	40.00	6,589,763	6,234,008	5,878,244	5,522,072	5,165,900	4,809,325	4,452,600
	50.00	6,561,709	6,209,071	5,856,433	5,503,387	5,150,329	4,796,878	4,443,271
	60.00	6,533,655	6,184,134	5,834,613	5,484,701	5,134,758	4,784,431	4,433,942
	70.00	6,505,600	6,159,197	5,812,793	5,466,016	5,119,187	4,771,984	4,424,613
	80.00	6,477,546	6,134,260	5,790,973	5,447,331	5,103,616	4,759,537	4,415,284
	90.00	6,449,492	6,109,323	5,769,154	5,428,645	5,088,045	4,747,090	4,405,955
	100.00	6,421,438	6,084,386	5,747,334	5,409,960	5,072,474	4,734,643	4,396,626
	110.00	6,393,384	6,059,449	5,725,514	5,391,275	5,056,903	4,722,196	4,387,297
	120.00	6,365,330	6,034,512	5,703,694	5,372,589	5,041,332	4,709,749	4,377,968
	130.00	6,337,276	6,009,575	5,681,874	5,353,904	5,025,760	4,697,302	4,368,639
	140.00	6,309,221	5,984,638	5,660,054	5,335,219	5,010,189	4,684,855	4,359,310
	150.00	6,281,167	5,959,701	5,638,234	5,316,534	4,994,618	4,672,408	4,349,981
	160.00	6,253,090	5,934,764	5,616,414	5,297,848	4,979,047	4,659,961	4,340,652
	170.00	6,225,006	5,909,827	5,594,594	5,279,163	4,963,476	4,647,514	4,331,323
	180.00	6,196,922	5,884,890	5,572,774	5,260,478	4,947,905	4,635,068	4,321,988
	190.00	6,168,838	5,859,953	5,550,955	5,241,792	4,932,334	4,622,621	4,312,653
	200.00	6,140,754	5,835,016	5,529,135	5,223,107	4,916,763	4,610,174	4,303,317
	210.00	6,112,669	5,810,078	5,507,315	5,204,422	4,901,192	4,597,727	4,293,982
	220.00	6,084,585	5,785,141	5,485,495	5,185,736	4,885,621	4,585,280	4,284,647
	230.00	6,056,501	5,760,204	5,463,675	5,167,051	4,870,049	4,572,833	4,275,312
	240.00	6,028,417	5,735,267	5,441,855	5,148,366	4,854,478	4,560,386	4,265,977
	250.00	6,000,333	5,710,330	5,420,035	5,129,680	4,838,907	4,547,939	4,256,641

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	5,212,746	10%	20%	30%	40%	50%	60%	70%
	4,500	5,757,313	5,497,093	5,236,501	4,975,818	4,714,714	4,453,407	4,191,671
	4,600	5,753,816	5,493,596	5,233,007	4,972,325	4,711,224	4,449,919	4,188,183
Site Specific S106	4,700	5,750,319	5,490,099	5,229,514	4,968,832	4,707,734	4,446,432	4,184,696
5,180	4,800	5,746,822	5,486,602	5,226,021	4,965,338	4,704,244	4,442,945	4,181,209
	4,900	5,743,325	5,483,105	5,222,527	4,961,845	4,700,754	4,439,458	4,177,721
	5,000	5,739,828	5,479,608	5,219,034	4,958,352	4,697,264	4,435,970	4,174,234
	5,100	5,736,331	5,476,111	5,215,541	4,954,858	4,693,774	4,432,483	4,170,747
	5,200	5,732,834	5,472,614	5,212,047	4,951,365	4,690,284	4,428,996	4,167,260
	5,300	5,729,337	5,469,117	5,208,554	4,947,872	4,686,794	4,425,508	4,163,772
	5,400	5,725,840	5,465,620	5,205,061	4,944,378	4,683,304	4,422,021	4,160,285
	5,500	5,722,342	5,462,123	5,201,567	4,940,885	4,679,814	4,418,534	4,156,798
	5,600	5,718,845	5,458,626	5,198,074	4,937,392	4,676,323	4,415,046	4,153,310
	5,700	5,715,348	5,455,129	5,194,581	4,933,898	4,672,833	4,411,559	4,149,823
	5,800	5,711,851	5,451,631	5,191,087	4,930,405	4,669,343	4,408,072	4,146,336
	5,900	5,708,354	5,448,134	5,187,594	4,926,912	4,665,853	4,404,585	4,142,849

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	5,212,746	10%	20%	30%	40%	50%	60%	70%
	15.0%	6,756,554	6,382,665	6,008,429	5,634,077	5,259,327	4,884,369	4,508,964
	16.0%	6,551,950	6,200,795	5,849,292	5,497,675	5,145,658	4,793,434	4,440,762
Profit	17.0%	6,347,345	6,018,924	5,690,156	5,361,272	5,031,989	4,702,499	4,372,561
20.0%	18.0%	6,142,741	5,837,054	5,531,019	5,224,869	4,918,320	4,611,563	4,304,360
	19.0%	5,938,137	5,655,184	5,371,883	5,088,466	4,804,651	4,520,628	4,236,158
	20.0%	5,733,533	5,473,313	5,212,746	4,952,064	4,690,982	4,429,693	4,167,957

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	5,212,746	10%	20%	30%	40%	50%	60%	70%
	550,000	6,333,533	6,073,313	5,812,746	5,552,064	5,290,982	5,029,693	4,767,957
	600,000	6,283,533	6,023,313	5,762,746	5,502,064	5,240,982	4,979,693	4,717,957
BLV (£ per acre)	650,000	6,233,533	5,973,313	5,712,746	5,452,064	5,190,982	4,929,693	4,667,957
1,150,000	700,000	6,183,533	5,923,313	5,662,746	5,402,064	5,140,982	4,879,693	4,617,957
	750,000	6,133,533	5,873,313	5,612,746	5,352,064	5,090,982	4,829,693	4,567,957
	800,000	6,083,533	5,823,313	5,562,746	5,302,064	5,040,982	4,779,693	4,517,957
	850,000	6,033,533	5,773,313	5,512,746	5,252,064	4,990,982	4,729,693	4,467,957
	900,000	5,983,533	5,723,313	5,462,746	5,202,064	4,940,982	4,679,693	4,417,957
	950,000	5,933,533	5,673,313	5,412,746	5,152,064	4,890,982	4,629,693	4,367,957
	1,000,000	5,883,533	5,623,313	5,362,746	5,102,064	4,840,982	4,579,693	4,317,957
	1,050,000	5,833,533	5,573,313	5,312,746	5,052,064	4,790,982	4,529,693	4,267,957
	1,100,000	5,783,533	5,523,313	5,262,746	5,002,064	4,740,982	4,479,693	4,217,957
	1,150,000	5,733,533	5,473,313	5,212,746	4,952,064	4,690,982	4,429,693	4,167,957
	1,200,000	5,683,533	5,423,313	5,162,746	4,902,064	4,640,982	4,379,693	4,117,957
	1,250,000	5,633,533	5,373,313	5,112,746	4,852,064	4,590,982	4,329,693	4,067,957
	1,300,000	5,583,533	5,323,313	5,062,746	4,802,064	4,540,982	4,279,693	4,017,957

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC High Value Assisted Living/Extra C No Units: 60
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	5,212,746	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	3,514,809	3,337,859	3,160,762	2,983,498	2,806,050	2,628,443	2,450,474
	70	3,653,479	3,471,325	3,289,011	3,106,534	2,923,859	2,741,027	2,557,817
Density (dph)	72	3,792,149	3,604,791	3,417,260	3,229,569	3,041,667	2,853,609	2,665,159
100.0	74	3,930,820	3,738,257	3,545,509	3,352,604	3,159,475	2,966,187	2,772,502
	76	4,069,490	3,871,723	3,673,758	3,475,640	3,277,283	3,078,764	2,879,845
	78	4,208,160	4,005,189	3,802,007	3,598,675	3,395,091	3,191,341	2,987,187
	80	4,346,830	4,138,655	3,930,256	3,721,710	3,512,900	3,303,919	3,094,530
	82	4,485,501	4,272,121	4,058,505	3,844,746	3,630,708	3,416,496	3,201,873
	84	4,624,171	4,405,586	4,186,754	3,967,781	3,748,516	3,529,074	3,309,215
	86	4,762,841	4,539,052	4,315,003	4,090,816	3,866,324	3,641,651	3,416,558
	88	4,901,512	4,672,518	4,443,252	4,213,852	3,984,133	3,754,229	3,523,901

TABLE 6

Balance (RLV - BLV £ per acre (n))	5,212,746	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	5,900,918	5,640,598	5,379,916	5,119,147	4,857,959	4,596,499	4,334,722
	100%	5,733,533	5,473,313	5,212,746	4,952,064	4,690,982	4,429,693	4,167,957
Build Cost	102%	5,566,148	5,305,928	5,045,576	4,784,894	4,524,005	4,262,817	4,001,151
100%	104%	5,398,762	5,138,543	4,878,323	4,617,724	4,357,028	4,095,840	3,834,345
(105% = 5% increase)	106%	5,231,139	4,971,158	4,710,939	4,450,554	4,189,871	3,928,863	3,667,540
	108%	5,063,517	4,803,717	4,543,554	4,283,334	4,022,702	3,761,886	3,500,698
	110%	4,895,895	4,636,094	4,376,169	4,115,949	3,855,532	3,594,849	3,333,721
	112%	4,728,245	4,468,472	4,208,672	3,948,564	3,688,344	3,427,679	3,166,744
	114%	4,560,363	4,300,850	4,041,050	3,781,179	3,520,959	3,260,509	2,999,768
	116%	4,392,481	4,133,057	3,873,427	3,613,627	3,353,574	3,093,340	2,832,657
	118%	4,224,599	3,965,175	3,705,751	3,446,005	3,186,189	2,925,969	2,665,487
	120%	4,056,489	3,797,293	3,537,869	3,278,382	3,018,582	2,758,584	2,498,317

TABLE 7

Balance (RLV - BLV £ per acre (n))	5,212,746	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	2,745,632	2,819,212	2,892,000	2,963,974	3,035,144	3,105,558	3,175,203
	82%	3,045,055	3,085,004	3,124,275	3,162,864	3,200,768	3,237,981	3,274,479
Market Values	84%	3,344,286	3,350,683	3,356,512	3,361,754	3,366,392	3,370,405	3,373,754
100%	86%	3,643,316	3,616,312	3,588,748	3,560,644	3,532,015	3,502,828	3,473,029
(105% = 5% increase)	88%	3,942,205	3,881,725	3,820,864	3,759,534	3,697,639	3,635,252	3,572,305
	90%	4,241,056	4,147,139	4,052,902	3,958,321	3,863,263	3,767,676	3,671,580
	92%	4,539,646	4,412,552	4,284,940	4,157,070	4,028,864	3,900,099	3,770,856
	94%	4,838,236	4,677,754	4,516,979	4,355,818	4,194,393	4,032,523	3,870,131
	96%	5,136,826	4,942,940	4,749,000	4,554,567	4,359,923	4,164,947	3,969,406
	98%	5,435,198	5,208,127	4,980,873	4,753,315	4,525,452	4,297,326	4,068,682
	100%	5,733,533	5,473,313	5,212,746	4,952,064	4,690,982	4,429,693	4,167,957
	102%	6,031,868	5,738,426	5,444,619	5,150,805	4,856,511	4,562,060	4,267,232
	104%	6,330,203	6,003,424	5,676,492	5,349,441	5,022,041	4,694,427	4,366,508
	106%	6,628,479	6,268,422	5,908,366	5,548,076	5,187,570	4,826,795	4,465,783
	108%	6,926,602	6,533,420	6,140,239	5,746,711	5,353,100	4,959,162	4,565,054
	110%	7,224,724	6,798,418	6,372,064	5,945,347	5,518,629	5,091,529	4,664,301
	112%	7,522,847	7,063,416	6,603,806	6,143,982	5,684,159	5,223,896	4,763,548
	114%	7,820,970	7,328,414	6,835,547	6,342,618	5,849,642	5,356,263	4,862,795
	116%	8,119,092	7,593,324	7,067,288	6,541,253	6,015,101	5,488,630	4,962,042
	118%	8,417,215	7,858,171	7,299,030	6,739,889	6,180,560	5,620,997	5,061,289
	120%	8,715,265	8,123,018	7,530,771	6,938,524	6,346,019	5,753,365	5,160,536

TABLE 8

Balance (RLV - BLV £ per acre (n))	5,212,746	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	5,747,680	5,487,460	5,226,875	4,966,192	4,705,094	4,443,791	4,182,055
	450	5,743,772	5,483,552	5,222,972	4,962,289	4,701,196	4,439,897	4,178,160
BNG (£ per unit)	550	5,739,864	5,479,644	5,219,069	4,958,386	4,697,297	4,436,002	4,174,266
712	650	5,735,956	5,475,736	5,215,166	4,954,483	4,693,399	4,432,108	4,170,372
	750	5,732,048	5,471,828	5,211,263	4,950,580	4,689,500	4,428,213	4,166,477
	850	5,728,140	5,467,920	5,207,360	4,946,677	4,685,602	4,424,319	4,162,583
	950	5,724,232	5,464,012	5,203,457	4,942,774	4,681,703	4,420,424	4,158,688
	1,050	5,720,324	5,460,104	5,199,554	4,938,872	4,677,805	4,416,530	4,154,794
	1,150	5,716,416	5,456,196	5,195,651	4,934,969	4,673,907	4,412,635	4,150,899
	1,250	5,712,508	5,452,288	5,191,748	4,931,066	4,670,008	4,408,741	4,147,005
	1,350	5,708,600	5,448,380	5,187,845	4,927,163	4,666,110	4,404,846	4,143,110

TABLE 9

Balance (RLV - BLV £ per acre (n))	5,212,746	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	5,751,035	5,508,317	5,265,192	5,021,991	4,778,302	4,534,383	4,290,095
	10,000	5,768,537	5,543,322	5,317,637	5,091,882	4,865,621	4,639,073	4,412,155
Grant (£ per unit)	15,000	5,786,039	5,578,320	5,370,083	5,161,737	4,952,941	4,743,763	4,534,200
-	20,000	5,803,541	5,613,284	5,422,529	5,231,593	5,040,261	4,848,454	4,656,245
	25,000	5,821,044	5,648,247	5,474,974	5,301,449	5,127,581	4,953,144	4,778,290
	30,000	5,838,546	5,683,211	5,527,420	5,371,305	5,214,880	5,057,834	4,900,335
	35,000	5,856,048	5,718,175	5,579,865	5,441,161	5,302,121	5,162,524	5,022,380
	40,000	5,873,550	5,753,139	5,632,311	5,511,017	5,389,363	5,267,214	5,144,425
	45,000	5,891,052	5,788,102	5,684,757	5,580,873	5,476,605	5,371,882	5,266,470
	50,000	5,908,554	5,823,066	5,737,202	5,650,729	5,563,847	5,476,492	5,388,515
	55,000	5,926,056	5,858,030	5,789,648	5,720,585	5,651,088	5,581,102	5,510,560

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology:	**SODC High Value Assisted Living/Extra C**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BM to BP_v0.2

Appraisal Ref: BN (see Typologies Matrix)
Scheme Typology: SODC Medium Value Assisted Living/Extra No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			278.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	375,000	7,500	697	13,500,000
2 bed Flat	433,000	6,186	575	10,392,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				23,892,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	225,000	60%	165,000	44%	250,000	70%	285,000	76%
2 bed Flat	259,800	60%	190,520	44%	250,000	70%	329,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	375,000	9,450,000
2 bed Flat	16.8	@	433,000	7,274,400
3 bed Flat	0.0	@	0	-
	42.0			16,724,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	225,000	1,215,000
2 bed Flat	3.6	@	259,800	935,280
3 bed Flat	0.0	@	0	-
	9.0			2,150,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	165,000	445,500
2 bed Flat	1.8	@	190,520	342,936
3 bed Flat	0.0	@	0	-
	4.5			788,436
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	285,000	769,500
2 bed Flat	1.8	@	329,080	592,344
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,361,844
Sub-total GDV Residential	**60**			**21,024,960**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,867,040
	536 £ psm (total GIA sqm)		47,784 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**21,024,960**

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,748	sqm	278.00	£ psm		(1,041,858)
CIL analysis:				4.96%	% of GDV	17,364	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		518,000	£ per ha	1.48%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				5,354	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.60	ha @	123,555	£ per ha (if brownfield)		(74,133)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	0	psm		-
2 bed House				-	sqm @	0	psm		-
3 bed House				-	sqm @	0	psm		-
4 bed House				-	sqm @	0	psm		-
5 bed House				-	sqm @	0	psm		-
1 bed Flat				2,769	sqm @	2,065	psm		(5,719,680)
2 bed Flat				2,585	sqm @	2,065	psm		(5,338,368)
3 bed Flat			5,354	-	sqm @	2,065	psm		-
Garages for 3B House (Mrkt only)		-	50%	units @		18 sqm @	444	psm	-
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			-						
External works				11,058,048	@	10.0%			(1,105,805)
Ext. Works analysis:						18,430	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	712	£ per unit		(42,720)
M4(2) Category 2 Housing	Aff units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Flats	Aff units	18	units @			0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	42	units @			0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	18	units @			0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	42	units @			0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	-	units @				7,087	£ per unit	-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on				11,058,048	base cost	(685,599)
EV Charging Points - Houses		-	units @				0	£ per unit	-
EV Charging Points - Flats		60	units @			4 flats per charger	0	£ per 4 units	-
Water Efficiency		60	units @				350	£ per unit	(21,000)
	Sub-total							(749,319)	
Policy Costs analysis:	(design costs only)					12,489	£ per unit (total units)		
Contingency (on construction)				12,987,305	@	5.0%			(649,365)

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		12,987,305	@	6.5%		(844,175)
Disposal Costs -						
OMS Marketing and Promotion		16,724,400	OMS @	6.00%	16,724 £ per unit	(1,003,464)
Residential Sales Agent Costs		16,724,400	OMS @	1.00%	2,787 £ per unit	(167,244)
Residential Sales Legal Costs		16,724,400	OMS @	0.25%	697 £ per unit	(41,811)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					600,000 lump sum	600,000
	Disposal Cost analysis:				20,375 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(200,803)
Developers Profit -						
Profit on OMS		16,724,400		20.00%		(3,344,880)
Margin on AH		4,300,560		6.00%	on AH values	(258,034)
	Profit analysis:	21,024,960		17.14%	blended GDV (3,602,914)	
		16,751,064		21.51%	on costs (3,602,914)	
TOTAL COSTS						**(20,353,977)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						670,983
SDLT		670,983	@	HMRC formula		(23,049)
Acquisition Agent fees		670,983	@	1.0%		(6,710)
Acquisition Legal fees		670,983	@	0.5%		(3,355)
Interest on Land		670,983	@	7.50%		(50,324)
Residual Land Value						**587,545**
	RLV analysis: 9,792 £ per plot	979,242 £ per ha (net)		396,294 £ per acre (net)		
		979,242 £ per ha (gross)		396,294 £ per acre (gross)		
				2.79% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.60	ha (net)	1.48	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.60	ha (gross)	1.48	acres (gross)	
	Density analysis:	8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		100	dph (gross)			
Benchmark Land Value (net)	24,908 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**1,494,461**
	BLV analysis:	2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(1,511,526)**	£ per ha (net)	**(611,706)** £ per acre (net)	**(906,916)**

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(611,706)	10%	20%	30%	40%	50%	60%	70%
	0.00	487,351	261,854	35,814	(191,219)	(419,877)	(650,809)	(886,505)
	10.00	458,351	235,983	13,023	(210,903)	(436,483)	(664,334)	(897,276)
CIL £ psm	20.00	429,340	210,112	(9,771)	(230,629)	(453,159)	(677,858)	(908,102)
278.00	30.00	400,330	184,173	(32,586)	(250,390)	(469,834)	(691,439)	(918,995)
	40.00	371,252	158,214	(55,464)	(270,169)	(486,510)	(705,030)	(930,088)
	50.00	342,147	132,255	(78,341)	(290,010)	(503,257)	(718,622)	(941,219)
	60.00	313,043	106,206	(101,282)	(309,855)	(520,007)	(732,280)	(952,350)
	70.00	283,858	80,156	(124,247)	(329,780)	(536,762)	(745,938)	(963,534)
	80.00	254,655	54,068	(147,245)	(349,704)	(553,588)	(759,620)	(974,728)
	90.00	225,440	27,922	(170,300)	(369,639)	(570,415)	(773,348)	(985,949)
	100.00	196,133	1,776	(193,372)	(389,650)	(587,269)	(787,075)	(997,208)
	110.00	166,827	(24,468)	(216,521)	(409,660)	(604,175)	(800,861)	(1,008,520)
	120.00	137,453	(50,713)	(239,683)	(429,704)	(621,081)	(814,660)	(1,020,966)
	130.00	108,039	(77,036)	(262,928)	(449,803)	(638,049)	(828,490)	(1,033,412)
	140.00	78,591	(103,384)	(286,173)	(469,903)	(655,037)	(842,362)	(1,045,923)
	150.00	49,065	(129,804)	(309,465)	(490,075)	(672,052)	(856,257)	(1,058,444)
	160.00	19,521	(156,259)	(332,811)	(510,267)	(689,124)	(870,691)	(1,070,966)
	170.00	(10,120)	(182,793)	(356,157)	(530,491)	(706,198)	(885,126)	(1,083,488)
	180.00	(39,780)	(209,359)	(379,600)	(550,778)	(723,357)	(899,637)	(1,096,009)
	190.00	(69,542)	(235,950)	(403,050)	(571,068)	(740,516)	(914,152)	(1,108,531)
	200.00	(99,338)	(262,631)	(426,561)	(591,453)	(757,749)	(929,028)	(1,121,053)
	210.00	(129,225)	(289,312)	(450,118)	(611,839)	(774,997)	(943,953)	(1,133,574)
	220.00	(159,112)	(316,097)	(473,713)	(632,310)	(792,315)	(958,957)	(1,146,096)
	230.00	(189,117)	(342,897)	(497,381)	(652,797)	(809,655)	(973,969)	(1,158,617)
	240.00	(219,133)	(369,778)	(521,075)	(673,366)	(827,069)	(989,071)	(1,171,139)
	250.00	(249,243)	(396,701)	(544,858)	(693,956)	(844,504)	(1,004,189)	(1,183,661)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(611,706)	10%	20%	30%	40%	50%	60%	70%
	4,500	(308,214)	(446,619)	(585,669)	(725,604)	(867,245)	(1,018,752)	(1,186,913)
	4,600	(311,985)	(450,409)	(589,496)	(729,470)	(871,312)	(1,023,430)	(1,191,591)
Site Specific S106	4,700	(315,757)	(454,198)	(593,322)	(733,336)	(875,378)	(1,028,107)	(1,196,269)
5,180	4,800	(319,528)	(457,987)	(597,149)	(737,209)	(879,450)	(1,032,785)	(1,200,946)
	4,900	(323,300)	(461,780)	(600,975)	(741,095)	(883,540)	(1,037,463)	(1,205,624)
	5,000	(327,071)	(465,588)	(604,802)	(744,982)	(887,630)	(1,042,140)	(1,210,301)
	5,100	(330,843)	(469,395)	(608,630)	(748,869)	(891,720)	(1,046,818)	(1,214,979)
	5,200	(334,614)	(473,203)	(612,476)	(752,755)	(895,810)	(1,051,495)	(1,219,657)
	5,300	(338,386)	(477,010)	(616,322)	(756,642)	(899,899)	(1,056,173)	(1,224,334)
	5,400	(342,157)	(480,818)	(620,168)	(760,529)	(903,989)	(1,060,851)	(1,229,012)
	5,500	(345,929)	(484,626)	(624,013)	(764,415)	(908,079)	(1,065,528)	(1,233,690)
	5,600	(349,700)	(488,433)	(627,859)	(768,302)	(912,183)	(1,070,206)	(1,238,367)
	5,700	(353,488)	(492,241)	(631,705)	(772,189)	(916,305)	(1,074,884)	(1,243,045)
	5,800	(357,277)	(496,048)	(635,551)	(776,094)	(920,511)	(1,079,561)	(1,247,722)
	5,900	(361,066)	(499,856)	(639,397)	(780,002)	(924,717)	(1,084,239)	(1,252,400)

TABLE 3

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(611,706)	10%	20%	30%	40%	50%	60%	70%
	7.5%	1,225,260	913,443	600,942	287,435	(27,496)	(344,577)	(662,431)
	10.0%	913,436	636,266	358,413	79,553	(200,732)	(483,166)	(766,373)
Profit	12.5%	601,612	359,089	115,883	(128,330)	(373,967)	(621,754)	(870,817)
20.0%	15.0%	289,788	81,912	(126,647)	(336,213)	(547,203)	(760,343)	(979,787)
	17.5%	(22,036)	(195,264)	(369,177)	(544,095)	(720,438)	(900,432)	(1,097,859)
	20.0%	(333,860)	(472,441)	(611,706)	(751,978)	(894,992)	(1,050,560)	(1,218,721)

TABLE 4

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	(611,706)	10%	20%	30%	40%	50%	60%	70%
	550,000	124,140	(14,441)	(153,706)	(293,978)	(436,992)	(592,560)	(760,721)
	600,000	74,140	(64,441)	(203,706)	(343,978)	(486,992)	(642,560)	(810,721)
BLV (£ per acre)	650,000	24,140	(114,441)	(253,706)	(393,978)	(536,992)	(692,560)	(860,721)
1,008,000	700,000	(25,860)	(164,441)	(303,706)	(443,978)	(586,992)	(742,560)	(910,721)
	750,000	(75,860)	(214,441)	(353,706)	(493,978)	(636,992)	(792,560)	(960,721)
	800,000	(125,860)	(264,441)	(403,706)	(543,978)	(686,992)	(842,560)	(1,010,721)
	850,000	(175,860)	(314,441)	(453,706)	(593,978)	(736,992)	(892,560)	(1,060,721)
	900,000	(225,860)	(364,441)	(503,706)	(643,978)	(786,992)	(942,560)	(1,110,721)
	950,000	(275,860)	(414,441)	(553,706)	(693,978)	(836,992)	(992,560)	(1,160,721)
	1,000,000	(325,860)	(464,441)	(603,706)	(743,978)	(886,992)	(1,042,560)	(1,210,721)
	1,050,000	(375,860)	(514,441)	(653,706)	(793,978)	(936,992)	(1,092,560)	(1,260,721)
	1,100,000	(425,860)	(564,441)	(703,706)	(843,978)	(986,992)	(1,142,560)	(1,310,721)
	1,150,000	(475,860)	(614,441)	(753,706)	(893,978)	(1,036,992)	(1,192,560)	(1,360,721)
	1,200,000	(525,860)	(664,441)	(803,706)	(943,978)	(1,086,992)	(1,242,560)	(1,410,721)
	1,250,000	(575,860)	(714,441)	(853,706)	(993,978)	(1,136,992)	(1,292,560)	(1,460,721)
	1,300,000	(625,860)	(764,441)	(903,706)	(1,043,978)	(1,186,992)	(1,342,560)	(1,510,721)

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: SODC Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(611,706)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	(568,211)	(662,609)	(757,533)	(853,185)	(951,628)	(1,060,134)	(1,174,484)
	70	(553,559)	(650,723)	(748,419)	(846,852)	(948,053)	(1,059,536)	(1,177,249)
Density (dph)	72	(538,907)	(638,838)	(739,305)	(840,520)	(944,479)	(1,058,938)	(1,180,014)
100.0	74	(524,256)	(626,952)	(730,191)	(834,187)	(940,904)	(1,058,339)	(1,182,779)
	76	(509,604)	(615,067)	(721,077)	(827,855)	(937,345)	(1,057,741)	(1,185,543)
	78	(494,952)	(603,181)	(711,963)	(821,531)	(933,808)	(1,057,142)	(1,188,308)
	80	(480,301)	(591,296)	(702,848)	(815,208)	(930,271)	(1,056,544)	(1,191,073)
	82	(465,650)	(579,410)	(693,734)	(808,885)	(926,737)	(1,055,946)	(1,193,838)
	84	(451,006)	(567,525)	(684,620)	(802,562)	(923,210)	(1,055,347)	(1,196,603)
	86	(436,363)	(555,640)	(675,506)	(796,239)	(919,682)	(1,054,749)	(1,199,367)
	88	(421,720)	(543,754)	(666,392)	(789,916)	(916,155)	(1,054,150)	(1,202,132)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(611,706)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	55%	3,503,156	3,365,614	3,227,796	3,089,933	2,951,788	2,813,464	2,674,935
	60%	3,084,491	2,947,180	2,809,666	2,672,053	2,534,235	2,396,199	2,257,953
Build Cost	65%	2,665,199	2,528,203	2,390,971	2,253,691	2,116,177	1,978,492	1,840,611
100%	70%	2,245,115	2,108,375	1,971,545	1,834,571	1,697,451	1,560,201	1,422,688
(105% = 5% increase)	75%	1,823,898	1,687,544	1,551,014	1,414,484	1,277,744	1,140,917	1,003,931
	80%	1,401,124	1,265,081	1,128,951	992,770	856,532	720,189	583,721
	85%	976,050	840,274	704,441	568,601	432,760	296,899	160,969
	90%	547,333	411,576	275,809	140,041	4,273	(131,495)	(267,315)
	95%	112,345	(24,036)	(160,601)	(297,426)	(434,591)	(572,154)	(710,266)
	100%	(333,860)	(472,441)	(611,706)	(751,978)	(894,992)	(1,050,560)	(1,218,721)
	105%	(798,111)	(946,051)	(1,108,086)	(1,276,769)	(1,446,057)	(1,616,569)	(1,789,336)
	110%	(1,335,142)	(1,504,905)	(1,675,402)	(1,847,137)	(2,020,728)	(2,197,704)	(2,418,682)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(611,706)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	64%	(14,531,325)	(13,204,550)	(11,877,775)	(10,551,000)	(9,224,225)	(7,897,450)	(6,570,675)
	66%	(12,565,979)	(11,457,576)	(10,349,172)	(9,240,769)	(8,132,366)	(7,023,963)	(5,915,560)
Market Values	68%	(10,600,633)	(9,710,602)	(8,820,570)	(7,930,539)	(7,040,507)	(6,150,476)	(5,260,444)
100%	70%	(8,635,288)	(7,963,628)	(7,291,968)	(6,620,308)	(5,948,649)	(5,276,989)	(4,605,329)
(105% = 5% increase)	72%	(6,669,942)	(6,216,654)	(5,763,366)	(5,310,078)	(4,856,790)	(4,403,502)	(3,950,214)
	74%	(4,704,596)	(4,469,680)	(4,234,764)	(3,999,847)	(3,764,931)	(3,530,015)	(3,295,099)
	76%	(3,180,859)	(3,020,707)	(2,860,555)	(2,700,403)	(2,673,073)	(2,656,528)	(2,639,984)
	78%	(2,921,994)	(2,790,489)	(2,658,983)	(2,527,478)	(2,395,973)	(2,264,513)	(2,133,257)
	80%	(2,666,138)	(2,562,802)	(2,459,467)	(2,356,182)	(2,253,039)	(2,149,895)	(2,046,901)
	82%	(2,412,618)	(2,337,308)	(2,261,998)	(2,186,688)	(2,111,383)	(2,036,330)	(1,961,305)
	84%	(2,161,391)	(2,113,745)	(2,066,209)	(2,018,674)	(1,971,139)	(1,923,722)	(1,876,499)
	86%	(1,912,443)	(1,892,226)	(1,872,014)	(1,852,014)	(1,832,014)	(1,812,022)	(1,792,382)
	88%	(1,665,385)	(1,672,440)	(1,679,495)	(1,686,634)	(1,693,943)	(1,701,252)	(1,708,888)
	90%	(1,420,108)	(1,454,229)	(1,488,350)	(1,522,470)	(1,556,865)	(1,591,268)	(1,625,982)
	92%	(1,176,504)	(1,237,496)	(1,298,487)	(1,359,479)	(1,420,719)	(1,482,014)	(1,543,627)
	94%	(941,048)	(1,022,068)	(1,109,710)	(1,197,450)	(1,285,447)	(1,373,443)	(1,461,786)
	96%	(731,364)	(828,734)	(929,587)	(1,036,314)	(1,150,796)	(1,265,424)	(1,380,425)
	98%	(530,581)	(648,619)	(767,393)	(888,269)	(1,016,597)	(1,157,919)	(1,299,411)
	100%	(333,860)	(472,441)	(611,706)	(751,978)	(894,992)	(1,050,560)	(1,218,721)
	102%	(140,045)	(299,048)	(458,709)	(619,336)	(781,359)	(949,489)	(1,138,202)
	104%	51,492	(127,743)	(307,736)	(488,647)	(670,914)	(855,368)	(1,057,683)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(611,706)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	(318,546)	(457,000)	(596,150)	(736,192)	(878,381)	(1,031,560)	(1,199,721)
	450	(322,777)	(461,250)	(600,443)	(740,553)	(882,968)	(1,036,809)	(1,204,970)
BNG (£ per unit)	550	(327,007)	(465,522)	(604,735)	(744,914)	(887,557)	(1,042,057)	(1,210,218)
712	650	(331,237)	(469,793)	(609,031)	(749,274)	(892,146)	(1,047,306)	(1,215,467)
	750	(335,468)	(474,064)	(613,346)	(753,635)	(896,735)	(1,052,554)	(1,220,716)
	850	(339,698)	(478,336)	(617,661)	(757,996)	(901,324)	(1,057,803)	(1,225,964)
	950	(343,928)	(482,607)	(621,975)	(762,356)	(905,914)	(1,063,051)	(1,231,213)
	1,050	(348,158)	(486,878)	(626,290)	(766,717)	(910,507)	(1,068,300)	(1,236,461)
	1,150	(352,401)	(491,149)	(630,605)	(771,078)	(915,122)	(1,073,549)	(1,241,710)
	1,250	(356,651)	(495,421)	(634,920)	(775,454)	(919,824)	(1,078,797)	(1,246,958)
	1,350	(360,902)	(499,692)	(639,234)	(779,839)	(924,543)	(1,084,046)	(1,252,207)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(611,706)	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(314,978)	(434,447)	(554,269)	(674,611)	(795,638)	(919,920)	(1,054,958)
	10,000	(296,096)	(396,556)	(497,170)	(597,976)	(699,038)	(800,497)	(904,096)
Grant (£ per unit)	15,000	(277,273)	(358,792)	(440,371)	(521,954)	(603,647)	(685,389)	(767,232)
-	20,000	(258,476)	(321,161)	(383,847)	(446,533)	(509,218)	(571,904)	(634,590)
	25,000	(239,679)	(283,599)	(327,576)	(371,553)	(415,598)	(459,677)	(503,827)
	30,000	(220,908)	(246,171)	(271,536)	(297,014)	(322,713)	(348,667)	(374,960)
	35,000	(202,194)	(208,823)	(215,705)	(222,941)	(230,642)	(238,843)	(247,646)
	40,000	(183,479)	(171,554)	(160,135)	(149,337)	(139,237)	(129,908)	(121,423)
	45,000	(164,765)	(134,395)	(104,804)	(76,112)	(48,364)	(21,652)	4,002
	50,000	(146,109)	(97,328)	(49,690)	(3,209)	42,027	86,063	128,830
	55,000	(127,475)	(60,362)	5,228	69,387	132,061	193,338	253,200

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology:	**SODC Medium Value Assisted Living/Extr**	No Units:	**60**				
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BM to BP_v0.2

Appraisal Ref: BO (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			60 Units		
AH Policy requirement (% Target)			30%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	70%		
AH tenure split %		Affordable Rent:		50.0%	
		Social Rent:		25.0%	75.0% % Rented
		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		25.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			0.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	25.2	60.0%	10.8	60%	36.0
2 bed Flat	40.0%	16.8	40.0%	7.2	40%	24.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	65.0%	76.9	828
2 bed Flat	70.0	753	65.0%	107.7	1,159
3 bed Flat	0.0	0	65.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
4 bed House	0	0	0	0	0	0
5 bed House	0	0	0	0	0	0
1 bed Flat	1,938	20,865	831	8,942	2,769	29,808
2 bed Flat	1,809	19,474	775	8,346	2,585	27,821
3 bed Flat	0	0	0	0	0	0
	3,748	40,340	1,606	17,288	5,354	57,628
AH % by floor area:			30.00% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	0	0	0	0
3 bed House	0	0	0	0
4 bed House	0	0	0	0
5 bed House	0	#DIV/0!	#DIV/0!	0
1 bed Flat	375,000	7,500	697	13,500,000
2 bed Flat	433,000	6,186	575	10,392,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				23,892,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	0	60%	0	44%	0	70%	0	76%
3 bed House	0	60%	0	44%	0	70%	0	76%
4 bed House	0	60%	0	44%	0	70%	0	76%
5 bed House	0	60%	0	44%	0	70%	0	76%
1 bed Flat	225,000	60%	165,000	44%	250,000	70%	285,000	76%
2 bed Flat	259,800	60%	190,520	44%	250,000	70%	329,080	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	25.2	@	375,000	9,450,000
2 bed Flat	16.8	@	433,000	7,274,400
3 bed Flat	0.0	@	0	-
	42.0			16,724,400
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	5.4	@	225,000	1,215,000
2 bed Flat	3.6	@	259,800	935,280
3 bed Flat	0.0	@	0	-
	9.0			2,150,280
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	165,000	445,500
2 bed Flat	1.8	@	190,520	342,936
3 bed Flat	0.0	@	0	-
	4.5			788,436
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	250,000	-
2 bed Flat	0.0	@	250,000	-
3 bed Flat	0.0	@	0	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	2.7	@	285,000	769,500
2 bed Flat	1.8	@	329,080	592,344
3 bed Flat	0.0	@	0	-
	4.5	18.0		1,361,844
Sub-total GDV Residential	**60**			**21,024,960**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	2,867,040
	536 £ psm (total GIA sqm)		47,784 £ per unit (total units)	
Grant	18	AH units @	0 per unit	-
Total GDV				**21,024,960**

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

DEVELOPMENT COSTS									
Initial Payments -									
Statutory Planning Fees (Residential)									(24,239)
Planning Application Professional Fees, Surveys and reports									(70,000)
CIL (Mrkt only + garages)				3,748	sqm	0.00	£ psm		-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)		
Site Specific S106 Contributions	Year 1					0			-
	Year 2					0			-
	Year 3					0			-
	Year 4					0			-
	Year 5					0			-
	Year 6					0			-
	Year 7					0			-
	Year 8					0			-
	Year 9					0			-
	Year 10					0			-
	Year 11					0			-
	Year 12					0			-
	Year 13					0			-
	Year 14					0			-
	Year 15					0			-
	Years 1-15			60	units @	5,180	per unit		(310,800)
	Sub-total							(310,800)	
S106 analysis:		518,000	£ per ha	1.48%	% of GDV	5,180	£ per unit (total units)		
AH Commuted Sum				5,354	sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00%	% of GDV				
Construction Costs -									
Site Clearance, Demolition & Remediation				0.60	ha @	123,555	£ per ha (if brownfield)		(74,133)
Site Infrastructure costs -	Year 1		0						-
	Year 2		0						-
	Year 3		0						-
	Year 4		0						-
	Year 5		0						-
	Year 6		0						-
	Year 7		0						-
	Year 8		0						-
	Year 9		0						-
	Year 10		0						-
	Year 11		0						-
	Year 12		0						-
	Year 13		0						-
	Year 14		0						-
	Year 15		0						-
	Years 1-15			60	units @	0	per unit		-
	Sub-total							-	
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)		
1 bed House				-	sqm @	0	psm		-
2 bed House				-	sqm @	0	psm		-
3 bed House				-	sqm @	0	psm		-
4 bed House				-	sqm @	0	psm		-
5 bed House				-	sqm @	0	psm		-
1 bed Flat				2,769	sqm @	2,065	psm		(5,719,680)
2 bed Flat				2,585	sqm @	2,065	psm		(5,338,368)
3 bed Flat			5,354	-	sqm @	2,065	psm		-
Garages for 3B House (Mrkt only)		-	50%	units @		18 sqm @	444	psm	-
Garages for 4B House (Mrkt only)		-	100%	units @		18 sqm @	444	psm	-
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444	psm	-
			-						
External works				11,058,048	@	10.0%			(1,105,805)
Ext. Works analysis:						18,430	£ per unit (total units)		
Policy Costs on design -									
Net Biodiversity costs				60	units @	712	£ per unit		(42,720)
M4(2) Category 2 Housing	Aff units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Housing	OMS units	-	units @			0.0% @	625	£ per unit	-
M4(2) Category 2 Flats	Aff units	18	units @			0.0% @	1,090	£ per unit	-
M4(2) Category 2 Flats	OMS units	42	units @			0.0% @	1,090	£ per unit	-
M4(3) Category 3 Housing	Aff units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Housing	OMS units	-	units @			0.0% @	12,368	£ per unit	-
M4(3) Category 3 Flats	Aff units	18	units @			0.0% @	9,469	£ per unit	-
M4(3) Category 3 Flats	OMS units	42	units @			0.0% @	9,469	£ per unit	-
Additional Low Carbon/Energy Reduction	Houses	-	units @				7,087	£ per unit	-
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on				11,058,048	base cost	(685,599)
EV Charging Points - Houses		-	units @				0	£ per unit	-
EV Charging Points - Flats		60	units @			4 flats per charger	0	£ per 4 units	-
Water Efficiency		60	units @				350	£ per unit	(21,000)
	Sub-total							(749,319)	
Policy Costs analysis:	(design costs only)					12,489	£ per unit (total units)		
Contingency (on construction)				12,987,305	@	5.0%			(649,365)

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology:	**VOWH Medium Value Assisted Living/Extr**	No Units:	**60**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		12,987,305	@	6.5%		(844,175)
Disposal Costs -						
OMS Marketing and Promotion		16,724,400	OMS @	6.00%	16,724 £ per unit	(1,003,464)
Residential Sales Agent Costs		16,724,400	OMS @	1.00%	2,787 £ per unit	(167,244)
Residential Sales Legal Costs		16,724,400	OMS @	0.25%	697 £ per unit	(41,811)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs					600,000 lump sum	600,000
Disposal Cost analysis:					20,375 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(126,366)
Developers Profit -						
Profit on OMS		16,724,400		20.00%		(3,344,880)
Margin on AH		4,300,560		6.00%	on AH values	(258,034)
Profit analysis:		21,024,960		17.14%	blended GDV (3,602,914)	
		15,634,769		23.04%	on costs (3,602,914)	
TOTAL COSTS						**(19,237,682)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						1,787,278
SDLT		1,787,278	@	HMRC formula		(78,864)
Acquisition Agent fees		1,787,278	@	1.0%		(17,873)
Acquisition Legal fees		1,787,278	@	0.5%		(8,936)
Interest on Land		1,787,278	@	7.50%		(134,046)
Residual Land Value						**1,547,559**
RLV analysis:	25,793 £ per plot	2,579,264	£ per ha (net)	1,043,814	£ per acre (net)	
		2,579,264	£ per ha (gross)	1,043,814	£ per acre (gross)	
				7.36%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		100.0	dph (net)			
Site Area (net)		0.60	ha (net)	1.48	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		0.60	ha (gross)	1.48	acres (gross)	
Density analysis:		8,923	sqm/ha (net)	38,870	sqft/ac (net)	
		100	dph (gross)			
Benchmark Land Value (net)	24,908 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**1,494,461**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**88,496** £ per ha (net)	**35,814** £ per acre (net)	**53,098**

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	35,814	10%	20%	30%	40%	50%	60%	70%
	0.00	487,351	261,854	35,814	(191,219)	(419,877)	(650,809)	(886,505)
	10.00	458,351	235,983	13,023	(210,903)	(436,483)	(664,334)	(897,276)
CIL £ psm	20.00	429,340	210,112	(9,771)	(230,629)	(453,159)	(677,858)	(908,102)
0.00	30.00	400,330	184,173	(32,586)	(250,390)	(469,834)	(691,439)	(918,995)
	40.00	371,252	158,214	(55,464)	(270,169)	(486,510)	(705,030)	(930,088)
	50.00	342,147	132,255	(78,341)	(290,010)	(503,257)	(718,622)	(941,219)
	60.00	313,043	106,206	(101,282)	(309,855)	(520,007)	(732,280)	(952,350)
	70.00	283,858	80,156	(124,247)	(329,780)	(536,762)	(745,938)	(963,534)
	80.00	254,655	54,068	(147,245)	(349,704)	(553,588)	(759,620)	(974,728)
	90.00	225,440	27,922	(170,300)	(369,639)	(570,415)	(773,348)	(985,949)
	100.00	196,133	1,776	(193,372)	(389,650)	(587,269)	(787,075)	(997,208)
	110.00	166,827	(24,468)	(216,521)	(409,660)	(604,175)	(800,861)	(1,008,520)
	120.00	137,453	(50,713)	(239,683)	(429,704)	(621,081)	(814,660)	(1,020,966)
	130.00	108,039	(77,036)	(262,928)	(449,803)	(638,049)	(828,490)	(1,033,412)
	140.00	78,591	(103,384)	(286,173)	(469,903)	(655,037)	(842,362)	(1,045,923)
	150.00	49,065	(129,804)	(309,465)	(490,075)	(672,052)	(856,257)	(1,058,444)
	160.00	19,521	(156,259)	(332,811)	(510,267)	(689,124)	(870,691)	(1,070,966)
	170.00	(10,120)	(182,793)	(356,157)	(530,491)	(706,198)	(885,126)	(1,083,488)
	180.00	(39,780)	(209,359)	(379,600)	(550,778)	(723,357)	(899,637)	(1,096,009)
	190.00	(69,542)	(235,950)	(403,050)	(571,068)	(740,516)	(914,152)	(1,108,531)
	200.00	(99,338)	(262,631)	(426,561)	(591,453)	(757,749)	(929,028)	(1,121,053)
	210.00	(129,225)	(289,312)	(450,118)	(611,839)	(774,997)	(943,953)	(1,133,574)
	220.00	(159,112)	(316,097)	(473,713)	(632,310)	(792,315)	(958,957)	(1,146,096)
	230.00	(189,117)	(342,897)	(497,381)	(652,797)	(809,655)	(973,969)	(1,158,617)
	240.00	(219,133)	(369,778)	(521,075)	(673,366)	(827,069)	(989,071)	(1,171,139)
	250.00	(249,243)	(396,701)	(544,858)	(693,956)	(844,504)	(1,004,189)	(1,183,661)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	35,814	10%	20%	30%	40%	50%	60%	70%
	4,500	511,838	286,487	60,542	(166,235)	(394,570)	(625,109)	(859,192)
	4,600	508,237	282,874	56,905	(169,898)	(398,292)	(628,881)	(863,193)
Site Specific S106	4,700	504,636	279,250	53,269	(173,571)	(402,013)	(632,652)	(867,198)
5,180	4,800	501,035	275,626	49,633	(177,248)	(405,735)	(636,424)	(871,221)
	4,900	497,434	272,002	45,996	(180,924)	(409,456)	(640,199)	(875,243)
	5,000	493,833	268,378	42,360	(184,601)	(413,178)	(643,988)	(879,265)
	5,100	490,231	264,753	38,723	(188,277)	(416,900)	(647,777)	(883,287)
	5,200	486,630	261,129	35,087	(191,954)	(420,621)	(651,567)	(887,310)
	5,300	483,026	257,505	31,438	(195,631)	(424,343)	(655,356)	(891,332)
	5,400	479,414	253,881	27,788	(199,307)	(428,064)	(659,145)	(895,354)
	5,500	475,801	250,257	24,139	(202,984)	(431,786)	(662,935)	(899,391)
	5,600	472,189	246,633	20,490	(206,660)	(435,507)	(666,724)	(903,435)
	5,700	468,576	243,008	16,840	(210,337)	(439,243)	(670,513)	(907,480)
	5,800	464,964	239,384	13,191	(214,013)	(442,981)	(674,302)	(911,524)
	5,900	461,352	235,760	9,542	(217,690)	(446,718)	(678,092)	(915,568)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	35,814	10%	20%	30%	40%	50%	60%	70%
	15.0%	1,110,998	816,208	520,874	224,547	(73,406)	(373,632)	(677,591)
	16.0%	986,269	705,337	423,862	141,393	(142,700)	(429,067)	(719,167)
Profit	17.0%	861,539	594,466	326,850	58,240	(211,994)	(484,503)	(760,744)
20.0%	18.0%	736,810	483,596	229,838	(24,913)	(281,288)	(539,938)	(802,320)
	19.0%	612,080	372,725	132,826	(108,066)	(350,583)	(595,374)	(843,897)
	20.0%	487,351	261,854	35,814	(191,219)	(419,877)	(650,809)	(886,505)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%							
	35,814	10%	20%	30%	40%	50%	60%	70%
	550,000	945,351	719,854	493,814	266,781	38,123	(192,809)	(428,505)
	600,000	895,351	669,854	443,814	216,781	(11,877)	(242,809)	(478,505)
BLV (£ per acre)	650,000	845,351	619,854	393,814	166,781	(61,877)	(292,809)	(528,505)
1,008,000	700,000	795,351	569,854	343,814	116,781	(111,877)	(342,809)	(578,505)
	750,000	745,351	519,854	293,814	66,781	(161,877)	(392,809)	(628,505)
	800,000	695,351	469,854	243,814	16,781	(211,877)	(442,809)	(678,505)
	850,000	645,351	419,854	193,814	(33,219)	(261,877)	(492,809)	(728,505)
	900,000	595,351	369,854	143,814	(83,219)	(311,877)	(542,809)	(778,505)
	950,000	545,351	319,854	93,814	(133,219)	(361,877)	(592,809)	(828,505)
	1,000,000	495,351	269,854	43,814	(183,219)	(411,877)	(642,809)	(878,505)
	1,050,000	445,351	219,854	(6,186)	(233,219)	(461,877)	(692,809)	(928,505)
	1,100,000	395,351	169,854	(56,186)	(283,219)	(511,877)	(742,809)	(978,505)
	1,150,000	345,351	119,854	(106,186)	(333,219)	(561,877)	(792,809)	(1,028,505)
	1,200,000	295,351	69,854	(156,186)	(383,219)	(611,877)	(842,809)	(1,078,505)
	1,250,000	245,351	19,854	(206,186)	(433,219)	(661,877)	(892,809)	(1,128,505)
	1,300,000	195,351	(30,146)	(256,186)	(483,219)	(711,877)	(942,809)	(1,178,505)

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: VOWH Medium Value Assisted Living/Extr No Units: 60
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	35,814	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	68	(8,568)	(162,013)	(315,923)	(470,543)	(626,379)	(783,803)	(945,378)
	70	22,428	(135,521)	(293,939)	(453,078)	(613,468)	(775,482)	(941,695)
Density (dph)	72	53,424	(109,030)	(271,955)	(435,613)	(600,558)	(767,165)	(938,012)
100.0	74	84,419	(82,538)	(249,971)	(418,148)	(587,647)	(758,854)	(934,329)
	76	115,415	(56,046)	(227,988)	(400,690)	(574,736)	(750,543)	(930,646)
	78	146,410	(29,555)	(206,004)	(383,234)	(561,826)	(742,232)	(926,963)
	80	177,406	(3,063)	(184,020)	(365,778)	(548,915)	(733,921)	(923,280)
	82	208,401	23,429	(162,037)	(348,322)	(536,004)	(725,610)	(919,597)
	84	239,397	49,921	(140,053)	(330,866)	(523,098)	(717,298)	(915,914)
	86	270,392	76,412	(118,069)	(313,410)	(510,195)	(708,987)	(912,231)
	88	301,388	102,904	(96,086)	(295,954)	(497,293)	(700,676)	(908,552)

TABLE 6

Balance (RLV - BLV £ per acre (n))	35,814	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	98%	659,893	435,046	209,841	(15,865)	(242,475)	(470,697)	(701,355)
	100%	487,351	261,854	35,814	(191,219)	(419,877)	(650,809)	(886,505)
Build Cost	102%	313,727	87,316	(140,059)	(369,078)	(600,263)	(834,924)	(1,095,424)
100%	104%	138,714	(89,011)	(318,349)	(549,717)	(784,375)	(1,036,033)	(1,320,516)
(105% = 5% increase)	106%	(38,024)	(267,621)	(499,171)	(733,826)	(979,464)	(1,260,932)	(1,547,713)
	108%	(216,896)	(448,625)	(683,301)	(925,496)	(1,201,445)	(1,487,581)	(1,778,107)
	110%	(398,091)	(632,783)	(872,564)	(1,142,054)	(1,427,678)	(1,716,609)	(2,011,897)
	112%	(582,266)	(821,166)	(1,082,663)	(1,367,928)	(1,655,841)	(1,948,213)	(2,249,172)
	114%	(770,330)	(1,023,272)	(1,308,344)	(1,595,452)	(1,886,063)	(2,182,459)	(3,108,634)
	116%	(967,852)	(1,248,760)	(1,535,402)	(1,824,815)	(2,118,442)	(2,419,413)	(4,636,650)
	118%	(1,189,177)	(1,475,499)	(1,763,969)	(2,055,881)	(2,353,022)	(2,772,056)	(6,164,666)
	120%	(1,415,596)	(1,703,580)	(1,994,062)	(2,288,710)	(2,589,745)	(4,300,072)	(7,692,683)

TABLE 7

Balance (RLV - BLV £ per acre (n))	35,814	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(1,586,560)	(1,602,373)	(1,618,187)	(1,634,073)	(1,650,142)	(1,666,211)	(1,682,641)
	82%	(1,341,417)	(1,384,281)	(1,427,145)	(1,470,010)	(1,513,073)	(1,556,234)	(1,599,701)
Market Values	84%	(1,098,064)	(1,167,771)	(1,237,479)	(1,307,186)	(1,377,002)	(1,447,040)	(1,517,351)
100%	86%	(871,011)	(957,650)	(1,048,987)	(1,145,304)	(1,241,869)	(1,338,581)	(1,435,556)
(105% = 5% increase)	88%	(666,072)	(770,073)	(875,463)	(986,402)	(1,107,422)	(1,230,579)	(1,354,279)
	90%	(467,047)	(591,606)	(716,890)	(843,188)	(976,353)	(1,123,220)	(1,273,264)
	92%	(271,694)	(416,662)	(562,356)	(709,027)	(857,240)	(1,015,861)	(1,192,697)
	94%	(78,971)	(244,264)	(410,284)	(577,229)	(745,633)	(918,468)	(1,112,178)
	96%	111,435	(73,874)	(260,043)	(447,237)	(635,804)	(826,598)	(1,031,682)
	98%	300,057	94,652	(111,412)	(318,581)	(527,312)	(738,198)	(957,163)
	100%	487,351	261,854	35,814	(191,219)	(419,877)	(650,809)	(886,505)
	102%	673,634	428,036	181,959	(64,983)	(313,353)	(564,266)	(818,883)
	104%	859,219	593,491	327,275	60,372	(207,781)	(478,415)	(752,972)
	106%	1,044,169	758,284	472,021	185,069	(102,969)	(393,180)	(687,622)
	108%	1,228,669	922,623	616,225	309,237	1,266	(308,639)	(622,780)
	110%	1,412,799	1,086,582	760,048	433,001	105,032	(224,642)	(558,331)
	112%	1,596,640	1,250,232	903,554	556,414	208,438	(141,109)	(494,271)
	114%	1,780,158	1,413,644	1,046,806	679,532	311,530	(57,909)	(430,639)
	116%	1,963,473	1,576,770	1,189,809	802,408	414,355	24,974	(367,388)
	118%	2,146,675	1,739,734	1,332,601	925,096	516,956	107,610	(304,490)
	120%	2,329,597	1,902,580	1,475,284	1,047,650	619,380	190,048	(241,850)

TABLE 8

Balance (RLV - BLV £ per acre (n))	35,814	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
712	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	35,814	Affordable Housing - % on site 30%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	505,385	298,104	90,448	(117,773)	(326,990)	(537,787)	(750,707)
	10,000	523,419	334,286	144,936	(44,730)	(234,909)	(425,940)	(618,357)
Grant (£ per unit)	15,000	541,454	370,459	199,302	28,017	(143,486)	(315,360)	(487,857)
-	20,000	559,488	406,528	253,567	100,499	(52,602)	(205,820)	(359,240)
	25,000	577,523	442,597	307,671	172,744	37,818	(97,108)	(232,090)
	30,000	595,522	478,608	361,695	244,782	127,869	10,956	(105,958)
	35,000	613,502	514,569	415,637	316,640	217,612	118,537	19,391
	40,000	631,483	550,530	469,457	388,348	307,083	225,701	144,157
	45,000	649,463	586,415	523,244	459,869	396,319	332,545	268,501
	50,000	667,444	622,273	576,895	531,269	485,354	439,111	392,495
	55,000	685,424	658,131	630,535	602,584	574,225	545,442	516,190

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240827 SODC VOWH Typologies BM to BP_v0.2

Scheme Typology: **VOWH Medium Value Assisted Living/Extr** No Units: **60**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BM to BP_v0.2 - Summary Table

Appraisal Ref:	**BM**	**BN**	**BO**
Scheme Typology:	SODC High Value Assisted Living/Extra Care	SODC Medium Value Assisted Living/Extra Care	VOWH Medium Value Assisted Living/Extra Care
No Units:	60	60	60
Location / Value Zone:	Higher	Medium	Medium
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH
Notes:			
Total GDV (£)	34,488,960	21,024,960	21,024,960
Policy Assumptions	-	-	-
AH Target % (& mix):	30%	30%	30%
Affordable Rent:	50%	50%	50%
Social Rent:	25%	25%	25%
First Homes:	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	25%	25%	25%
CIL (£ psm)	345.00	278.00	-
CIL (£ per unit)	21,549	17,364	-
Site Specific S106 (£ per unit)	5,180	5,180	5,180
Sub-total CIL+S106 (£ per unit)	26,729	22,544	5,180
Site Infrastructure (£ per unit)	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	26,729	22,544	5,180
Profit KPI's	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.14%	17.14%	17.14%
Developers Profit (% on costs)	33.54%	21.51%	23.04%
Developers Profit Total (£)	5,910,154	3,602,914	3,602,914
Land Value KPI's	-	-	-
RLV (£/acre (net))	6,362,746	396,294	1,043,814
RLV (£/ha (net))	15,722,345	979,242	2,579,264
RLV (% of GDV)	27.35%	2.79%	7.36%
RLV Total (£)	9,433,407	587,545	1,547,559
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768
BLV Total (£)	1,704,990	1,494,461	1,494,461
Surplus/Deficit (£/acre) [RLV-BLV]	5,212,746	(611,706)	35,814
Surplus/Deficit (£/ha)	12,880,695	(1,511,526)	88,496
Surplus/Deficit Total (£)	7,728,417	(906,916)	53,098
Plan Viability comments	**Viable**	**Marginal**	**Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies BQ to BT_v0.2

Appraisal Ref: BQ (see Typologies Matrix)
Scheme Typology: SODC High Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	15.0	17.0%	25.5	14%	40.5
3 bed House	69.0%	103.5	46.0%	69.0	58%	172.5
4 bed House	6.0%	9.0	9.0%	13.5	8%	22.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	7.5	8.0%	12.0	7%	19.5
2 bed Flat	10.0%	15.0	20.0%	30.0	15%	45.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	150.0	100.0%	150.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,050	11,302	1,785	19,214	2,835	30,516
3 bed House	9,833	105,836	6,555	70,557	16,388	176,394
4 bed House	1,116	12,013	1,674	18,019	2,790	30,031
5 bed House	0	0	0	0	0	0
1 bed Flat	441	4,749	706	7,598	1,147	12,347
2 bed Flat	1,235	13,297	2,471	26,593	3,706	39,890
3 bed Flat	0	0	0	0	0	0
	13,675	147,196	13,190	141,981	26,865	289,177

AH % by floor area: 49.10% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	22,153,500
3 bed House	564,000	5,937	552	97,290,000
4 bed House	817,000	6,589	612	18,382,500
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	7,449,000
2 bed Flat	482,000	6,886	640	21,690,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				166,965,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	15.0	@	547,000	8,205,000
3 bed House	103.5	@	564,000	58,374,000
4 bed House	9.0	@	817,000	7,353,000
5 bed House	0.0	@	1,060,000	-
1 bed Flat	7.5	@	382,000	2,865,000
2 bed Flat	15.0	@	482,000	7,230,000
3 bed Flat	0.0	@	0	-
	150.0			84,027,000
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	328,200	418,455
3 bed House	3.5	@	338,400	1,167,480
4 bed House	0.7	@	490,200	330,885
5 bed House	0.0	@	636,000	-
1 bed Flat	0.6	@	229,200	137,520
2 bed Flat	1.5	@	289,200	433,800
3 bed Flat	0.0	@	0	-
	7.5			2,488,140
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	12.8	@	240,680	3,068,670
3 bed House	34.5	@	248,160	8,561,520
4 bed House	6.8	@	359,480	2,426,490
5 bed House	0.0	@	466,400	-
1 bed Flat	6.0	@	168,080	1,008,480
2 bed Flat	15.0	@	212,080	3,181,200
3 bed Flat	0.0	@	0	-
	75.0			18,246,360
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.5	@	250,000	382,500
3 bed House	4.1	@	250,000	1,035,000
4 bed House	0.8	@	250,000	202,500
5 bed House	0.0	@	250,000	-
1 bed Flat	0.7	@	250,000	180,000
2 bed Flat	1.8	@	250,000	450,000
3 bed Flat	0.0	@	0	-
	9.0			2,250,000
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	9.9	@	415,720	4,134,335
3 bed House	26.9	@	428,640	11,534,702
4 bed House	5.3	@	620,920	3,269,144
5 bed House	0.0	@	805,600	-
1 bed Flat	4.7	@	290,320	1,358,698
2 bed Flat	11.7	@	366,320	4,285,944
3 bed Flat	0.0	@	0	-
	58.5	150.0		24,582,823
Sub-total GDV Residential	**300**			**131,594,323**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	35,370,677
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	150	AH units @	0 per unit	-
Total GDV				**131,594,323**

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS

Initial Payments -								
Statutory Planning Fees (Residential)								(57,359)
Planning Application Professional Fees, Surveys and reports								(170,000)
CIL (Mrkt only + garages)				14,768	sqm	348.00	£ psm	(5,139,428)
CIL analysis:				3.91%	% of GDV	17,131	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					1,985	for travel plan monitoring.	(1,985)
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			300	units @	35,562	per unit	(10,668,600)
	Sub-total							(10,670,585)
S106 analysis:		1,600,588	£ per ha	8.11%	% of GDV	35,569	£ per unit (total units)	
AH Commuted Sum				26,865	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			
Construction Costs -								
Site Clearance, Demolition & Remediation				6.67	ha @		£ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			300	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				2,835	sqm @	1,365	psm	(3,869,775)
3 bed House				16,388	sqm @	1,365	psm	(22,368,938)
4 bed House				2,790	sqm @	1,365	psm	(3,808,350)
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				1,147	sqm @	1,757	psm	(2,015,382)
2 bed Flat				3,706	sqm @	1,757	psm	(6,511,235)
3 bed Flat			26,865	-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		104	50%	units @		18 sqm @	444 psm	(413,996)
Garages for 4B House (Mrkt only)		9	100%	units @		18 sqm @	444 psm	(71,999)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			1,094					
External works				39,059,675	@	15.0%		(5,858,951)
Ext. Works analysis:						19,530	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				300	units @	1,567	£ per unit	(470,100)
M4(2) Category 2 Housing	Aff units		108	units @		99.0% @	625 £ per unit	(66,825)
M4(2) Category 2 Housing	OMS units		128	units @		98.5% @	625 £ per unit	(78,492)
M4(2) Category 2 Flats	Aff units		42	units @		99.0% @	1,090 £ per unit	(45,322)
M4(2) Category 2 Flats	OMS units		23	units @		98.5% @	1,090 £ per unit	(24,157)
M4(3) Category 3 Housing	Aff units		108	units @		1.0% @	12,368 £ per unit	(13,357)
M4(3) Category 3 Housing	OMS units		128	units @		1.5% @	12,368 £ per unit	(23,654)
M4(3) Category 3 Flats	Aff units		42	units @		1.0% @	9,469 £ per unit	(3,977)
M4(3) Category 3 Flats	OMS units		23	units @		1.5% @	9,469 £ per unit	(3,196)
Additional Low Carbon/Energy Reduction	Houses		236	units @			14,205 £ per unit	(3,345,278)
Additional Low Carbon/Energy Reduction	Flats		13.6%	Uplift on			8,526,618 base cost	(1,159,620)
EV Charging Points - Houses			236	units @			0 £ per unit	-
EV Charging Points - Flats			65	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			300	units @			350 £ per unit	(105,000)
	Sub-total							(5,338,978)
Policy Costs analysis:	(design costs only)					17,797	£ per unit (total units)	
Contingency (on construction)				50,257,605	@	5.0%		(2,512,880)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

Professional Fees		50,257,605	@	6.5%		(3,266,744)
Disposal Costs -						
OMS Marketing and Promotion		84,027,000	OMS @	3.00%	8,403 £ per unit	(2,520,810)
Residential Sales Agent Costs		84,027,000	OMS @	1.00%	2,801 £ per unit	(840,270)
Residential Sales Legal Costs		84,027,000	OMS @	0.25%	700 £ per unit	(210,068)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,937 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(126,459)
Developers Profit -						
Profit on OMS		84,027,000		17.50%		(14,704,725)
Margin on AH		47,567,323		6.00%	on AH values	(2,854,039)
Profit analysis:		131,594,323		13.34%	blended GDV (17,558,764)	
		75,782,207		23.17%	on costs (17,558,764)	
TOTAL COSTS						**(93,340,972)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						38,253,352
SDLT		38,253,352	@	HMRC formula		(1,902,168)
Acquisition Agent fees		38,253,352	@	1.0%		(382,534)
Acquisition Legal fees		38,253,352	@	0.5%		(191,267)
Interest on Land		38,253,352	@	7.50%		(2,869,001)
Residual Land Value						**32,908,382**
RLV analysis:	109,695 £ per plot	4,936,257	£ per ha (net)	1,997,676	£ per acre (net)	
		3,702,193	£ per ha (gross)	1,498,257	£ per acre (gross)	
				25.01%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		8.89	ha (gross)	21.96	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	30,201 £ per plot	1,359,050	£ per ha (net)	550,000	£ per acre (net)	**9,060,333**
BLV analysis:		1,019,288	£ per ha (gross)	412,500	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**3,577,207** £ per ha (net)	**1,447,676** £ per acre (net)	**23,848,049**

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Scheme Typology: **SODC High Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	2,425,775	2,229,230	2,032,685	1,836,088	1,639,422	1,442,756	1,245,945
	160.00	2,342,197	2,154,938	1,967,680	1,780,422	1,593,034	1,405,645	1,218,134
CIL £ psm	170.00	2,328,267	2,142,557	1,956,846	1,771,135	1,585,302	1,399,460	1,213,499
348.00	180.00	2,314,335	2,130,175	1,946,012	1,761,849	1,577,571	1,393,275	1,208,863
	190.00	2,300,390	2,117,793	1,935,178	1,752,562	1,569,839	1,387,090	1,204,228
	200.00	2,286,446	2,105,411	1,924,343	1,743,276	1,562,108	1,380,905	1,199,593
	210.00	2,272,501	2,093,029	1,913,509	1,733,990	1,554,376	1,374,720	1,194,958
	220.00	2,258,557	2,080,647	1,902,675	1,724,703	1,546,645	1,368,534	1,190,323
	230.00	2,244,612	2,068,265	1,891,841	1,715,417	1,538,913	1,362,349	1,185,688
	240.00	2,230,668	2,055,883	1,881,007	1,706,130	1,531,182	1,356,164	1,181,052
	250.00	2,216,723	2,043,501	1,870,173	1,696,844	1,523,451	1,349,979	1,176,417
	260.00	2,202,779	2,031,119	1,859,338	1,687,557	1,515,719	1,343,794	1,171,782
	270.00	2,188,834	2,018,724	1,848,504	1,678,271	1,507,988	1,337,609	1,167,147
	280.00	2,174,890	2,006,329	1,837,670	1,668,985	1,500,256	1,331,423	1,162,512
	290.00	2,160,945	1,993,934	1,826,836	1,659,698	1,492,525	1,325,238	1,157,876
	300.00	2,147,001	1,981,539	1,816,002	1,650,412	1,484,793	1,319,053	1,153,241
	310.00	2,133,056	1,969,143	1,805,168	1,641,125	1,477,062	1,312,868	1,148,606
	320.00	2,119,111	1,956,748	1,794,334	1,631,839	1,469,330	1,306,683	1,143,971
	330.00	2,105,167	1,944,353	1,783,499	1,622,553	1,461,599	1,300,498	1,139,336
	340.00	2,091,222	1,931,958	1,772,665	1,613,266	1,453,867	1,294,312	1,134,701
	350.00	2,077,278	1,919,563	1,761,831	1,603,980	1,446,128	1,288,127	1,130,065
	360.00	2,063,333	1,907,168	1,750,997	1,594,693	1,438,390	1,281,942	1,125,430
	370.00	2,049,389	1,894,773	1,740,156	1,585,407	1,430,651	1,275,757	1,120,795
	380.00	2,035,444	1,882,377	1,729,311	1,576,120	1,422,912	1,269,572	1,116,160
	390.00	2,021,500	1,869,982	1,718,465	1,566,834	1,415,174	1,263,387	1,111,525
	400.00	2,007,555	1,857,587	1,707,619	1,557,548	1,407,435	1,257,201	1,106,890

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	27,500	2,206,937	2,048,894	1,890,733	1,732,572	1,574,299	1,415,981	1,257,508
	28,500	2,191,200	2,033,174	1,875,013	1,716,852	1,558,593	1,400,275	1,241,815
Site Specific S106	29,500	2,175,463	2,017,439	1,859,293	1,701,132	1,542,888	1,384,570	1,226,122
35,562	30,500	2,159,727	2,001,702	1,843,573	1,685,412	1,527,183	1,368,865	1,210,429
	31,500	2,143,990	1,985,965	1,827,853	1,669,692	1,511,477	1,353,159	1,194,737
	32,500	2,128,253	1,970,228	1,812,133	1,653,972	1,495,772	1,337,454	1,179,044
	33,500	2,112,516	1,954,491	1,796,413	1,638,252	1,480,067	1,321,749	1,163,351
	34,500	2,096,779	1,938,754	1,780,693	1,622,532	1,464,361	1,306,043	1,147,658
	35,500	2,081,042	1,923,018	1,764,973	1,606,812	1,448,651	1,290,338	1,131,965
	36,500	2,065,306	1,907,281	1,749,253	1,591,092	1,432,931	1,274,633	1,116,273
	37,500	2,049,569	1,891,544	1,733,519	1,575,372	1,417,211	1,258,927	1,100,580
	38,500	2,033,832	1,875,807	1,717,782	1,559,652	1,401,491	1,243,222	1,084,887
	39,500	2,018,095	1,860,070	1,702,045	1,543,932	1,385,771	1,227,517	1,069,194
	40,500	2,002,358	1,844,333	1,686,309	1,528,212	1,370,051	1,211,811	1,053,493
	41,500	1,986,622	1,828,597	1,670,572	1,512,492	1,354,331	1,196,106	1,037,788

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	15.0%	2,277,467	2,097,509	1,917,532	1,737,437	1,557,343	1,377,098	1,196,793
	16.0%	2,198,507	2,027,322	1,856,118	1,684,797	1,513,476	1,342,004	1,170,473
Profit	17.0%	2,119,547	1,957,135	1,794,705	1,632,157	1,469,609	1,306,911	1,144,153
17.5%	18.0%	2,040,587	1,886,948	1,733,291	1,579,517	1,425,743	1,271,818	1,117,832
	19.0%	1,961,626	1,816,762	1,671,878	1,526,877	1,381,876	1,236,724	1,091,512
	20.0%	1,882,666	1,746,575	1,610,464	1,474,237	1,338,009	1,201,631	1,065,192

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	450,000	2,180,067	2,022,042	1,863,998	1,705,837	1,547,676	1,389,364	1,230,992
	470,000	2,160,067	2,002,042	1,843,998	1,685,837	1,527,676	1,369,364	1,210,992
BLV (£ per acre)	490,000	2,140,067	1,982,042	1,823,998	1,665,837	1,507,676	1,349,364	1,190,992
550,000	510,000	2,120,067	1,962,042	1,803,998	1,645,837	1,487,676	1,329,364	1,170,992
	530,000	2,100,067	1,942,042	1,783,998	1,625,837	1,467,676	1,309,364	1,150,992
	550,000	2,080,067	1,922,042	1,763,998	1,605,837	1,447,676	1,289,364	1,130,992
	570,000	2,060,067	1,902,042	1,743,998	1,585,837	1,427,676	1,269,364	1,110,992
	590,000	2,040,067	1,882,042	1,723,998	1,565,837	1,407,676	1,249,364	1,090,992
	610,000	2,020,067	1,862,042	1,703,998	1,545,837	1,387,676	1,229,364	1,070,992
	630,000	2,000,067	1,842,042	1,683,998	1,525,837	1,367,676	1,209,364	1,050,992
	650,000	1,980,067	1,822,042	1,663,998	1,505,837	1,347,676	1,189,364	1,030,992
	670,000	1,960,067	1,802,042	1,643,998	1,485,837	1,327,676	1,169,364	1,010,992
	690,000	1,940,067	1,782,042	1,623,998	1,465,837	1,307,676	1,149,364	990,992
	710,000	1,920,067	1,762,042	1,603,998	1,445,837	1,287,676	1,129,364	970,992
	730,000	1,900,067	1,742,042	1,583,998	1,425,837	1,267,676	1,109,364	950,992
	750,000	1,880,067	1,722,042	1,563,998	1,405,837	1,247,676	1,089,364	930,992

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: SODC High Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Greenfield District: SODC
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	1,495,607	1,372,699	1,249,776	1,126,762	1,003,748	880,617	757,439
	37	1,612,499	1,482,568	1,352,621	1,222,577	1,092,534	962,366	832,149
Density (dph)	39	1,729,391	1,592,436	1,455,465	1,318,392	1,181,319	1,044,116	906,860
45.0	41	1,846,283	1,702,305	1,558,309	1,414,207	1,270,105	1,125,865	981,571
	43	1,963,175	1,812,173	1,661,154	1,510,022	1,358,890	1,207,615	1,056,282
	45	2,080,067	1,922,042	1,763,998	1,605,837	1,447,676	1,289,364	1,130,992
	47	2,196,959	2,031,910	1,866,842	1,701,652	1,536,462	1,371,114	1,205,703
	49	2,313,850	2,141,779	1,969,687	1,797,467	1,625,247	1,452,863	1,280,414
	51	2,430,742	2,251,647	2,072,531	1,893,282	1,714,033	1,534,613	1,355,125
	53	2,547,634	2,361,516	2,175,375	1,989,097	1,802,818	1,616,362	1,429,836
	55	2,664,526	2,471,385	2,278,220	2,084,912	1,891,604	1,698,112	1,504,546

TABLE 6

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	2,133,176	1,975,216	1,817,168	1,659,071	1,500,919	1,342,665	1,184,303
	100%	2,080,067	1,922,042	1,763,998	1,605,837	1,447,676	1,289,364	1,130,992
Build Cost	102%	2,026,957	1,868,868	1,710,779	1,552,603	1,394,378	1,236,064	1,077,681
100%	104%	1,973,827	1,815,694	1,657,541	1,499,369	1,341,080	1,182,763	1,024,317
(105% = 5% increase)	106%	1,920,642	1,762,520	1,604,302	1,446,085	1,287,782	1,129,428	970,952
	108%	1,867,457	1,709,290	1,551,064	1,392,782	1,234,483	1,076,066	917,587
	110%	1,814,273	1,656,041	1,497,809	1,339,480	1,181,134	1,022,703	864,222
	112%	1,761,088	1,602,792	1,444,495	1,286,177	1,127,767	969,341	810,795
	114%	1,707,842	1,549,542	1,391,182	1,232,821	1,074,400	915,925	757,369
	116%	1,654,575	1,496,243	1,337,868	1,179,443	1,021,019	862,494	703,942
	118%	1,601,308	1,442,911	1,284,515	1,126,065	967,576	809,063	650,460
	120%	1,548,040	1,389,579	1,231,119	1,072,658	914,134	755,580	596,965

TABLE 7

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	839,524	820,007	800,264	780,283	760,045	739,553	718,800
	82%	963,885	930,412	896,755	862,901	828,837	794,549	760,024
Market Values	84%	1,088,156	1,040,788	993,236	945,520	897,629	849,545	801,249
100%	86%	1,212,338	1,151,052	1,089,660	1,028,137	966,422	904,542	842,474
(105% = 5% increase)	88%	1,336,434	1,261,316	1,186,048	1,110,688	1,035,204	959,538	883,698
	90%	1,460,481	1,371,498	1,282,436	1,193,239	1,103,950	1,014,533	924,923
	92%	1,584,487	1,481,656	1,378,780	1,275,789	1,172,695	1,069,499	966,148
	94%	1,708,414	1,591,814	1,475,090	1,358,340	1,241,440	1,124,466	1,007,369
	96%	1,832,342	1,701,907	1,571,399	1,440,848	1,310,185	1,179,432	1,048,577
	98%	1,956,241	1,811,974	1,667,708	1,523,343	1,378,931	1,234,398	1,089,785
	100%	2,080,067	1,922,042	1,763,998	1,605,837	1,447,676	1,289,364	1,130,992
	102%	2,203,893	2,032,109	1,860,241	1,688,331	1,516,390	1,344,330	1,172,200
	104%	2,327,719	2,142,144	1,956,485	1,770,826	1,585,098	1,399,297	1,213,408
	106%	2,451,544	2,252,136	2,052,728	1,853,320	1,653,805	1,454,263	1,254,616
	108%	2,575,286	2,362,129	2,148,971	1,935,797	1,722,513	1,509,229	1,295,824
	110%	2,699,027	2,472,121	2,245,215	2,018,247	1,791,221	1,564,195	1,337,031
	112%	2,822,769	2,582,113	2,341,458	2,100,696	1,859,929	1,619,151	1,378,239
	114%	2,946,510	2,692,106	2,437,654	2,183,145	1,928,636	1,674,094	1,419,447
	116%	3,070,252	2,802,095	2,533,845	2,265,595	1,997,344	1,729,038	1,460,655
	118%	3,193,993	2,912,028	2,630,036	2,348,044	2,066,052	1,783,982	1,501,863
	120%	3,317,694	3,021,960	2,726,227	2,430,493	2,134,760	1,838,925	1,543,070

TABLE 8

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	2,101,469	1,943,444	1,785,373	1,627,212	1,469,032	1,310,714	1,152,321
	450	2,099,710	1,941,685	1,783,616	1,625,455	1,467,278	1,308,960	1,150,568
BNG (£ per unit)	550	2,097,952	1,939,927	1,781,860	1,623,699	1,465,524	1,307,206	1,148,815
1,567	650	2,096,193	1,938,168	1,780,104	1,621,943	1,463,769	1,305,451	1,147,063
	750	2,094,434	1,936,410	1,778,347	1,620,186	1,462,015	1,303,697	1,145,310
	850	2,092,676	1,934,651	1,776,591	1,618,430	1,460,261	1,301,943	1,143,558
	950	2,090,917	1,932,892	1,774,835	1,616,674	1,458,506	1,300,188	1,141,805
	1,050	2,089,159	1,931,134	1,773,078	1,614,917	1,456,752	1,298,434	1,140,053
	1,150	2,087,400	1,929,375	1,771,322	1,613,161	1,454,998	1,296,680	1,138,300
	1,250	2,085,642	1,927,617	1,769,566	1,611,405	1,453,243	1,294,925	1,136,548
	1,350	2,083,883	1,925,858	1,767,809	1,609,648	1,451,487	1,293,171	1,134,795

TABLE 9

Balance (RLV - BLV £ per acre (n))	1,447,676	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	2,087,943	1,937,794	1,787,598	1,637,304	1,486,976	1,336,517	1,185,955
	10,000	2,095,819	1,953,546	1,811,199	1,668,772	1,526,270	1,383,670	1,240,917
Grant (£ per unit)	15,000	2,103,695	1,969,298	1,834,800	1,700,239	1,565,564	1,430,820	1,295,879
-	20,000	2,111,571	1,985,049	1,858,400	1,731,706	1,604,858	1,477,931	1,350,842
	25,000	2,119,446	2,000,801	1,882,001	1,763,174	1,644,152	1,525,041	1,405,792
	30,000	2,127,322	2,016,553	1,905,601	1,794,611	1,683,446	1,572,152	1,460,713
	35,000	2,135,198	2,032,295	1,929,202	1,826,046	1,722,740	1,619,262	1,515,633
	40,000	2,143,074	2,048,028	1,952,802	1,857,481	1,762,034	1,666,373	1,570,553
	45,000	2,150,950	2,063,762	1,976,403	1,888,917	1,801,313	1,713,483	1,625,473
	50,000	2,158,826	2,079,496	2,000,003	1,920,352	1,840,572	1,760,594	1,680,394
	55,000	2,166,702	2,095,229	2,023,604	1,951,787	1,879,831	1,807,704	1,735,314

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC High Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BQ to BT_v0.2

Appraisal Ref: BR (see Typologies Matrix)
Scheme Typology: SODC Medium Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300	Units		
AH Policy requirement (% Target)		50%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%			
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		241.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	15.0	17.0%	25.5	14%	40.5
3 bed House	69.0%	103.5	46.0%	69.0	58%	172.5
4 bed House	6.0%	9.0	9.0%	13.5	8%	22.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	7.5	8.0%	12.0	7%	19.5
2 bed Flat	10.0%	15.0	20.0%	30.0	15%	45.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	150.0	100.0%	150.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,050	11,302	1,785	19,214	2,835	30,516
3 bed House	9,833	105,836	6,555	70,557	16,388	176,394
4 bed House	1,116	12,013	1,674	18,019	2,790	30,031
5 bed House	0	0	0	0	0	0
1 bed Flat	441	4,749	706	7,598	1,147	12,347
2 bed Flat	1,235	13,297	2,471	26,593	3,706	39,890
3 bed Flat	0	0	0	0	0	0
	13,675	147,196	13,190	141,981	26,865	289,177

AH % by floor area: 49.10% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	16,329,600
3 bed House	460,600	4,848	450	79,453,500
4 bed House	573,400	4,624	430	12,901,500
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	5,733,000
2 bed Flat	360,000	5,143	478	16,200,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				130,617,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: SODC Medium Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	15.0	@	403,200	6,048,000
3 bed House	103.5	@	460,600	47,672,100
4 bed House	9.0	@	573,400	5,160,600
5 bed House	0.0	@	766,100	-
1 bed Flat	7.5	@	294,000	2,205,000
2 bed Flat	15.0	@	360,000	5,400,000
3 bed Flat	0.0	@	0	-
	150.0			66,485,700
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	241,920	308,448
3 bed House	3.5	@	276,360	953,442
4 bed House	0.7	@	344,040	232,227
5 bed House	0.0	@	459,660	-
1 bed Flat	0.6	@	176,400	105,840
2 bed Flat	1.5	@	216,000	324,000
3 bed Flat	0.0	@	0	-
	7.5			1,923,957
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	12.8	@	177,408	2,261,952
3 bed House	34.5	@	202,664	6,991,908
4 bed House	6.8	@	252,296	1,702,998
5 bed House	0.0	@	337,084	-
1 bed Flat	6.0	@	129,360	776,160
2 bed Flat	15.0	@	158,400	2,376,000
3 bed Flat	0.0	@	0	-
	75.0			14,109,018
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.5	@	250,000	382,500
3 bed House	4.1	@	250,000	1,035,000
4 bed House	0.8	@	250,000	202,500
5 bed House	0.0	@	250,000	-
1 bed Flat	0.7	@	205,800	148,176
2 bed Flat	1.8	@	250,000	450,000
3 bed Flat	0.0	@	0	-
	9.0			2,218,176
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	9.9	@	306,432	3,047,466
3 bed House	26.9	@	350,056	9,420,007
4 bed House	5.3	@	435,784	2,294,403
5 bed House	0.0	@	582,236	-
1 bed Flat	4.7	@	223,440	1,045,699
2 bed Flat	11.7	@	273,600	3,201,120
3 bed Flat	0.0	@	0	-
	58.5	150.0		19,008,695
Sub-total GDV Residential	**300**			**103,745,546**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	26,872,054
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	150	AH units @	0 per unit	-
Total GDV				**103,745,546**

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(57,359)
Planning Application Professional Fees, Surveys and reports								(170,000)
CIL (Mrkt only + garages)				14,768 sqm		241.00 £ psm		(3,559,201)
CIL analysis:				3.43% % of GDV		11,864 £ per unit (total units)		
Site Specific S106 Contributions	Year 1				1,985	for travel plan monitoring.		(1,985)
	Year 2				0			-
	Year 3				0			-
	Year 4				0			-
	Year 5				0			-
	Year 6				0			-
	Year 7				0			-
	Year 8				0			-
	Year 9				0			-
	Year 10				0			-
	Year 11				0			-
	Year 12				0			-
	Year 13				0			-
	Year 14				0			-
	Year 15				0			-
	Years 1-15			300 units @	35,562	per unit		(10,668,600)
	Sub-total						(10,670,585)	
S106 analysis:		1,600,588 £ per ha		10.29% % of GDV		35,569 £ per unit (total units)		
AH Commuted Sum				26,865 sqm (total)	0	£ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				6.67 ha @		£ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			300 units @	0	per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @	1,365	psm		-
2 bed House				2,835 sqm @	1,365	psm		(3,869,775)
3 bed House				16,388 sqm @	1,365	psm		(22,368,938)
4 bed House				2,790 sqm @	1,365	psm		(3,808,350)
5 bed House				- sqm @	1,365	psm		-
1 bed Flat				1,147 sqm @	1,757	psm		(2,015,382)
2 bed Flat				3,706 sqm @	1,757	psm		(6,511,235)
3 bed Flat			26,865	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		104	50% units @		18 sqm @	444 psm		(413,996)
Garages for 4B House (Mrkt only)		9	100% units @		18 sqm @	444 psm		(71,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			1,094					
External works				39,059,675 @	15.0%			(5,858,951)
Ext. Works analysis:					19,530	£ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				300 units @	1,567	£ per unit		(470,100)
M4(2) Category 2 Housing	Aff units		108 units @		99.0% @	625 £ per unit		(66,825)
M4(2) Category 2 Housing	OMS units		128 units @		98.5% @	625 £ per unit		(78,492)
M4(2) Category 2 Flats	Aff units		42 units @		99.0% @	1,090 £ per unit		(45,322)
M4(2) Category 2 Flats	OMS units		23 units @		98.5% @	1,090 £ per unit		(24,157)
M4(3) Category 3 Housing	Aff units		108 units @		1.0% @	12,368 £ per unit		(13,357)
M4(3) Category 3 Housing	OMS units		128 units @		1.5% @	12,368 £ per unit		(23,654)
M4(3) Category 3 Flats	Aff units		42 units @		1.0% @	9,469 £ per unit		(3,977)
M4(3) Category 3 Flats	OMS units		23 units @		1.5% @	9,469 £ per unit		(3,196)
Additional Low Carbon/Energy Reduction	Houses		236 units @			14,205 £ per unit		(3,345,278)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			8,526,618 base cost		(1,159,620)
EV Charging Points - Houses			236 units @			0 £ per unit		-
EV Charging Points - Flats			65 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			300 units @			350 £ per unit		(105,000)
	Sub-total						(5,338,978)	
Policy Costs analysis:	(design costs only)				17,797	£ per unit (total units)		
Contingency (on construction)				50,257,605 @	5.0%			(2,512,880)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

Professional Fees		50,257,605	@	6.5%		(3,266,744)
Disposal Costs -						
OMS Marketing and Promotion		66,485,700	OMS @	3.00%	6,649 £ per unit	(1,994,571)
Residential Sales Agent Costs		66,485,700	OMS @	1.00%	2,216 £ per unit	(664,857)
Residential Sales Legal Costs		66,485,700	OMS @	0.25%	554 £ per unit	(166,214)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,452 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(220,688)
Developers Profit -						
Profit on OMS		66,485,700		17.50%		(11,634,998)
Margin on AH		37,259,846		6.00%	on AH values	(2,235,591)
Profit analysis:		103,745,546		13.37%	blended GDV (13,870,588)	
		73,550,705		18.86%	on costs (13,870,588)	
TOTAL COSTS						**(87,421,293)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						16,324,253
SDLT		16,324,253	@	HMRC formula		(805,713)
Acquisition Agent fees		16,324,253	@	1.0%		(163,243)
Acquisition Legal fees		16,324,253	@	0.5%		(81,621)
Interest on Land		16,324,253	@	7.50%		(1,224,319)
Residual Land Value						**14,049,358**
RLV analysis:	46,831 £ per plot	2,107,404	£ per ha (net)	852,855	£ per acre (net)	
		1,580,553	£ per ha (gross)	639,641	£ per acre (gross)	
				13.54%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		8.89	ha (gross)	21.96	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	26,357 £ per plot	1,186,080	£ per ha (net)	480,000	£ per acre (net)	**7,907,200**
BLV analysis:		889,560	£ per ha (gross)	360,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**921,324** £ per ha (net)	**372,855** £ per acre (net)	**6,142,158**

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	372,855	10%	20%	30%	40%	50%	60%	70%
	100.00	1,100,476	946,022	791,567	637,113	482,659	328,205	173,750
	160.00	1,016,413	871,300	726,186	581,073	435,960	290,847	145,733
CIL £ psm	170.00	1,002,390	858,834	715,279	571,724	428,169	284,614	141,059
241.00	180.00	988,366	846,369	704,372	562,375	420,378	278,381	136,384
	190.00	974,343	833,904	693,465	553,026	412,588	272,149	131,710
	200.00	960,319	821,439	682,558	543,677	404,797	265,916	127,035
	210.00	946,296	808,974	671,651	534,328	397,006	259,683	122,361
	220.00	932,273	796,508	660,744	524,980	389,215	253,451	117,686
	230.00	918,249	784,043	649,837	515,631	381,424	247,218	113,012
	240.00	904,203	771,564	638,925	506,282	373,634	240,986	108,338
	250.00	890,155	759,077	627,999	496,921	365,842	234,753	103,663
	260.00	876,107	746,590	617,072	487,555	358,038	228,520	98,989
	270.00	862,059	734,103	606,146	478,190	350,234	222,277	94,314
	280.00	848,011	721,615	595,220	468,825	342,429	216,034	89,638
	290.00	833,963	709,128	584,294	459,459	334,625	209,790	84,956
	300.00	819,915	696,641	573,368	450,094	326,820	203,547	80,273
	310.00	805,867	684,154	562,441	440,729	319,016	197,303	75,590
	320.00	791,801	671,664	551,515	431,363	311,211	191,059	70,908
	330.00	777,727	659,153	540,579	421,998	303,407	184,816	66,225
	340.00	763,652	646,642	529,632	412,622	295,603	178,572	61,542
	350.00	749,578	634,131	518,685	403,239	287,793	172,329	56,860
	360.00	735,503	621,621	507,739	393,856	279,974	166,085	52,177
	370.00	721,428	609,110	496,792	384,473	272,155	159,837	47,494
	380.00	707,354	596,599	485,845	375,090	264,336	153,581	42,812
	390.00	693,265	584,089	474,898	365,707	256,517	147,326	38,129
	400.00	679,162	571,558	463,951	356,324	248,697	141,071	33,444

TABLE 2

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	372,855	10%	20%	30%	40%	50%	60%	70%
	27,500	1,030,411	897,919	765,408	632,888	500,368	367,848	235,323
	28,500	1,014,585	882,093	749,601	617,088	484,568	352,048	219,528
Site Specific S106	29,500	998,760	866,267	733,775	601,283	468,768	336,248	203,728
35,562	30,500	982,934	850,442	717,949	585,457	452,965	320,447	187,928
	31,500	967,108	834,616	702,124	569,631	437,139	304,647	172,127
	32,500	951,282	818,790	686,298	553,805	421,313	288,821	156,327
	33,500	935,456	802,964	670,472	537,980	405,487	272,995	140,503
	34,500	919,631	787,138	654,646	522,154	389,662	257,169	124,677
	35,500	903,781	771,298	638,815	506,328	373,836	241,344	108,851
	36,500	887,927	755,444	622,962	490,479	357,996	225,513	93,025
	37,500	872,074	739,591	607,108	474,625	342,142	209,659	77,176
	38,500	856,220	723,737	591,254	458,772	326,289	193,806	61,323
	39,500	840,367	707,884	575,401	442,918	310,435	177,952	45,469
	40,500	824,513	692,030	559,547	427,064	294,581	162,098	29,606
	41,500	808,660	676,177	543,690	411,198	278,706	146,214	13,722

TABLE 3

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	372,855	10%	20%	30%	40%	50%	60%	70%
	15.0%	1,058,990	909,152	759,315	609,475	459,628	309,781	159,934
	16.0%	996,513	853,617	710,722	567,823	424,918	282,013	139,108
Profit	17.0%	934,036	798,083	662,129	526,172	390,209	254,246	118,283
17.5%	18.0%	871,560	742,548	613,536	484,521	355,500	226,479	97,457
	19.0%	809,083	687,013	564,943	442,870	320,791	198,711	76,632
	20.0%	746,606	631,478	516,350	401,219	286,081	170,944	55,806

TABLE 4

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	372,855	10%	20%	30%	40%	50%	60%	70%
	450,000	932,798	800,315	667,832	535,347	402,855	270,362	137,870
	470,000	912,798	780,315	647,832	515,347	382,855	250,362	117,870
BLV (£ per acre)	490,000	892,798	760,315	627,832	495,347	362,855	230,362	97,870
480,000	510,000	872,798	740,315	607,832	475,347	342,855	210,362	77,870
	530,000	852,798	720,315	587,832	455,347	322,855	190,362	57,870
	550,000	832,798	700,315	567,832	435,347	302,855	170,362	37,870
	570,000	812,798	680,315	547,832	415,347	282,855	150,362	17,870
	590,000	792,798	660,315	527,832	395,347	262,855	130,362	(2,130)
	610,000	772,798	640,315	507,832	375,347	242,855	110,362	(22,130)
	630,000	752,798	620,315	487,832	355,347	222,855	90,362	(42,130)
	650,000	732,798	600,315	467,832	335,347	202,855	70,362	(62,130)
	670,000	712,798	580,315	447,832	315,347	182,855	50,362	(82,130)
	690,000	692,798	560,315	427,832	295,347	162,855	30,362	(102,130)
	710,000	672,798	540,315	407,832	275,347	142,855	10,362	(122,130)
	730,000	652,798	520,315	387,832	255,347	122,855	(9,638)	(142,130)
	750,000	632,798	500,315	367,832	235,347	102,855	(29,638)	(162,130)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	372,855	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	595,510	492,467	389,425	286,381	183,331	80,282	(22,768)
	37	656,967	548,037	439,106	330,174	221,236	112,298	3,360
Density (dph)	39	718,425	603,606	488,788	373,967	259,141	144,314	29,487
45.0	41	779,883	659,176	538,469	417,760	297,045	176,330	55,615
	43	841,340	714,746	588,151	461,554	334,950	208,346	81,743
	45	902,798	770,315	637,832	505,347	372,855	240,362	107,870
	47	964,256	825,885	687,514	549,140	410,759	272,378	133,998
	49	1,025,713	881,454	737,195	592,933	448,664	304,395	160,125
	51	1,087,171	937,024	786,877	636,726	486,569	336,411	186,253
	53	1,148,629	992,593	836,558	680,520	524,473	368,427	212,380
	55	1,210,087	1,048,163	886,239	724,313	562,378	400,443	238,508

TABLE 6

Balance (RLV - BLV £ per acre (n))	372,855	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	956,277	823,850	691,422	558,994	426,567	294,139	161,691
	100%	902,798	770,315	637,832	505,347	372,855	240,362	107,870
Build Cost	102%	849,240	716,693	584,145	451,597	319,050	186,502	53,954
100%	104%	795,652	663,031	530,409	397,787	265,165	132,544	(78)
(105% = 5% increase)	106%	741,984	609,297	476,610	343,895	211,181	78,466	(54,273)
	108%	688,251	555,472	422,692	289,900	157,074	24,241	(108,650)
	110%	634,464	501,574	368,683	235,781	102,825	(30,181)	(163,282)
	112%	580,552	447,583	314,561	181,516	48,407	(84,824)	(218,243)
	114%	526,558	393,471	260,304	127,084	(6,247)	(139,766)	(273,654)
	116%	472,461	339,223	205,892	72,462	(61,157)	(195,096)	(329,717)
	118%	418,239	284,832	151,299	17,585	(116,407)	(250,947)	(386,736)
	120%	363,870	230,250	96,459	(37,584)	(172,086)	(307,523)	(445,278)

TABLE 7

Balance (RLV - BLV £ per acre (n))	372,855	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(93,542)	(114,430)	(135,465)	(156,693)	(178,118)	(199,780)	(221,716)
	82%	8,526	(24,041)	(56,691)	(89,439)	(122,320)	(155,339)	(188,532)
Market Values	84%	109,498	65,507	21,476	(22,614)	(66,785)	(111,044)	(155,423)
100%	86%	209,762	154,495	99,225	43,896	(11,466)	(66,881)	(122,374)
(105% = 5% increase)	88%	309,508	243,089	176,645	110,202	43,704	(22,811)	(89,372)
	90%	408,892	331,373	253,853	176,315	98,753	21,185	(56,429)
	92%	508,006	419,444	330,881	242,300	153,704	65,109	(23,515)
	94%	606,914	507,338	407,762	308,184	208,580	108,977	9,373
	96%	705,659	595,093	484,527	373,961	263,394	152,814	42,223
	98%	804,282	682,746	561,209	439,672	318,135	196,599	75,062
	100%	902,798	770,315	637,832	505,347	372,855	240,362	107,870
	102%	1,001,204	857,780	714,357	570,934	427,510	284,087	140,664
	104%	1,099,583	945,228	790,873	636,518	482,163	327,807	173,452
	106%	1,197,841	1,032,569	867,296	702,023	536,751	371,478	206,205
	108%	1,296,100	1,119,910	943,719	767,529	591,339	415,149	238,958
	110%	1,394,276	1,207,183	1,020,089	832,995	645,902	458,808	271,711
	112%	1,492,427	1,294,428	1,096,429	898,429	700,430	502,431	304,431
	114%	1,590,578	1,381,673	1,172,768	963,863	754,958	546,053	337,148
	116%	1,688,646	1,468,856	1,249,065	1,029,275	809,484	589,676	369,865
	118%	1,786,703	1,556,017	1,325,332	1,094,646	863,960	633,274	402,582
	120%	1,884,760	1,643,179	1,401,598	1,160,017	918,436	676,855	435,274

TABLE 8

Balance (RLV - BLV £ per acre (n))	372,855	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	924,364	791,872	659,380	526,888	394,395	261,903	129,411
	450	922,594	790,102	657,610	525,118	392,625	260,133	127,641
BNG (£ per unit)	550	920,824	788,332	655,840	523,348	390,855	258,363	125,871
1,567	650	919,054	786,562	654,070	521,578	389,085	256,593	124,101
	750	917,284	784,792	652,300	519,808	387,315	254,823	122,331
	850	915,514	783,022	650,530	518,038	385,545	253,053	120,561
	950	913,740	781,252	648,760	516,268	383,775	251,283	118,791
	1,050	911,967	779,482	646,990	514,498	382,005	249,513	117,021
	1,150	910,193	777,710	645,220	512,728	380,235	247,743	115,251
	1,250	908,420	775,937	643,450	510,958	378,465	245,973	113,481
	1,350	906,646	774,163	641,680	509,188	376,695	244,203	111,711

TABLE 9

Balance (RLV - BLV £ per acre (n))	372,855	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	910,735	786,177	661,607	537,038	412,469	287,899	163,313
	10,000	918,669	802,022	685,376	568,729	452,081	335,380	218,680
Grant (£ per unit)	15,000	926,592	817,868	709,144	600,420	491,629	382,837	273,972
-	20,000	934,515	833,714	732,912	632,058	531,176	430,229	329,228
	25,000	942,437	849,559	756,668	663,696	570,692	477,613	384,431
	30,000	950,360	865,405	780,397	695,334	610,178	524,946	439,602
	35,000	958,283	881,250	804,125	726,949	649,664	572,262	494,733
	40,000	966,206	897,096	827,853	758,538	689,119	619,568	549,854
	45,000	974,129	912,916	851,582	790,127	728,549	666,823	604,922
	50,000	982,051	928,735	875,309	821,716	767,980	714,079	659,990
	55,000	989,974	944,554	899,000	853,292	807,409	761,332	715,039

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **SODC Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BQ to BT_v0.2

Appraisal Ref: BS (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		314.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	9.0	14.0%	16.8	9%	25.8
3 bed House	70.0%	126.0	40.0%	48.0	58%	174.0
4 bed House	15.0%	27.0	13.0%	15.6	14%	42.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	9.0	13.0%	15.6	8%	24.6
2 bed Flat	5.0%	9.0	20.0%	24.0	11%	33.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	180.0	100.0%	120.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	630	6,781	1,176	12,658	1,806	19,440
3 bed House	11,970	128,844	4,560	49,083	16,530	177,927
4 bed House	3,348	36,038	1,934	20,822	5,282	56,859
5 bed House	0	0	0	0	0	0
1 bed Flat	529	5,699	918	9,877	1,447	15,576
2 bed Flat	741	7,978	1,976	21,275	2,718	29,253
3 bed Flat	0	0	0	0	0	0
	17,219	185,339	10,565	113,716	27,783	299,055

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	10,402,560
3 bed House	460,600	4,848	450	80,144,400
4 bed House	573,400	4,624	430	24,426,840
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	7,232,400
2 bed Flat	360,000	5,143	478	11,880,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				134,086,200

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	9.0	@	403,200	3,628,800
3 bed House	126.0	@	460,600	58,035,600
4 bed House	27.0	@	573,400	15,481,800
5 bed House	0.0	@	766,100	-
1 bed Flat	9.0	@	294,000	2,646,000
2 bed Flat	9.0	@	360,000	3,240,000
3 bed Flat	0.0	@	0	-
	180.0			83,032,200
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	241,920	325,140
3 bed House	3.8	@	276,360	1,061,222
4 bed House	1.2	@	344,040	429,362
5 bed House	0.0	@	459,660	-
1 bed Flat	1.2	@	176,400	220,147
2 bed Flat	1.9	@	216,000	414,720
3 bed Flat	0.0	@	0	-
	9.6			2,450,592
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	10.4	@	177,408	1,847,882
3 bed House	29.8	@	202,664	6,031,281
4 bed House	9.7	@	252,296	2,440,207
5 bed House	0.0	@	337,084	-
1 bed Flat	9.7	@	129,360	1,251,170
2 bed Flat	14.9	@	158,400	2,356,992
3 bed Flat	0.0	@	0	-
	74.4			13,927,531
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	250,000	630,000
3 bed House	7.2	@	250,000	1,800,000
4 bed House	2.3	@	250,000	585,000
5 bed House	0.0	@	250,000	-
1 bed Flat	2.3	@	205,800	481,572
2 bed Flat	3.6	@	250,000	900,000
3 bed Flat	0.0	@	0	-
	18.0			4,396,572
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	306,432	772,209
3 bed House	7.2	@	350,056	2,520,403
4 bed House	2.3	@	435,784	1,019,735
5 bed House	0.0	@	582,236	-
1 bed Flat	2.3	@	223,440	522,850
2 bed Flat	3.6	@	273,600	984,960
3 bed Flat	0.0	@	0	-
	18.0	120.0		5,820,156
Sub-total GDV Residential	**300**			**109,627,051**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	24,459,149
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	120	AH units @	0 per unit	-
Total GDV				**109,627,051**

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(57,359)
Planning Application Professional Fees, Surveys and reports								(170,000)
CIL (Mrkt only + garages)				18,839	sqm	314.00	£ psm	(5,915,317)
CIL analysis:				5.40%	% of GDV	19,718	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					1,985	for travel plan monitoring.	(1,985)
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			300	units @	35,562	per unit	(10,668,600)
	Sub-total							(10,670,585)
S106 analysis:		1,600,588	£ per ha	9.73%	% of GDV	35,569	£ per unit (total units)	
AH Commuted Sum				27,783	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			
Construction Costs -								
Site Clearance, Demolition & Remediation				6.67	ha @		£ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			300	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				1,806	sqm @	1,365	psm	(2,465,190)
3 bed House				16,530	sqm @	1,365	psm	(22,563,450)
4 bed House				5,282	sqm @	1,365	psm	(7,210,476)
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				1,447	sqm @	1,757	psm	(2,542,482)
2 bed Flat				2,718	sqm @	1,757	psm	(4,774,906)
3 bed Flat			27,783	-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		126	50%	units @		18 sqm @	444 psm	(503,995)
Garages for 4B House (Mrkt only)		27	100%	units @		18 sqm @	444 psm	(215,998)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			1,620					
External works				40,276,497	@	15.0%		(6,041,475)
Ext. Works analysis:						20,138	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				300	units @	1,567	£ per unit	(470,100)
M4(2) Category 2 Housing	Aff units	80	units @		95.0% @	625	£ per unit	(47,738)
M4(2) Category 2 Housing	OMS units	162	units @		94.0% @	625	£ per unit	(95,175)
M4(2) Category 2 Flats	Aff units	40	units @		94.0% @	1,090	£ per unit	(40,574)
M4(2) Category 2 Flats	OMS units	18	units @		93.0% @	1,090	£ per unit	(18,247)
M4(3) Category 3 Housing	Aff units	80	units @		5.0% @	12,368	£ per unit	(49,719)
M4(3) Category 3 Housing	OMS units	162	units @		6.0% @	12,368	£ per unit	(120,217)
M4(3) Category 3 Flats	Aff units	40	units @		6.0% @	9,469	£ per unit	(22,498)
M4(3) Category 3 Flats	OMS units	18	units @		7.0% @	9,469	£ per unit	(11,931)
Additional Low Carbon/Energy Reduction	Houses	242	units @			7,087	£ per unit	(1,717,889)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on			7,317,388	base cost	(453,678)
EV Charging Points - Houses		242	units @			0	£ per unit	-
EV Charging Points - Flats		58	units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		300	units @			350	£ per unit	(105,000)
	Sub-total							(3,152,766)
Policy Costs analysis:	(design costs only)					10,509	£ per unit (total units)	
Contingency (on construction)				49,470,737	@	5.0%		(2,473,537)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology:	**VOWH Medium Value Greenfield**		No Units:	**300**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		49,470,737	@	6.5%		(3,215,598)
Disposal Costs -						
OMS Marketing and Promotion		83,032,200	OMS @	3.00%	8,303 £ per unit	(2,490,966)
Residential Sales Agent Costs		83,032,200	OMS @	1.00%	2,768 £ per unit	(830,322)
Residential Sales Legal Costs		83,032,200	OMS @	0.25%	692 £ per unit	(207,581)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,796 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(262,311)
Developers Profit -						
Profit on OMS		83,032,200		17.50%		(14,530,635)
Margin on AH		26,594,851		6.00%	on AH values	(1,595,691)
Profit analysis:		109,627,051		14.71%	blended GDV	(16,126,326)
		75,774,313		21.28%	on costs	(16,126,326)
TOTAL COSTS						**(91,900,639)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						17,726,412
SDLT		17,726,412	@	HMRC formula		(875,821)
Acquisition Agent fees		17,726,412	@	1.0%		(177,264)
Acquisition Legal fees		17,726,412	@	0.5%		(88,632)
Interest on Land		17,726,412	@	7.50%		(1,329,481)
Residual Land Value						**15,255,215**
RLV analysis:	50,851 £ per plot	2,288,282 £ per ha (net)		926,055 £ per acre (net)		
		1,716,212 £ per ha (gross)		694,541 £ per acre (gross)		
				13.92% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		8.89	ha (gross)	21.96	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	26,357 £ per plot	1,186,080	£ per ha (net)	480,000	£ per acre (net)	**7,907,200**
BLV analysis:		889,560	£ per ha (gross)	360,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**1,102,202** £ per ha (net)	**446,055** £ per acre (net)	**7,348,015**

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%							
	446,055	10%	20%	30%	40%	50%	60%	70%
	100.00	1,278,862	1,072,190	865,485	658,779	452,065	245,282	38,432
	160.00	1,189,599	992,815	796,032	599,220	402,376	205,500	8,540
CIL £ psm	170.00	1,174,716	979,586	784,456	589,282	394,094	198,863	3,553
314.00	180.00	1,159,833	966,357	772,877	579,345	385,812	192,226	(1,434)
	190.00	1,144,951	953,128	761,283	569,407	377,531	185,589	(6,421)
	200.00	1,130,068	939,899	749,688	559,469	369,249	178,952	(11,409)
	210.00	1,115,185	926,657	738,094	549,531	360,953	172,316	(16,396)
	220.00	1,100,302	913,407	726,500	539,593	352,657	165,679	(21,383)
	230.00	1,085,407	900,156	714,906	529,655	344,361	159,042	(26,374)
	240.00	1,070,500	886,906	703,312	519,717	336,065	152,394	(31,371)
	250.00	1,055,593	873,655	691,717	509,769	327,769	145,745	(36,368)
	260.00	1,040,687	860,405	680,123	499,814	319,472	139,095	(41,365)
	270.00	1,025,780	847,154	668,529	489,858	311,176	132,446	(46,362)
	280.00	1,010,873	833,904	656,926	479,903	302,880	125,796	(51,360)
	290.00	995,966	820,653	645,311	469,948	294,584	119,147	(56,357)
	300.00	981,059	807,401	633,697	459,993	286,274	112,497	(61,354)
	310.00	966,153	794,128	622,082	450,037	277,962	105,848	(66,353)
	320.00	951,240	780,854	610,468	440,082	269,651	99,193	(71,361)
	330.00	936,307	767,580	598,853	430,127	261,339	92,531	(76,369)
	340.00	921,374	754,306	587,239	420,154	253,027	85,868	(81,377)
	350.00	906,441	741,033	575,624	410,180	244,715	79,205	(86,385)
	360.00	891,508	727,759	564,009	400,206	236,404	72,542	(91,393)
	370.00	876,575	714,485	552,372	390,232	228,092	65,879	(96,401)
	380.00	861,642	701,212	540,736	380,258	219,763	59,216	(101,409)
	390.00	846,709	687,915	529,099	370,284	211,435	52,553	(106,427)
	400.00	831,769	674,616	517,463	360,310	203,106	45,876	(111,446)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%							
	446,055	10%	20%	30%	40%	50%	60%	70%
	27,500	1,087,778	916,440	745,102	573,765	402,427	231,090	59,722
	28,500	1,071,952	900,614	729,277	557,939	386,602	215,250	43,869
Site Specific S106	29,500	1,056,126	884,788	713,451	542,113	370,776	199,396	28,015
35,562	30,500	1,040,300	868,963	697,625	526,287	354,924	183,543	12,141
	31,500	1,024,474	853,137	681,799	510,452	339,071	167,689	(3,742)
	32,500	1,008,649	837,311	665,973	494,599	323,217	151,824	(19,626)
	33,500	992,823	821,485	650,127	478,745	307,364	135,940	(35,532)
	34,500	976,997	805,655	634,273	462,892	291,506	120,057	(51,447)
	35,500	961,171	789,801	618,420	447,038	275,622	104,173	(67,367)
	36,500	945,329	773,947	602,566	431,184	259,739	88,262	(83,317)
	37,500	929,475	758,094	586,712	415,305	243,855	72,346	(99,267)
	38,500	913,622	742,240	570,859	399,421	227,972	56,431	(115,248)
	39,500	897,768	726,387	554,987	383,538	212,056	40,489	(131,235)
	40,500	881,915	710,533	539,103	367,654	196,140	24,539	(147,253)
	41,500	866,061	694,669	523,220	351,766	180,225	8,589	(163,279)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%							
	446,055	10%	20%	30%	40%	50%	60%	70%
	15.0%	1,122,743	933,310	743,867	554,424	364,945	175,434	(14,172)
	16.0%	1,057,722	875,513	693,295	511,076	328,822	146,536	(35,845)
Profit	17.0%	992,700	817,716	642,723	467,729	292,699	117,637	(57,519)
17.5%	18.0%	927,679	759,920	592,151	424,381	256,576	88,739	(79,193)
	19.0%	862,658	702,123	541,579	381,034	220,453	59,841	(100,866)
	20.0%	797,637	644,327	491,007	337,687	184,330	30,943	(122,540)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%							
	446,055	10%	20%	30%	40%	50%	60%	70%
	450,000	990,190	818,818	647,437	476,055	304,638	133,188	(38,356)
	470,000	970,190	798,818	627,437	456,055	284,638	113,188	(58,356)
BLV (£ per acre)	490,000	950,190	778,818	607,437	436,055	264,638	93,188	(78,356)
480,000	510,000	930,190	758,818	587,437	416,055	244,638	73,188	(98,356)
	530,000	910,190	738,818	567,437	396,055	224,638	53,188	(118,356)
	550,000	890,190	718,818	547,437	376,055	204,638	33,188	(138,356)
	570,000	870,190	698,818	527,437	356,055	184,638	13,188	(158,356)
	590,000	850,190	678,818	507,437	336,055	164,638	(6,812)	(178,356)
	610,000	830,190	658,818	487,437	316,055	144,638	(26,812)	(198,356)
	630,000	810,190	638,818	467,437	296,055	124,638	(46,812)	(218,356)
	650,000	790,190	618,818	447,437	276,055	104,638	(66,812)	(238,356)
	670,000	770,190	598,818	427,437	256,055	84,638	(86,812)	(258,356)
	690,000	750,190	578,818	407,437	236,055	64,638	(106,812)	(278,356)
	710,000	730,190	558,818	387,437	216,055	44,638	(126,812)	(298,356)
	730,000	710,190	538,818	367,437	196,055	24,638	(146,812)	(318,356)
	750,000	690,190	518,818	347,437	176,055	4,638	(166,812)	(338,356)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: VOWH Medium Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	446,055	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	640,148	506,859	373,562	240,265	106,940	(26,409)	(159,832)
	37	704,156	563,250	422,337	281,423	140,480	(490)	(141,537)
Density (dph)	39	768,165	619,642	471,112	322,581	174,019	25,430	(123,242)
45.0	41	832,173	676,034	519,887	363,739	207,559	51,349	(104,946)
	43	896,181	732,426	568,662	404,897	241,098	77,269	(86,651)
	45	960,190	788,818	617,437	446,055	274,638	103,188	(68,356)
	47	1,024,198	845,210	666,212	487,213	308,177	129,108	(50,061)
	49	1,088,207	901,602	714,987	528,371	341,717	155,027	(31,765)
	51	1,152,215	957,994	763,761	569,529	375,256	180,947	(13,470)
	53	1,216,224	1,014,386	812,536	610,687	408,795	206,866	4,825
	55	1,280,232	1,070,778	861,311	651,845	442,335	232,786	23,121

TABLE 6

Balance (RLV - BLV £ per acre (n))	446,055	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,014,659	843,236	671,813	500,374	328,906	157,439	(14,087)
	100%	960,190	788,818	617,437	446,055	274,638	103,188	(68,356)
Build Cost	102%	905,624	734,328	563,019	391,656	220,267	48,795	(122,833)
100%	104%	851,049	679,780	508,502	337,171	165,773	(5,763)	(177,563)
(105% = 5% increase)	106%	796,369	625,177	453,902	282,578	111,133	(60,519)	(232,642)
	108%	741,659	570,462	399,212	227,858	56,327	(115,540)	(288,208)
	110%	686,849	515,672	344,409	172,986	1,304	(170,916)	(344,481)
	112%	631,961	460,787	289,472	117,942	(53,978)	(226,741)	(401,843)
	114%	576,992	405,784	234,379	62,679	(109,605)	(283,213)	(461,013)
	116%	521,919	350,641	179,108	7,157	(165,668)	(340,587)	(530,311)
	118%	466,706	295,337	123,634	(48,698)	(222,304)	(399,348)	(602,406)
	120%	411,362	239,849	67,876	(104,960)	(279,730)	(460,298)	(674,973)

TABLE 7

Balance (RLV - BLV £ per acre (n))	446,055	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	80%	(76,241)	(132,986)	(189,751)	(246,522)	(303,309)	(360,119)	(416,977)
	82%	29,891	(38,556)	(107,021)	(175,486)	(243,988)	(312,517)	(381,103)
Market Values	84%	134,908	54,866	(25,181)	(105,236)	(185,326)	(265,452)	(345,642)
100%	86%	239,171	147,634	56,062	(35,509)	(127,118)	(218,764)	(310,486)
(105% = 5% increase)	88%	342,942	239,918	136,887	33,853	(69,229)	(172,347)	(275,541)
	90%	446,316	331,873	217,417	102,928	(11,573)	(126,123)	(240,766)
	92%	549,433	423,571	297,708	171,813	45,899	(80,070)	(206,113)
	94%	652,336	515,079	377,822	240,538	103,227	(34,132)	(171,569)
	96%	755,068	606,437	457,806	309,135	160,450	11,711	(137,104)
	98%	857,671	697,682	537,671	377,631	217,591	57,478	(102,702)
	100%	960,190	788,818	617,437	446,055	274,638	103,188	(68,356)
	102%	1,062,577	879,863	697,149	514,407	331,634	148,825	(34,065)
	104%	1,164,925	970,874	776,784	582,693	388,594	194,428	195
	106%	1,267,186	1,061,782	856,377	650,951	445,485	239,996	34,423
	108%	1,369,435	1,152,680	935,913	719,147	502,366	285,523	68,615
	110%	1,471,584	1,243,514	1,015,444	787,321	559,192	331,029	102,791
	112%	1,573,732	1,334,312	1,094,892	855,472	616,003	376,512	136,939
	114%	1,675,854	1,425,111	1,174,341	923,571	672,802	421,961	171,068
	116%	1,777,904	1,515,845	1,253,785	991,670	729,551	467,410	205,195
	118%	1,879,955	1,606,556	1,333,158	1,059,760	786,300	512,831	239,281
	120%	1,982,005	1,697,268	1,412,531	1,127,793	843,049	558,230	273,368

TABLE 8

Balance (RLV - BLV £ per acre (n))	446,055	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
1,567	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	446,055	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	968,113	804,692	641,248	477,804	314,359	150,904	(12,593)
	10,000	976,035	820,543	665,051	509,552	354,045	198,538	43,031
Grant (£ per unit)	15,000	983,958	836,389	688,820	541,251	393,681	246,112	98,543
-	20,000	991,881	852,235	712,588	572,942	433,295	293,645	153,966
	25,000	999,804	868,080	736,357	604,633	472,872	341,102	209,320
	30,000	1,007,727	883,926	760,125	636,280	512,419	388,538	264,601
	35,000	1,015,649	899,771	783,869	667,918	551,962	435,922	319,831
	40,000	1,023,572	915,617	807,597	699,556	591,448	483,293	375,034
	45,000	1,031,495	931,458	831,326	731,180	630,935	530,609	430,175
	50,000	1,039,418	947,277	855,054	762,769	670,413	577,926	485,307
	55,000	1,047,341	963,096	878,783	794,358	709,843	625,201	540,395

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **VOWH Medium Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BQ to BT_v0.2

Appraisal Ref: BT (see Typologies Matrix)
Scheme Typology: VOWH Low Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	9.0	14.0%	16.8	9%	25.8
3 bed House	70.0%	126.0	40.0%	48.0	58%	174.0
4 bed House	15.0%	27.0	13.0%	15.6	14%	42.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	9.0	13.0%	15.6	8%	24.6
2 bed Flat	5.0%	9.0	20.0%	24.0	11%	33.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	180.0	100.0%	120.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	630	6,781	1,176	12,658	1,806	19,440
3 bed House	11,970	128,844	4,560	49,083	16,530	177,927
4 bed House	3,348	36,038	1,934	20,822	5,282	56,859
5 bed House	0	0	0	0	0	0
1 bed Flat	529	5,699	918	9,877	1,447	15,576
2 bed Flat	741	7,978	1,976	21,275	2,718	29,253
3 bed Flat	0	0	0	0	0	0
	17,219	185,339	10,565	113,716	27,783	299,055

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	7,616,160
3 bed House	357,200	3,760	349	62,152,800
4 bed House	427,000	3,444	320	18,190,200
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	4,580,520
2 bed Flat	187,200	2,674	248	6,177,600
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				98,717,280

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	9.0	@	295,200	2,656,800
3 bed House	126.0	@	357,200	45,007,200
4 bed House	27.0	@	427,000	11,529,000
5 bed House	0.0	@	554,200	-
1 bed Flat	9.0	@	186,200	1,675,800
2 bed Flat	9.0	@	187,200	1,684,800
3 bed Flat	0.0	@	0	-
	180.0			62,553,600
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	177,120	238,049
3 bed House	3.8	@	214,320	822,989
4 bed House	1.2	@	256,200	319,738
5 bed House	0.0	@	332,520	-
1 bed Flat	1.2	@	111,720	139,427
2 bed Flat	1.9	@	112,320	215,654
3 bed Flat	0.0	@	0	-
	9.6			1,735,857
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	10.4	@	129,888	1,352,913
3 bed House	29.8	@	157,168	4,677,320
4 bed House	9.7	@	187,880	1,817,175
5 bed House	0.0	@	243,848	-
1 bed Flat	9.7	@	81,928	792,408
2 bed Flat	14.9	@	82,368	1,225,636
3 bed Flat	0.0	@	0	-
	74.4			9,865,452
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	206,640	520,733
3 bed House	7.2	@	250,000	1,800,000
4 bed House	2.3	@	250,000	585,000
5 bed House	0.0	@	250,000	-
1 bed Flat	2.3	@	130,340	304,996
2 bed Flat	3.6	@	131,040	471,744
3 bed Flat	0.0	@	0	-
	18.0			3,682,472
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	224,352	565,367
3 bed House	7.2	@	271,472	1,954,598
4 bed House	2.3	@	324,520	759,377
5 bed House	0.0	@	421,192	-
1 bed Flat	2.3	@	141,512	331,138
2 bed Flat	3.6	@	142,272	512,179
3 bed Flat	0.0	@	0	-
	18.0	120.0		4,122,660
Sub-total GDV Residential	**300**			**81,960,040**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	16,757,240
	603 £ psm (total GIA sqm)		55,857 £ per unit (total units)	
Grant	120	AH units @	0 per unit	-
Total GDV				**81,960,040**

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS							
Initial Payments -							
Statutory Planning Fees (Residential)							(57,359)
Planning Application Professional Fees, Surveys and reports							(170,000)
CIL (Mrkt only + garages)			18,839 sqm	224.00 £ psm			(4,219,844)
CIL analysis:			5.15% % of GDV	14,066 £ per unit (total units)			
Site Specific S106 Contributions	Year 1			1,985 for travel plan monitoring.			(1,985)
	Year 2			0			-
	Year 3			0			-
	Year 4			0			-
	Year 5			0			-
	Year 6			0			-
	Year 7			0			-
	Year 8			0			-
	Year 9			0			-
	Year 10			0			-
	Year 11			0			-
	Year 12			0			-
	Year 13			0			-
	Year 14			0			-
	Year 15			0			-
	Years 1-15		300 units @	35,562 per unit			(10,668,600)
	Sub-total					(10,670,585)	
S106 analysis:		1,600,588 £ per ha	13.02% % of GDV	35,569 £ per unit (total units)			
AH Commuted Sum			27,783 sqm (total)	0 £ psm			-
Comm. Sum analysis:			0.00% % of GDV				
Construction Costs -							
Site Clearance, Demolition & Remediation			6.67 ha @	£ per ha (if brownfield)			-
Site Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	Year 11	0					-
	Year 12	0					-
	Year 13	0					-
	Year 14	0					-
	Year 15	0					-
	Years 1-15		300 units @	0 per unit			-
	Sub-total					-	
Infra. Costs analysis:		- £ per ha	0.00% % of GDV	0 £ per unit (total units)			
1 bed House			- sqm @	1,365 psm			-
2 bed House			1,806 sqm @	1,365 psm			(2,465,190)
3 bed House			16,530 sqm @	1,365 psm			(22,563,450)
4 bed House			5,282 sqm @	1,365 psm			(7,210,476)
5 bed House			- sqm @	1,365 psm			-
1 bed Flat			1,447 sqm @	1,757 psm			(2,542,482)
2 bed Flat			2,718 sqm @	1,757 psm			(4,774,906)
3 bed Flat		27,783	- sqm @	1,757 psm			-
Garages for 3B House (Mrkt only)		126 50%	units @	18 sqm @	444 psm		(503,995)
Garages for 4B House (Mrkt only)		27 100%	units @	18 sqm @	444 psm		(215,998)
Garages for 5B House (Mrkt only)		- 150%	units @	18 sqm @	444 psm		-
		1,620					
External works			40,276,497 @	15.0%			(6,041,475)
Ext. Works analysis:				20,138 £ per unit (total units)			
Policy Costs on design -							
Net Biodiversity costs			300 units @	1,567 £ per unit			(470,100)
M4(2) Category 2 Housing	Aff units	80	units @	95.0% @	625 £ per unit		(47,738)
M4(2) Category 2 Housing	OMS units	162	units @	94.0% @	625 £ per unit		(95,175)
M4(2) Category 2 Flats	Aff units	40	units @	94.0% @	1,090 £ per unit		(40,574)
M4(2) Category 2 Flats	OMS units	18	units @	93.0% @	1,090 £ per unit		(18,247)
M4(3) Category 3 Housing	Aff units	80	units @	5.0% @	12,368 £ per unit		(49,719)
M4(3) Category 3 Housing	OMS units	162	units @	6.0% @	12,368 £ per unit		(120,217)
M4(3) Category 3 Flats	Aff units	40	units @	6.0% @	9,469 £ per unit		(22,498)
M4(3) Category 3 Flats	OMS units	18	units @	7.0% @	9,469 £ per unit		(11,931)
Additional Low Carbon/Energy Reduction	Houses	242	units @		7,087 £ per unit		(1,717,889)
Additional Low Carbon/Energy Reduction	Flats	6.2%	Uplift on		7,317,388 base cost		(453,678)
EV Charging Points - Houses		242	units @		0 £ per unit		-
EV Charging Points - Flats		58	units @	4 flats per charger	0 £ per 4 units		-
Water Efficiency		300	units @		350 £ per unit		(105,000)
	Sub-total					(3,152,766)	
Policy Costs analysis:	(design costs only)			10,509 £ per unit (total units)			
Contingency (on construction)			49,470,737 @	5.0%			(2,473,537)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology:	**VOWH Low Value Greenfield**		No Units:	**300**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Greenfield**	District:	**VOWH**
Notes:						

Professional Fees		49,470,737	@	6.5%		(3,215,598)
Disposal Costs -						
OMS Marketing and Promotion		62,553,600	OMS @	3.00%	6,255 £ per unit	(1,876,608)
Residential Sales Agent Costs		62,553,600	OMS @	1.00%	2,085 £ per unit	(625,536)
Residential Sales Legal Costs		62,553,600	OMS @	0.25%	521 £ per unit	(156,384)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					8,895 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(1,716,224)
Developers Profit -						
Profit on OMS		62,553,600		17.50%		(10,946,880)
Margin on AH		19,406,440		6.00%	on AH values	(1,164,386)
Profit analysis:		81,960,040		14.78%	blended GDV (12,111,266)	
		74,662,412		16.22%	on costs (12,111,266)	
TOTAL COSTS						**(86,773,678)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(4,813,638)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(4,813,638)**
RLV analysis:	(16,045) £ per plot	(722,046) £ per ha (net)		(292,208) £ per acre (net)		
		(541,534) £ per ha (gross)		(219,156) £ per acre (gross)		
				-5.87% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		75%				
Site Area (gross)		8.89	ha (gross)	21.96	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		34	dph (gross)			
Benchmark Land Value (net)	23,063 £ per plot	1,037,820	£ per ha (net)	420,000	£ per acre (net)	**6,918,800**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(1,759,866)**	£ per ha (net)	**(712,208)**	£ per acre (net)	**(11,732,438)**

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Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(712,208)	10%	20%	30%	40%	50%	60%	70%
	100.00	(24,406)	(186,098)	(354,266)	(544,805)	(748,778)	(959,191)	(2,770,969)
	160.00	(119,145)	(273,805)	(437,087)	(625,456)	(817,478)	(1,265,422)	(3,040,240)
CIL £ psm	170.00	(135,159)	(288,832)	(452,601)	(638,981)	(828,968)	(1,325,259)	(3,085,119)
224.00	180.00	(151,252)	(303,985)	(468,115)	(652,521)	(840,457)	(1,385,097)	(3,129,997)
	190.00	(167,433)	(319,142)	(483,657)	(666,062)	(852,000)	(1,444,935)	(3,174,876)
	200.00	(183,707)	(334,299)	(499,265)	(679,602)	(863,559)	(1,504,773)	(3,219,754)
	210.00	(200,091)	(349,455)	(514,873)	(693,143)	(875,118)	(1,564,611)	(3,264,633)
	220.00	(216,599)	(364,612)	(530,481)	(706,759)	(886,677)	(1,624,449)	(3,309,511)
	230.00	(233,228)	(379,793)	(546,089)	(720,381)	(898,236)	(1,684,287)	(3,354,389)
	240.00	(250,017)	(395,041)	(561,730)	(734,004)	(909,865)	(1,744,125)	(3,399,268)
	250.00	(266,967)	(410,428)	(577,433)	(747,626)	(921,494)	(1,803,963)	(3,444,146)
	260.00	(284,018)	(427,181)	(593,135)	(761,254)	(933,122)	(1,863,801)	(3,489,025)
	270.00	(301,070)	(444,911)	(608,837)	(774,959)	(944,751)	(1,923,639)	(3,533,903)
	280.00	(318,121)	(462,644)	(624,540)	(788,663)	(956,398)	(1,983,477)	(3,578,782)
	290.00	(335,172)	(480,482)	(640,284)	(802,368)	(968,098)	(2,043,315)	(3,623,660)
	300.00	(352,223)	(498,319)	(656,081)	(816,073)	(979,797)	(2,103,153)	(3,668,539)
	310.00	(369,368)	(516,157)	(671,878)	(829,798)	(991,496)	(2,162,991)	(3,713,417)
	320.00	(386,522)	(533,995)	(687,676)	(843,585)	(1,003,195)	(2,222,829)	(3,758,296)
	330.00	(403,676)	(551,841)	(703,473)	(857,373)	(1,014,933)	(2,282,667)	(3,803,174)
	340.00	(421,707)	(569,786)	(719,323)	(871,160)	(1,026,703)	(2,342,505)	(3,848,053)
	350.00	(441,653)	(587,732)	(735,216)	(884,948)	(1,038,473)	(2,402,343)	(3,892,931)
	360.00	(461,698)	(605,677)	(751,109)	(898,773)	(1,050,243)	(2,462,181)	(3,937,810)
	370.00	(481,765)	(623,623)	(767,002)	(912,644)	(1,062,013)	(2,522,019)	(3,982,688)
	380.00	(501,833)	(641,587)	(782,894)	(926,515)	(1,136,147)	(2,581,857)	(4,027,567)
	390.00	(521,900)	(659,641)	(798,855)	(940,386)	(1,210,945)	(2,641,695)	(4,072,445)
	400.00	(541,967)	(677,695)	(814,844)	(954,256)	(1,285,742)	(2,701,533)	(4,117,324)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(712,208)	10%	20%	30%	40%	50%	60%	70%
	5,000	283,031	146,960	10,479	(126,758)	(265,673)	(409,704)	(581,514)
	7,500	242,798	106,525	(30,277)	(168,116)	(308,401)	(461,260)	(635,234)
Site Specific S106	10,000	202,461	65,943	(71,267)	(209,913)	(352,215)	(514,145)	(689,471)
35,562	12,500	162,003	25,184	(112,561)	(252,286)	(397,318)	(567,313)	(744,229)
	15,000	121,408	(15,794)	(154,226)	(295,473)	(447,000)	(620,878)	(799,581)
	17,500	80,645	(57,033)	(196,364)	(339,799)	(499,941)	(674,865)	(855,476)
	20,000	39,678	(98,589)	(239,123)	(385,045)	(553,126)	(729,239)	(1,103,095)
	22,500	(1,515)	(140,549)	(282,739)	(432,797)	(606,621)	(784,005)	(1,460,435)
	25,000	(42,989)	(183,017)	(327,517)	(485,738)	(660,430)	(839,175)	(1,817,774)
	27,500	(84,814)	(226,153)	(372,773)	(538,939)	(714,557)	(894,808)	(2,175,114)
	30,000	(127,060)	(270,171)	(418,721)	(592,383)	(769,006)	(950,849)	(2,532,453)
	32,500	(169,853)	(315,245)	(471,535)	(646,074)	(823,781)	(1,210,715)	(2,889,793)
	35,000	(213,341)	(360,501)	(524,751)	(700,016)	(878,887)	(1,568,055)	(3,247,132)
	37,500	(257,750)	(405,939)	(578,145)	(754,249)	(934,326)	(1,925,394)	(3,604,472)
	40,000	(302,973)	(457,332)	(631,728)	(808,774)	(990,103)	(2,282,734)	(3,961,812)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(712,208)	10%	20%	30%	40%	50%	60%	70%
	15.0%	(100,770)	(261,819)	(425,971)	(617,276)	(812,191)	(1,585,097)	(3,279,997)
	16.0%	(149,755)	(305,361)	(470,272)	(655,249)	(843,835)	(1,610,412)	(3,298,983)
Profit	17.0%	(198,739)	(348,903)	(514,574)	(693,222)	(875,479)	(1,635,727)	(3,317,969)
17.5%	18.0%	(247,724)	(392,445)	(558,875)	(731,194)	(907,123)	(1,661,042)	(3,336,956)
	19.0%	(296,709)	(439,331)	(603,176)	(769,167)	(938,766)	(1,686,357)	(3,355,942)
	20.0%	(345,694)	(489,961)	(647,478)	(807,139)	(970,410)	(1,711,672)	(3,374,928)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(712,208)	10%	20%	30%	40%	50%	60%	70%
	450,000	(253,232)	(400,674)	(566,724)	(742,208)	(921,301)	(1,678,385)	(3,357,462)
	470,000	(273,232)	(420,674)	(586,724)	(762,208)	(941,301)	(1,698,385)	(3,377,462)
BLV (£ per acre)	490,000	(293,232)	(440,674)	(606,724)	(782,208)	(961,301)	(1,718,385)	(3,397,462)
420,000	510,000	(313,232)	(460,674)	(626,724)	(802,208)	(981,301)	(1,738,385)	(3,417,462)
	530,000	(333,232)	(480,674)	(646,724)	(822,208)	(1,001,301)	(1,758,385)	(3,437,462)
	550,000	(353,232)	(500,674)	(666,724)	(842,208)	(1,021,301)	(1,778,385)	(3,457,462)
	570,000	(373,232)	(520,674)	(686,724)	(862,208)	(1,041,301)	(1,798,385)	(3,477,462)
	590,000	(393,232)	(540,674)	(706,724)	(882,208)	(1,061,301)	(1,818,385)	(3,497,462)
	610,000	(413,232)	(560,674)	(726,724)	(902,208)	(1,081,301)	(1,838,385)	(3,517,462)
	630,000	(433,232)	(580,674)	(746,724)	(922,208)	(1,101,301)	(1,858,385)	(3,537,462)
	650,000	(453,232)	(600,674)	(766,724)	(942,208)	(1,121,301)	(1,878,385)	(3,557,462)
	670,000	(473,232)	(620,674)	(786,724)	(962,208)	(1,141,301)	(1,898,385)	(3,577,462)
	690,000	(493,232)	(640,674)	(806,724)	(982,208)	(1,161,301)	(1,918,385)	(3,597,462)
	710,000	(513,232)	(660,674)	(826,724)	(1,002,208)	(1,181,301)	(1,938,385)	(3,617,462)
	730,000	(533,232)	(680,674)	(846,724)	(1,022,208)	(1,201,301)	(1,958,385)	(3,637,462)
	750,000	(553,232)	(700,674)	(866,724)	(1,042,208)	(1,221,301)	(1,978,385)	(3,657,462)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: VOWH Low Value Greenfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Greenfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(712,208)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(266,958)	(381,636)	(510,786)	(647,273)	(786,567)	(1,375,410)	(2,681,360)
	37	(258,213)	(379,443)	(515,973)	(660,260)	(807,514)	(1,430,005)	(2,810,580)
Density (dph)	39	(249,468)	(377,251)	(521,161)	(673,247)	(828,461)	(1,484,600)	(2,939,801)
45.0	41	(240,722)	(375,059)	(526,349)	(686,234)	(849,407)	(1,539,195)	(3,069,021)
	43	(231,977)	(372,867)	(531,537)	(699,221)	(870,354)	(1,593,790)	(3,198,242)
	45	(223,232)	(370,674)	(536,724)	(712,208)	(891,301)	(1,648,385)	(3,327,462)
	47	(214,487)	(368,482)	(541,912)	(725,195)	(912,247)	(1,702,979)	(3,456,683)
	49	(205,741)	(366,290)	(547,100)	(738,182)	(933,194)	(1,757,574)	(3,585,903)
	51	(196,996)	(364,098)	(552,288)	(751,169)	(954,141)	(1,812,169)	(3,715,124)
	53	(188,251)	(361,905)	(557,475)	(764,156)	(975,087)	(1,866,764)	(3,844,345)
	55	(179,506)	(359,713)	(562,663)	(777,143)	(996,034)	(1,921,359)	(3,973,565)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(712,208)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	82%	290,279	153,566	16,504	(121,233)	(260,512)	(404,678)	(576,759)
	84%	234,909	98,017	(39,410)	(177,902)	(319,053)	(475,065)	(650,313)
Build Cost	86%	179,313	42,146	(95,830)	(235,489)	(379,986)	(547,724)	(724,873)
100%	88%	123,455	(14,134)	(152,907)	(294,480)	(446,448)	(621,017)	(800,446)
(105% = 5% increase)	90%	67,264	(70,915)	(210,933)	(355,686)	(519,151)	(695,091)	(882,897)
	92%	10,650	(128,397)	(270,325)	(418,452)	(592,402)	(769,916)	(1,371,810)
	94%	(46,491)	(186,817)	(331,779)	(491,069)	(666,208)	(845,491)	(1,860,723)
	96%	(104,342)	(246,578)	(394,091)	(564,272)	(740,619)	(921,863)	(2,349,636)
	98%	(163,132)	(308,265)	(463,484)	(637,993)	(815,672)	(1,158,697)	(2,838,549)
	100%	(223,232)	(370,674)	(536,724)	(712,208)	(891,301)	(1,648,385)	(3,327,462)
	102%	(285,142)	(436,359)	(610,384)	(786,922)	(967,597)	(2,138,072)	(3,816,375)
	104%	(347,650)	(509,652)	(684,469)	(862,142)	(1,044,528)	(2,627,760)	(4,305,289)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(712,208)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	96%	(397,491)	(545,402)	(697,837)	(852,651)	(1,011,309)	(2,359,138)	(3,860,527)
	98%	(309,941)	(454,126)	(617,009)	(782,165)	(951,027)	(2,003,761)	(3,593,995)
Market Values	100%	(223,232)	(370,674)	(536,724)	(712,208)	(891,301)	(1,648,385)	(3,327,462)
100%	102%	(139,421)	(293,069)	(456,950)	(642,750)	(832,084)	(1,293,008)	(3,060,930)
(105% = 5% increase)	104%	(57,617)	(216,989)	(382,905)	(573,763)	(773,314)	(979,040)	(2,794,398)
	106%	22,940	(143,231)	(315,000)	(505,216)	(714,965)	(930,702)	(2,527,865)
	108%	102,635	(70,906)	(248,309)	(437,080)	(657,013)	(882,754)	(2,261,333)
	110%	181,742	473	(183,603)	(375,733)	(599,433)	(835,176)	(1,994,800)
	112%	260,406	71,207	(120,150)	(317,609)	(542,200)	(787,947)	(1,728,268)
	114%	338,759	141,453	(57,531)	(260,963)	(485,292)	(741,048)	(1,461,736)
	116%	416,829	211,333	4,494	(205,730)	(428,609)	(694,458)	(1,195,203)
	118%	494,708	280,964	66,090	(151,420)	(378,263)	(648,159)	(934,656)
	120%	572,431	350,361	127,370	(97,767)	(329,972)	(602,131)	(898,348)
	122%	650,028	419,595	188,382	(44,577)	(282,966)	(556,354)	(862,304)
	124%	727,515	488,697	249,205	8,262	(236,979)	(510,810)	(826,511)
	126%	804,891	557,693	309,872	60,820	(191,692)	(465,422)	(790,952)
	128%	882,218	626,570	370,408	113,188	(146,912)	(420,270)	(755,613)
	130%	959,460	695,377	430,838	165,373	(102,508)	(380,792)	(720,490)
	132%	1,036,663	764,140	491,187	217,425	(58,386)	(342,404)	(685,584)
	134%	1,113,798	832,805	551,454	269,369	(14,487)	(304,977)	(650,864)
	136%	1,190,930	901,464	611,649	321,220	29,231	(268,228)	(616,315)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(712,208)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(199,274)	(345,955)	(507,632)	(682,654)	(861,137)	(1,453,199)	(3,132,277)
	450	(201,236)	(347,986)	(510,023)	(685,074)	(863,616)	(1,469,237)	(3,148,315)
BNG (£ per unit)	550	(203,198)	(350,017)	(512,413)	(687,493)	(866,094)	(1,485,276)	(3,164,353)
1,567	650	(205,160)	(352,048)	(514,804)	(689,913)	(868,573)	(1,501,314)	(3,180,392)
	750	(207,123)	(354,080)	(517,194)	(692,332)	(871,051)	(1,517,352)	(3,196,430)
	850	(209,085)	(356,111)	(519,585)	(694,755)	(873,530)	(1,533,390)	(3,212,468)
	950	(211,050)	(358,142)	(521,975)	(697,189)	(876,008)	(1,549,429)	(3,228,506)
	1,050	(213,024)	(360,173)	(524,366)	(699,624)	(878,487)	(1,565,467)	(3,244,545)
	1,150	(214,997)	(362,204)	(526,756)	(702,058)	(880,965)	(1,581,505)	(3,260,583)
	1,250	(216,970)	(364,236)	(529,146)	(704,492)	(883,444)	(1,597,543)	(3,276,621)
	1,350	(218,943)	(366,267)	(531,537)	(706,926)	(885,922)	(1,613,582)	(3,292,659)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(712,208)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(214,425)	(352,567)	(504,758)	(668,962)	(836,105)	(1,219,455)	(2,827,045)
	10,000	(205,650)	(334,459)	(472,830)	(625,837)	(781,241)	(940,959)	(2,326,627)
Grant (£ per unit)	15,000	(196,903)	(316,352)	(441,056)	(582,958)	(726,702)	(873,830)	(1,826,210)
-	20,000	(188,196)	(298,244)	(410,279)	(540,211)	(672,487)	(807,328)	(1,325,792)
	25,000	(179,519)	(280,182)	(382,908)	(497,590)	(618,590)	(741,411)	(868,004)
	30,000	(170,863)	(262,317)	(355,747)	(455,214)	(565,008)	(676,099)	(789,714)
	35,000	(162,244)	(244,632)	(328,586)	(413,531)	(511,737)	(611,343)	(712,503)
	40,000	(153,647)	(227,098)	(301,495)	(377,034)	(458,781)	(547,184)	(636,399)
	45,000	(145,070)	(209,717)	(274,839)	(340,819)	(407,413)	(483,530)	(561,326)
	50,000	(136,526)	(192,450)	(248,586)	(305,050)	(362,107)	(420,287)	(487,150)
	55,000	(127,991)	(175,303)	(222,665)	(270,112)	(317,690)	(365,494)	(414,046)

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240827 SODC VOWH Typologies BQ to BT_v0.2

Scheme Typology: **VOWH Low Value Greenfield** No Units: **300**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Greenfield** District: **VOWH**
Notes:

NOTES
Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BQ to BT_v0.2 - Summary Table

Appraisal Ref:	**BQ**	**BR**	**BS**	**BT**
Scheme Typology:	SODC High Value Greenfield	SODC Medium Value Greenfield	VOWH Medium Value Greenfield	VOWH Low Value Greenfield
No Units:	300	300	300	300
Location / Value Zone:	Higher	Medium	Medium	Low
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
District	SODC	SODC	VOWH	VOWH
Notes:				
Total GDV (£)	131,594,323	103,745,546	109,627,051	81,960,040
Policy Assumptions	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%
Affordable Rent:	5%	5%	8%	8%
Social Rent:	50%	50%	62%	62%
First Homes:	6%	6%	15%	15%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%
CIL (£ psm)	348.00	241.00	314.00	224.00
CIL (£ per unit)	17,131	11,864	19,718	14,066
Site Specific S106 (£ per unit)	35,569	35,569	35,569	35,569
Sub-total CIL+S106 (£ per unit)	52,700	47,433	55,286	49,635
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	52,700	47,433	55,286	49,635
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%
Developers Profit (% on costs)	23.17%	18.86%	21.28%	16.22%
Developers Profit Total (£)	17,558,764	13,870,588	16,126,326	12,111,266
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	1,997,676	852,855	926,055	(292,208)
RLV (£/ha (net))	4,936,257	2,107,404	2,288,282	(722,046)
RLV (% of GDV)	25.01%	13.54%	13.92%	-5.87%
RLV Total (£)	32,908,382	14,049,358	15,255,215	(4,813,638)
BLV (£/acre (net))	550,000	480,000	480,000	420,000
BLV (£/ha (net))	1,359,050	1,186,080	1,186,080	1,037,820
BLV Total (£)	9,060,333	7,907,200	7,907,200	6,918,800
Surplus/Deficit (£/acre) [RLV-BLV]	1,447,676	372,855	446,055	(712,208)
Surplus/Deficit (£/ha)	3,577,207	921,324	1,102,202	(1,759,866)
Surplus/Deficit Total (£)	23,848,049	6,142,158	7,348,015	(11,732,438)
Plan Viability comments	**Viable**	**Viable**	**Viable**	**Not Viable**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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240827 SODC VOWH Typologies BU to BX_v0.2

Appraisal Ref: BU (see Typologies Matrix)
Scheme Typology: SODC High Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			300 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		50%		
AH tenure split %	Affordable Rent:		5.0%		
	Social Rent:		50.0%	55.0%	% Rented
	First Homes:		6.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			348.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	15.0	17.0%	25.5	14%	40.5
3 bed House	69.0%	103.5	46.0%	69.0	58%	172.5
4 bed House	6.0%	9.0	9.0%	13.5	8%	22.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	7.5	8.0%	12.0	7%	19.5
2 bed Flat	10.0%	15.0	20.0%	30.0	15%	45.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	150.0	100.0%	150.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,050	11,302	1,785	19,214	2,835	30,516
3 bed House	9,833	105,836	6,555	70,557	16,388	176,394
4 bed House	1,116	12,013	1,674	18,019	2,790	30,031
5 bed House	0	0	0	0	0	0
1 bed Flat	441	4,749	706	7,598	1,147	12,347
2 bed Flat	1,235	13,297	2,471	26,593	3,706	39,890
3 bed Flat	0	0	0	0	0	0
	13,675	147,196	13,190	141,981	26,865	289,177
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	547,000	7,814	726	22,153,500
3 bed House	564,000	5,937	552	97,290,000
4 bed House	817,000	6,589	612	18,382,500
5 bed House	1,060,000	#DIV/0!	#DIV/0!	0
1 bed Flat	382,000	7,640	710	7,449,000
2 bed Flat	482,000	6,886	640	21,690,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				166,965,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	328,200	60%	240,680	44%	250,000	70%	415,720	76%
3 bed House	338,400	60%	248,160	44%	250,000	70%	428,640	76%
4 bed House	490,200	60%	359,480	44%	250,000	70%	620,920	76%
5 bed House	636,000	60%	466,400	44%	250,000	70%	805,600	76%
1 bed Flat	229,200	60%	168,080	44%	250,000	70%	290,320	76%
2 bed Flat	289,200	60%	212,080	44%	250,000	70%	366,320	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: SODC High Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Higher Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	15.0	@	547,000	8,205,000
3 bed House	103.5	@	564,000	58,374,000
4 bed House	9.0	@	817,000	7,353,000
5 bed House	0.0	@	1,060,000	-
1 bed Flat	7.5	@	382,000	2,865,000
2 bed Flat	15.0	@	482,000	7,230,000
3 bed Flat	0.0	@	0	-
	150.0			84,027,000
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	328,200	418,455
3 bed House	3.5	@	338,400	1,167,480
4 bed House	0.7	@	490,200	330,885
5 bed House	0.0	@	636,000	-
1 bed Flat	0.6	@	229,200	137,520
2 bed Flat	1.5	@	289,200	433,800
3 bed Flat	0.0	@	0	-
	7.5			2,488,140
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	12.8	@	240,680	3,068,670
3 bed House	34.5	@	248,160	8,561,520
4 bed House	6.8	@	359,480	2,426,490
5 bed House	0.0	@	466,400	-
1 bed Flat	6.0	@	168,080	1,008,480
2 bed Flat	15.0	@	212,080	3,181,200
3 bed Flat	0.0	@	0	-
	75.0			18,246,360
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.5	@	250,000	382,500
3 bed House	4.1	@	250,000	1,035,000
4 bed House	0.8	@	250,000	202,500
5 bed House	0.0	@	250,000	-
1 bed Flat	0.7	@	250,000	180,000
2 bed Flat	1.8	@	250,000	450,000
3 bed Flat	0.0	@	0	-
	9.0			2,250,000
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	9.9	@	415,720	4,134,335
3 bed House	26.9	@	428,640	11,534,702
4 bed House	5.3	@	620,920	3,269,144
5 bed House	0.0	@	805,600	-
1 bed Flat	4.7	@	290,320	1,358,698
2 bed Flat	11.7	@	366,320	4,285,944
3 bed Flat	0.0	@	0	-
	58.5	150.0		24,582,823
Sub-total GDV Residential	**300**			**131,594,323**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	35,370,677
	1,317 £ psm (total GIA sqm)		117,902 £ per unit (total units)	
Grant	150	AH units @	0 per unit	-
Total GDV				**131,594,323**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(57,359)
Planning Application Professional Fees, Surveys and reports								(170,000)
CIL (Mrkt only + garages)				14,768	sqm	348.00	£ psm	(5,139,428)
CIL analysis:				3.91%	% of GDV	17,131	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					1,985	For travel plan monitoring.	(1,985)
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			300	units @	35,562	per unit	(10,668,600)
	Sub-total							(10,670,585)
S106 analysis:		1,600,588	£ per ha	8.11%	% of GDV	35,569	£ per unit (total units)	
AH Commuted Sum				26,865	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			
Construction Costs -								
Site Clearance, Demolition & Remediation				6.67	ha @	123,555	£ per ha (if brownfield)	(823,700)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			300	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				2,835	sqm @	1,365	psm	(3,869,775)
3 bed House				16,388	sqm @	1,365	psm	(22,368,938)
4 bed House				2,790	sqm @	1,365	psm	(3,808,350)
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				1,147	sqm @	1,757	psm	(2,015,382)
2 bed Flat				3,706	sqm @	1,757	psm	(6,511,235)
3 bed Flat			26,865	-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		104	50%	units @		18 sqm @	444 psm	(413,996)
Garages for 4B House (Mrkt only)		9	100%	units @		18 sqm @	444 psm	(71,999)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			1,094					
External works				39,059,675	@	15.0%		(5,858,951)
Ext. Works analysis:						19,530	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				300	units @		£ per unit	-
M4(2) Category 2 Housing	Aff units		108	units @	99.0%	@	625 £ per unit	(66,825)
M4(2) Category 2 Housing	OMS units		128	units @	98.5%	@	625 £ per unit	(78,492)
M4(2) Category 2 Flats	Aff units		42	units @	99.0%	@	1,090 £ per unit	(45,322)
M4(2) Category 2 Flats	OMS units		23	units @	98.5%	@	1,090 £ per unit	(24,157)
M4(3) Category 3 Housing	Aff units		108	units @	1.0%	@	12,368 £ per unit	(13,357)
M4(3) Category 3 Housing	OMS units		128	units @	1.5%	@	12,368 £ per unit	(23,654)
M4(3) Category 3 Flats	Aff units		42	units @	1.0%	@	9,469 £ per unit	(3,977)
M4(3) Category 3 Flats	OMS units		23	units @	1.5%	@	9,469 £ per unit	(3,196)
Additional Low Carbon/Energy Reduction	Houses		236	units @			14,205 £ per unit	(3,345,278)
Additional Low Carbon/Energy Reduction	Flats		13.6%	Uplift on			8,526,618 base cost	(1,159,620)
EV Charging Points - Houses			236	units @			0 £ per unit	-
EV Charging Points - Flats			65	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			300	units @			350 £ per unit	(105,000)
	Sub-total							(4,868,878)
Policy Costs analysis:	(design costs only)					16,230	£ per unit (total units)	
Contingency (on construction)				50,611,205	@	5.0%		(2,530,560)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**SODC High Value Brownfield**		No Units:	**300**		
Site Typology:	Location / Value Zone:	**Higher**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		50,611,205	@	6.5%		(3,289,728)
Disposal Costs -						
OMS Marketing and Promotion		84,027,000	OMS @	3.00%	8,403 £ per unit	(2,520,810)
Residential Sales Agent Costs		84,027,000	OMS @	1.00%	2,801 £ per unit	(840,270)
Residential Sales Legal Costs		84,027,000	OMS @	0.25%	700 £ per unit	(210,068)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,937 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(157,079)
Developers Profit -						
Profit on OMS		84,027,000		17.50%		(14,704,725)
Margin on AH		47,567,323		6.00%	on AH values	(2,854,039)
Profit analysis:		131,594,323		13.34%	blended GDV	(17,558,764)
		76,207,091		23.04%	on costs	(17,558,764)
TOTAL COSTS						**(93,765,855)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						37,828,468
SDLT		37,828,468	@	HMRC formula		(1,880,923)
Acquisition Agent fees		37,828,468	@	1.0%		(378,285)
Acquisition Legal fees		37,828,468	@	0.5%		(189,142)
Interest on Land		37,828,468	@	7.50%		(2,837,135)
Residual Land Value						**32,542,982**
RLV analysis:	108,477 £ per plot	4,881,447	£ per ha (net)	1,975,495	£ per acre (net)	
		4,881,447	£ per ha (gross)	1,975,495	£ per acre (gross)	
				24.73%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		6.67	ha (gross)	16.47	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	63,148 £ per plot	2,841,650	£ per ha (net)	1,150,000	£ per acre (net)	**18,944,333**
BLV analysis:		2,841,650	£ per ha (gross)	1,150,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**2,039,797** £ per ha (net)	**825,495** £ per acre (net)	**13,598,649**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS
The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	825,495	10%	20%	30%	40%	50%	60%	70%
	100.00	1,803,468	1,607,019	1,410,504	1,213,959	1,017,414	820,818	624,152
	160.00	1,719,801	1,532,648	1,345,494	1,158,240	970,982	783,707	596,319
CIL £ psm	170.00	1,705,857	1,520,253	1,334,649	1,148,954	963,243	777,522	591,680
348.00	180.00	1,691,912	1,507,857	1,323,803	1,139,667	955,505	771,336	587,041
	190.00	1,677,968	1,495,462	1,312,957	1,130,381	947,766	765,151	582,402
	200.00	1,664,023	1,483,067	1,302,111	1,121,095	940,027	758,960	577,763
	210.00	1,650,079	1,470,672	1,291,266	1,111,808	932,288	752,769	573,124
	220.00	1,636,134	1,458,277	1,280,420	1,102,522	924,550	746,578	568,485
	230.00	1,622,190	1,445,882	1,269,574	1,093,235	916,811	740,387	563,846
	240.00	1,608,245	1,433,487	1,258,728	1,083,949	909,072	734,196	559,208
	250.00	1,594,300	1,421,092	1,247,883	1,074,663	901,334	728,005	554,569
	260.00	1,580,356	1,408,696	1,237,037	1,065,376	893,595	721,814	549,930
	270.00	1,566,411	1,396,301	1,226,191	1,056,081	885,856	715,623	545,291
	280.00	1,552,467	1,383,906	1,215,345	1,046,785	878,118	709,432	540,652
	290.00	1,538,510	1,371,511	1,204,500	1,037,488	870,379	703,241	536,013
	300.00	1,524,549	1,359,116	1,193,654	1,028,192	862,640	697,050	531,374
	310.00	1,510,588	1,346,721	1,182,808	1,018,896	854,902	690,859	526,735
	320.00	1,496,626	1,334,326	1,171,962	1,009,599	847,163	684,668	522,097
	330.00	1,482,665	1,321,930	1,161,117	1,000,303	839,424	678,477	517,458
	340.00	1,468,704	1,309,535	1,150,271	991,006	831,686	672,286	512,819
	350.00	1,454,742	1,297,140	1,139,425	981,710	823,947	666,096	508,180
	360.00	1,440,781	1,284,733	1,128,579	972,414	816,208	659,905	503,541
	370.00	1,426,820	1,272,323	1,117,734	963,117	808,470	653,714	498,902
	380.00	1,412,858	1,259,912	1,106,888	953,821	800,731	647,523	494,263
	390.00	1,398,897	1,247,502	1,096,042	944,525	792,992	641,332	489,624
	400.00	1,384,936	1,235,092	1,085,196	935,228	785,254	635,141	484,986

TABLE 2

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	825,495	10%	20%	30%	40%	50%	60%	70%
	18,500	1,726,146	1,568,121	1,410,031	1,251,870	1,093,708	935,390	777,027
	19,500	1,710,409	1,552,384	1,394,311	1,236,150	1,077,989	919,685	761,334
Site Specific S106	20,500	1,694,672	1,536,647	1,378,591	1,220,430	1,062,269	903,979	745,641
35,562	21,500	1,678,935	1,520,910	1,362,871	1,204,710	1,046,549	888,274	729,949
	22,500	1,663,198	1,505,174	1,347,149	1,188,990	1,030,829	872,569	714,251
	23,500	1,647,462	1,489,437	1,331,412	1,173,270	1,015,109	856,863	698,545
	24,500	1,631,725	1,473,700	1,315,675	1,157,550	999,389	841,158	682,840
	25,500	1,615,988	1,457,963	1,299,938	1,141,830	983,669	825,453	667,135
	26,500	1,600,251	1,442,226	1,284,201	1,126,110	967,949	809,747	651,429
	27,500	1,584,514	1,426,489	1,268,465	1,110,390	952,229	794,042	635,724
	28,500	1,568,778	1,410,753	1,252,728	1,094,670	936,509	778,337	620,019
	29,500	1,553,041	1,395,016	1,236,991	1,078,950	920,789	762,628	604,313
	30,500	1,537,290	1,379,279	1,221,254	1,063,229	905,069	746,908	588,608
	31,500	1,521,535	1,363,542	1,205,517	1,047,492	889,349	731,188	572,903
	32,500	1,505,779	1,347,805	1,189,780	1,031,756	873,629	715,468	557,197

TABLE 3

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	825,495	10%	20%	30%	40%	50%	60%	70%
	15.0%	1,654,935	1,475,086	1,295,128	1,115,170	935,162	755,067	574,908
	16.0%	1,575,975	1,404,899	1,233,715	1,062,530	891,295	719,974	548,588
Profit	17.0%	1,497,015	1,334,713	1,172,301	1,009,889	847,428	684,880	522,268
17.5%	18.0%	1,418,055	1,264,526	1,110,888	957,249	803,561	649,787	495,948
	19.0%	1,339,094	1,194,339	1,049,474	904,609	759,694	614,694	469,628
	20.0%	1,260,134	1,124,152	988,061	851,969	715,828	579,600	443,307

TABLE 4

Affordable Housing - % on site 50%

Balance (RLV - BLV £ per acre (n))	825,495	10%	20%	30%	40%	50%	60%	70%
	550,000	2,057,535	1,899,619	1,741,594	1,583,569	1,425,495	1,267,334	1,109,108
	600,000	2,007,535	1,849,619	1,691,594	1,533,569	1,375,495	1,217,334	1,059,108
BLV (£ per acre)	650,000	1,957,535	1,799,619	1,641,594	1,483,569	1,325,495	1,167,334	1,009,108
1,150,000	700,000	1,907,535	1,749,619	1,591,594	1,433,569	1,275,495	1,117,334	959,108
	750,000	1,857,535	1,699,619	1,541,594	1,383,569	1,225,495	1,067,334	909,108
	800,000	1,807,535	1,649,619	1,491,594	1,333,569	1,175,495	1,017,334	859,108
	850,000	1,757,535	1,599,619	1,441,594	1,283,569	1,125,495	967,334	809,108
	900,000	1,707,535	1,549,619	1,391,594	1,233,569	1,075,495	917,334	759,108
	950,000	1,657,535	1,499,619	1,341,594	1,183,569	1,025,495	867,334	709,108
	1,000,000	1,607,535	1,449,619	1,291,594	1,133,569	975,495	817,334	659,108
	1,050,000	1,557,535	1,399,619	1,241,594	1,083,569	925,495	767,334	609,108
	1,100,000	1,507,535	1,349,619	1,191,594	1,033,569	875,495	717,334	559,108
	1,150,000	1,457,535	1,299,619	1,141,594	983,569	825,495	667,334	509,108
	1,200,000	1,407,535	1,249,619	1,091,594	933,569	775,495	617,334	459,108
	1,250,000	1,357,535	1,199,619	1,041,594	883,569	725,495	567,334	409,108
	1,300,000	1,307,535	1,149,619	991,594	833,569	675,495	517,334	359,108

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	825,495	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	866,914	744,095	621,244	498,336	375,428	252,437	129,423
	37	985,038	855,201	725,314	595,383	465,451	335,416	205,368
Density (dph)	39	1,103,162	966,307	829,384	692,430	555,468	418,395	281,303
45.0	41	1,221,286	1,077,413	933,454	789,476	645,477	501,375	357,238
	43	1,339,410	1,188,519	1,037,524	886,523	735,486	584,354	433,173
	45	1,457,535	1,299,619	1,141,594	983,569	825,495	667,334	509,108
	47	1,575,659	1,410,712	1,245,664	1,080,616	915,503	750,313	585,043
	49	1,693,783	1,521,806	1,349,734	1,177,663	1,005,512	833,293	660,978
	51	1,811,907	1,632,899	1,453,804	1,274,709	1,095,521	916,272	736,913
	53	1,930,031	1,743,992	1,557,874	1,371,756	1,185,530	999,251	812,847
	55	2,048,155	1,855,086	1,661,944	1,468,803	1,275,539	1,082,231	888,782

TABLE 6

Balance (RLV - BLV £ per acre (n))	825,495	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	98%	1,510,720	1,352,793	1,194,832	1,036,872	878,793	720,696	562,472
	100%	1,457,535	1,299,619	1,141,594	983,569	825,495	667,334	509,108
Build Cost	102%	1,404,350	1,246,375	1,088,356	930,267	772,178	613,971	455,743
100%	104%	1,351,165	1,193,126	1,035,087	876,965	718,811	560,609	402,320
(105% = 5% increase)	106%	1,297,980	1,139,877	981,774	823,662	665,444	507,227	348,893
	108%	1,244,743	1,086,627	928,460	770,293	612,078	453,796	295,467
	110%	1,191,476	1,033,337	875,146	716,915	558,683	400,365	242,018
	112%	1,138,208	980,005	821,803	663,537	505,241	346,934	188,523
	114%	1,084,941	926,674	768,406	610,139	451,798	293,438	135,028
	116%	1,031,625	873,342	715,010	556,678	398,346	239,931	81,506
	118%	978,268	819,943	661,614	503,217	344,821	186,424	27,935
	120%	924,911	766,521	608,132	449,743	291,296	132,835	(25,636)

TABLE 7

Balance (RLV - BLV £ per acre (n))	825,495	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	80%	215,877	196,594	177,092	157,363	137,400	117,182	96,701
	82%	340,423	307,154	273,712	240,084	206,257	172,216	137,948
Market Values	84%	464,847	417,658	370,299	322,782	275,105	227,249	179,195
100%	86%	589,183	528,043	466,815	405,476	343,954	282,283	220,443
(105% = 5% increase)	88%	713,383	638,414	563,296	488,094	412,791	337,317	261,690
	90%	837,566	748,678	659,774	570,713	481,583	392,351	302,937
	92%	961,626	858,942	756,162	653,331	550,376	447,349	344,184
	94%	1,085,673	969,151	852,550	735,917	619,168	502,345	385,431
	96%	1,209,679	1,079,309	948,938	818,468	687,960	557,341	426,658
	98%	1,333,607	1,189,467	1,045,285	901,019	756,749	612,338	467,883
	100%	1,457,535	1,299,619	1,141,594	983,569	825,495	667,334	509,108
	102%	1,581,462	1,409,687	1,237,903	1,066,120	894,240	722,330	550,332
	104%	1,705,296	1,519,754	1,334,213	1,148,644	962,985	777,326	591,557
	106%	1,829,122	1,629,822	1,430,522	1,231,139	1,031,730	832,322	632,782
	108%	1,952,948	1,739,889	1,526,790	1,313,633	1,100,476	887,290	674,006
	110%	2,076,774	1,849,940	1,623,033	1,396,127	1,169,221	942,257	715,231
	112%	2,200,587	1,959,932	1,719,277	1,478,622	1,237,966	997,223	756,456
	114%	2,324,329	2,069,924	1,815,520	1,561,116	1,306,698	1,052,189	797,680
	116%	2,448,070	2,179,917	1,911,764	1,643,610	1,375,406	1,107,155	838,905
	118%	2,571,812	2,289,909	2,008,007	1,726,104	1,444,113	1,162,121	880,130
	120%	2,695,553	2,399,902	2,104,250	1,808,555	1,512,821	1,217,088	921,354

TABLE 8

Balance (RLV - BLV £ per acre (n))	825,495	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,451,371	1,293,461	1,135,439	977,414	819,348	661,187	502,968
	450	1,449,610	1,291,700	1,133,681	975,656	817,591	659,430	501,213
BNG (£ per unit)	550	1,447,849	1,289,939	1,131,922	973,897	815,835	657,674	499,459
-	650	1,446,088	1,288,178	1,130,163	972,139	814,079	655,918	497,705
	750	1,444,326	1,286,417	1,128,405	970,380	812,322	654,161	495,950
	850	1,442,565	1,284,655	1,126,646	968,621	810,566	652,405	494,196
	950	1,440,804	1,282,894	1,124,888	966,863	808,810	650,649	492,442
	1,050	1,439,043	1,281,133	1,123,129	965,104	807,053	648,892	490,687
	1,150	1,437,282	1,279,372	1,121,370	963,346	805,297	647,136	488,933
	1,250	1,435,521	1,277,611	1,119,612	961,587	803,540	645,380	487,179
	1,350	1,433,760	1,275,850	1,117,853	959,828	801,784	643,623	485,425

TABLE 9

Balance (RLV - BLV £ per acre (n))	825,495	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	1,465,421	1,315,371	1,165,222	1,015,073	864,829	714,535	564,119
	10,000	1,473,307	1,331,123	1,188,850	1,046,577	904,163	761,731	619,131
Grant (£ per unit)	15,000	1,481,193	1,346,875	1,212,478	1,078,058	943,497	808,884	674,142
-	20,000	1,489,079	1,362,627	1,236,106	1,109,525	982,832	856,037	729,126
	25,000	1,496,965	1,378,379	1,259,733	1,140,993	1,022,166	903,189	784,088
	30,000	1,504,851	1,394,130	1,283,361	1,172,460	1,061,500	950,342	839,050
	35,000	1,512,737	1,409,882	1,306,989	1,203,927	1,100,801	997,495	894,013
	40,000	1,520,623	1,425,634	1,330,617	1,235,395	1,140,095	1,044,647	948,975
	45,000	1,528,509	1,441,386	1,354,221	1,266,862	1,179,389	1,091,767	1,003,937
	50,000	1,536,395	1,457,138	1,377,822	1,298,329	1,218,683	1,138,878	1,058,880
	55,000	1,544,279	1,472,890	1,401,423	1,329,797	1,257,977	1,185,988	1,113,800

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC High Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Higher** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

NOTES

Cells highlighted in yellow are input cells
Cells highlighted in green are sensitivity input cells
Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BU to BX_v0.2

Appraisal Ref: BV (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			300 Units		
AH Policy requirement (% Target)			50%		
Open Market Sale (OMS) housing		Open Market Sale (OMS)	50%		
AH tenure split %		Affordable Rent:		5.0%	
		Social Rent:		50.0%	55.0% % Rented
		First Homes:		6.0%	
		Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			241.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	15.0	17.0%	25.5	14%	40.5
3 bed House	69.0%	103.5	46.0%	69.0	58%	172.5
4 bed House	6.0%	9.0	9.0%	13.5	8%	22.5
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	7.5	8.0%	12.0	7%	19.5
2 bed Flat	10.0%	15.0	20.0%	30.0	15%	45.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	150.0	100.0%	150.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	1,050	11,302	1,785	19,214	2,835	30,516
3 bed House	9,833	105,836	6,555	70,557	16,388	176,394
4 bed House	1,116	12,013	1,674	18,019	2,790	30,031
5 bed House	0	0	0	0	0	0
1 bed Flat	441	4,749	706	7,598	1,147	12,347
2 bed Flat	1,235	13,297	2,471	26,593	3,706	39,890
3 bed Flat	0	0	0	0	0	0
	13,675	147,196	13,190	141,981	26,865	289,177

AH % by floor area: 49.10% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	16,329,600
3 bed House	460,600	4,848	450	79,453,500
4 bed House	573,400	4,624	430	12,901,500
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	5,733,000
2 bed Flat	360,000	5,143	478	16,200,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				130,617,600

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	15.0	@	403,200	6,048,000
3 bed House	103.5	@	460,600	47,672,100
4 bed House	9.0	@	573,400	5,160,600
5 bed House	0.0	@	766,100	-
1 bed Flat	7.5	@	294,000	2,205,000
2 bed Flat	15.0	@	360,000	5,400,000
3 bed Flat	0.0	@	0	-
	150.0			66,485,700
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	241,920	308,448
3 bed House	3.5	@	276,360	953,442
4 bed House	0.7	@	344,040	232,227
5 bed House	0.0	@	459,660	-
1 bed Flat	0.6	@	176,400	105,840
2 bed Flat	1.5	@	216,000	324,000
3 bed Flat	0.0	@	0	-
	7.5			1,923,957
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	12.8	@	177,408	2,261,952
3 bed House	34.5	@	202,664	6,991,908
4 bed House	6.8	@	252,296	1,702,998
5 bed House	0.0	@	337,084	-
1 bed Flat	6.0	@	129,360	776,160
2 bed Flat	15.0	@	158,400	2,376,000
3 bed Flat	0.0	@	0	-
	75.0			14,109,018
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.5	@	250,000	382,500
3 bed House	4.1	@	250,000	1,035,000
4 bed House	0.8	@	250,000	202,500
5 bed House	0.0	@	250,000	-
1 bed Flat	0.7	@	205,800	148,176
2 bed Flat	1.8	@	250,000	450,000
3 bed Flat	0.0	@	0	-
	9.0			2,218,176
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	9.9	@	306,432	3,047,466
3 bed House	26.9	@	350,056	9,420,007
4 bed House	5.3	@	435,784	2,294,403
5 bed House	0.0	@	582,236	-
1 bed Flat	4.7	@	223,440	1,045,699
2 bed Flat	11.7	@	273,600	3,201,120
3 bed Flat	0.0	@	0	-
	58.5	150.0		19,008,695
Sub-total GDV Residential	**300**			**103,745,546**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	26,872,054
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	150	AH units @	0 per unit	-
Total GDV				**103,745,546**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(57,359)
Planning Application Professional Fees, Surveys and reports								(170,000)
CIL (Mrkt only + garages)				14,768 sqm		241.00 £ psm		(3,559,201)
CIL analysis:				3.43% % of GDV		11,864 £ per unit (total units)		
Site Specific S106 Contributions	Year 1					1,985 For travel plan monitoring.		(1,985)
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			300 units @		35,562 per unit		(10,668,600)
	Sub-total						(10,670,585)	
S106 analysis:		1,600,588 £ per ha		10.29% % of GDV		35,569 £ per unit (total units)		
AH Commuted Sum				26,865 sqm (total)		0 £ psm		-
Comm. Sum analysis:				0.00% % of GDV				
Construction Costs -								
Site Clearance, Demolition & Remediation				6.67 ha @		123,555 £ per ha (if brownfield)		(823,700)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			300 units @		0 per unit		-
	Sub-total						-	
Infra. Costs analysis:		- £ per ha		0.00% % of GDV		0 £ per unit (total units)		
1 bed House				- sqm @		1,365 psm		-
2 bed House				2,835 sqm @		1,365 psm		(3,869,775)
3 bed House				16,388 sqm @		1,365 psm		(22,368,938)
4 bed House				2,790 sqm @		1,365 psm		(3,808,350)
5 bed House				- sqm @		1,365 psm		-
1 bed Flat				1,147 sqm @		1,757 psm		(2,015,382)
2 bed Flat				3,706 sqm @		1,757 psm		(6,511,235)
3 bed Flat			26,865	- sqm @		1,757 psm		-
Garages for 3B House (Mrkt only)		104	50% units @		18 sqm @	444 psm		(413,996)
Garages for 4B House (Mrkt only)		9	100% units @		18 sqm @	444 psm		(71,999)
Garages for 5B House (Mrkt only)		-	150% units @		18 sqm @	444 psm		-
			1,094					
External works				39,059,675 @		15.0%		(5,858,951)
Ext. Works analysis:						19,530 £ per unit (total units)		
Policy Costs on design -								
Net Biodiversity costs				300 units @		£ per unit		-
M4(2) Category 2 Housing	Aff units		108 units @		99.0% @	625 £ per unit		(66,825)
M4(2) Category 2 Housing	OMS units		128 units @		98.5% @	625 £ per unit		(78,492)
M4(2) Category 2 Flats	Aff units		42 units @		99.0% @	1,090 £ per unit		(45,322)
M4(2) Category 2 Flats	OMS units		23 units @		98.5% @	1,090 £ per unit		(24,157)
M4(3) Category 3 Housing	Aff units		108 units @		1.0% @	12,368 £ per unit		(13,357)
M4(3) Category 3 Housing	OMS units		128 units @		1.5% @	12,368 £ per unit		(23,654)
M4(3) Category 3 Flats	Aff units		42 units @		1.0% @	9,469 £ per unit		(3,977)
M4(3) Category 3 Flats	OMS units		23 units @		1.5% @	9,469 £ per unit		(3,196)
Additional Low Carbon/Energy Reduction	Houses		236 units @			14,205 £ per unit		(3,345,278)
Additional Low Carbon/Energy Reduction	Flats		13.6% Uplift on			8,526,618 base cost		(1,159,620)
EV Charging Points - Houses			236 units @			0 £ per unit		-
EV Charging Points - Flats			65 units @		4 flats per charger	0 £ per 4 units		-
Water Efficiency			300 units @			350 £ per unit		(105,000)
	Sub-total						(4,868,878)	
Policy Costs analysis:	(design costs only)					16,230 £ per unit (total units)		
Contingency (on construction)				50,611,205 @		5.0%		(2,530,560)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**300**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:						

Professional Fees		50,611,205	@	6.5%		(3,289,728)
Disposal Costs -						
OMS Marketing and Promotion		66,485,700	OMS @	3.00%	6,649 £ per unit	(1,994,571)
Residential Sales Agent Costs		66,485,700	OMS @	1.00%	2,216 £ per unit	(664,857)
Residential Sales Legal Costs		66,485,700	OMS @	0.25%	554 £ per unit	(166,214)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,452 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(279,901)
Developers Profit -						
Profit on OMS		66,485,700		17.50%		(11,634,998)
Margin on AH		37,259,846		6.00%	on AH values	(2,235,591)
Profit analysis:		103,745,546		13.37%	blended GDV (13,870,588)	
		74,004,182		18.74%	on costs (13,870,588)	
TOTAL COSTS						**(87,874,771)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						15,870,776
SDLT		15,870,776	@	HMRC formula		(783,039)
Acquisition Agent fees		15,870,776	@	1.0%		(158,708)
Acquisition Legal fees		15,870,776	@	0.5%		(79,354)
Interest on Land		15,870,776	@	7.50%		(1,190,308)
Residual Land Value						**13,659,367**
RLV analysis:	45,531 £ per plot	2,048,905 £ per ha (net)		829,181 £ per acre (net)		
		2,048,905 £ per ha (gross)		829,181 £ per acre (gross)		
				13.17% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		6.67	ha (gross)	16.47	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**16,605,120**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**(441,863)** £ per ha (net)	**(178,819)** £ per acre (net)	**(2,945,753)**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	549,179	394,717	240,254	85,791	(68,700)	(223,191)	(377,683)
	160.00	464,978	319,852	174,726	29,599	(115,527)	(260,653)	(405,802)
CIL £ psm	170.00	450,930	307,365	163,799	20,234	(123,331)	(266,898)	(410,494)
241.00	180.00	436,882	294,877	152,873	10,869	(131,135)	(273,154)	(415,185)
	190.00	422,834	282,390	141,947	1,504	(138,942)	(279,409)	(419,877)
	200.00	408,786	269,903	131,021	(7,862)	(146,761)	(285,664)	(424,568)
	210.00	394,738	257,416	120,095	(17,240)	(154,580)	(291,920)	(429,260)
	220.00	380,690	244,929	109,153	(26,623)	(162,399)	(298,175)	(433,951)
	230.00	366,630	232,418	98,206	(36,006)	(170,218)	(304,430)	(438,643)
	240.00	352,556	219,907	87,259	(45,389)	(178,038)	(310,686)	(443,334)
	250.00	338,481	207,397	76,312	(54,772)	(185,857)	(316,941)	(448,026)
	260.00	324,406	194,886	65,365	(64,155)	(193,676)	(323,197)	(452,720)
	270.00	310,332	182,375	54,418	(73,538)	(201,495)	(329,452)	(457,421)
	280.00	296,257	169,864	43,472	(82,921)	(209,314)	(335,714)	(462,122)
	290.00	282,183	157,354	32,525	(92,304)	(217,142)	(341,983)	(466,823)
	300.00	268,108	144,843	21,571	(101,703)	(224,977)	(348,251)	(471,524)
	310.00	254,016	132,309	10,602	(111,105)	(232,812)	(354,519)	(476,225)
	320.00	239,913	119,773	(367)	(120,507)	(240,647)	(360,787)	(480,927)
	330.00	225,810	107,237	(11,336)	(129,909)	(248,482)	(367,055)	(485,628)
	340.00	211,707	94,701	(22,305)	(139,311)	(256,317)	(373,323)	(490,329)
	350.00	197,604	82,165	(33,274)	(148,713)	(264,152)	(379,591)	(495,030)
	360.00	183,500	69,629	(44,243)	(158,115)	(271,987)	(385,859)	(499,731)
	370.00	169,397	57,093	(55,212)	(167,517)	(279,824)	(392,131)	(504,438)
	380.00	155,270	44,534	(66,203)	(176,939)	(287,676)	(398,412)	(509,149)
	390.00	141,137	31,971	(77,196)	(186,362)	(295,528)	(404,694)	(513,860)
	400.00	127,003	19,407	(88,188)	(195,784)	(303,380)	(410,976)	(518,571)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	-	913,680	781,115	648,550	515,950	383,321	250,692	118,022
	2,500	874,238	741,673	609,107	476,542	343,932	211,303	78,674
Site Specific S106	5,000	834,796	702,230	569,665	437,099	304,534	171,913	39,284
35,562	7,500	795,314	662,788	530,222	397,657	265,092	132,524	(105)
	10,000	755,814	623,294	490,774	358,215	225,649	93,084	(39,495)
	12,500	716,313	583,793	451,273	318,754	186,207	53,642	(78,924)
	15,000	676,812	544,292	411,773	279,253	146,733	14,199	(118,366)
	17,500	637,295	504,792	372,272	239,752	107,232	(25,287)	(157,808)
	20,000	597,731	465,238	332,746	200,251	67,732	(64,788)	(197,308)
	22,500	558,166	425,674	293,181	160,689	28,197	(104,295)	(236,809)
	25,000	518,601	386,109	253,617	121,125	(11,368)	(143,860)	(276,352)
	27,500	479,001	346,518	214,035	81,552	(50,932)	(183,424)	(315,917)
	30,000	439,367	306,884	174,401	41,918	(90,565)	(223,048)	(355,531)
	32,500	399,733	267,250	134,767	2,284	(130,199)	(262,682)	(395,168)
	35,000	360,075	227,583	95,091	(37,401)	(169,893)	(302,385)	(434,877)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	7.5%	975,915	774,004	572,094	370,183	168,273	(33,637)	(235,548)
	10.0%	819,723	635,167	450,611	266,056	81,500	(103,056)	(287,612)
Profit	12.5%	663,531	496,330	329,129	161,928	(5,273)	(172,474)	(339,676)
17.5%	15.0%	507,340	357,493	207,647	57,800	(92,046)	(241,893)	(391,739)
	17.5%	351,148	218,656	86,164	(46,328)	(178,819)	(311,311)	(443,803)
	20.0%	194,956	79,819	(35,318)	(150,455)	(265,593)	(380,730)	(495,867)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	550,000	809,148	676,656	544,164	411,672	279,181	146,689	14,197
	600,000	759,148	626,656	494,164	361,672	229,181	96,689	(35,803)
BLV (£ per acre)	650,000	709,148	576,656	444,164	311,672	179,181	46,689	(85,803)
1,008,000	700,000	659,148	526,656	394,164	261,672	129,181	(3,311)	(135,803)
	750,000	609,148	476,656	344,164	211,672	79,181	(53,311)	(185,803)
	800,000	559,148	426,656	294,164	161,672	29,181	(103,311)	(235,803)
	850,000	509,148	376,656	244,164	111,672	(20,819)	(153,311)	(285,803)
	900,000	459,148	326,656	194,164	61,672	(70,819)	(203,311)	(335,803)
	950,000	409,148	276,656	144,164	11,672	(120,819)	(253,311)	(385,803)
	1,000,000	359,148	226,656	94,164	(38,328)	(170,819)	(303,311)	(435,803)
	1,050,000	309,148	176,656	44,164	(88,328)	(220,819)	(353,311)	(485,803)
	1,100,000	259,148	126,656	(5,836)	(138,328)	(270,819)	(403,311)	(535,803)
	1,150,000	209,148	76,656	(55,836)	(188,328)	(320,819)	(453,311)	(585,803)
	1,200,000	159,148	26,656	(105,836)	(238,328)	(370,819)	(503,311)	(635,803)
	1,250,000	109,148	(23,344)	(155,836)	(288,328)	(420,819)	(553,311)	(685,803)
	1,300,000	59,148	(73,344)	(205,836)	(338,328)	(470,819)	(603,311)	(735,803)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	37,629	(65,421)	(168,470)	(271,519)	(374,579)	(477,650)	(580,720)
	37	100,333	(8,605)	(117,543)	(226,481)	(335,419)	(444,374)	(553,334)
Density (dph)	39	163,036	48,210	(66,616)	(181,442)	(296,269)	(411,098)	(525,948)
45.0	41	225,740	105,025	(15,689)	(136,404)	(257,119)	(377,834)	(498,561)
	43	288,444	161,841	35,237	(91,366)	(217,969)	(344,573)	(471,176)
	45	351,148	218,656	86,164	(46,328)	(178,819)	(311,311)	(443,803)
	47	413,852	275,472	137,091	(1,289)	(139,670)	(278,050)	(416,431)
	49	476,556	332,287	188,018	43,749	(100,520)	(244,789)	(389,058)
	51	539,260	389,102	238,945	88,787	(61,370)	(211,528)	(361,685)
	53	601,960	445,918	289,872	133,826	(22,220)	(178,266)	(334,312)
	55	664,653	502,729	340,798	178,864	16,929	(145,005)	(306,940)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	65%	1,284,070	1,152,485	1,020,838	889,152	757,466	625,663	493,830
	70%	1,151,296	1,019,550	887,804	756,057	624,220	492,374	360,446
Build Cost	75%	1,018,341	886,517	754,692	622,801	490,894	358,968	226,961
100%	80%	885,294	753,373	621,408	489,423	357,437	225,410	93,342
(105% = 5% increase)	85%	752,103	620,044	487,962	355,880	223,798	91,685	(40,461)
	90%	618,711	486,514	354,317	222,120	89,923	(42,274)	(174,501)
	95%	485,083	352,753	220,422	88,092	(44,239)	(176,570)	(308,900)
	100%	351,148	218,656	86,164	(46,328)	(178,819)	(311,311)	(443,803)
	105%	216,859	84,177	(48,512)	(181,240)	(313,968)	(446,731)	(579,530)
	110%	82,119	(50,838)	(183,819)	(316,860)	(449,981)	(583,213)	(716,674)
	115%	(53,244)	(186,552)	(319,974)	(453,533)	(587,338)	(721,545)	(856,563)
	120%	(189,445)	(323,296)	(457,397)	(591,872)	(727,003)	(863,432)	(1,003,429)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	94%	54,708	(44,855)	(144,418)	(243,981)	(343,544)	(443,107)	(542,670)
	96%	153,670	43,112	(67,445)	(178,002)	(288,560)	(399,117)	(509,674)
Market Values	98%	252,483	130,954	9,422	(112,116)	(233,655)	(355,193)	(476,731)
100%	100%	351,148	218,656	86,164	(46,328)	(178,819)	(311,311)	(443,803)
(105% = 5% increase)	102%	449,705	306,276	162,847	19,418	(124,012)	(267,460)	(410,915)
	104%	548,210	393,845	239,470	85,095	(69,281)	(223,656)	(378,031)
	106%	646,590	481,304	316,019	150,733	(14,553)	(179,871)	(345,193)
	108%	744,961	568,754	392,537	216,320	40,103	(136,114)	(312,354)
	110%	843,220	656,112	469,004	281,896	94,759	(92,389)	(279,537)
	112%	941,479	743,453	545,428	347,402	149,377	(48,665)	(246,744)
	114%	1,039,677	830,772	621,851	412,908	203,965	(4,978)	(213,950)
	116%	1,137,828	918,017	698,206	478,396	258,553	38,692	(181,169)
	118%	1,235,978	1,005,262	774,546	543,830	313,113	82,363	(148,416)
	120%	1,334,097	1,092,507	850,886	609,264	367,642	126,020	(115,663)
	122%	1,432,154	1,179,678	927,202	674,698	422,170	169,642	(82,910)
	124%	1,530,211	1,266,839	1,003,468	740,097	476,698	213,265	(50,168)
	126%	1,628,268	1,354,001	1,079,735	805,468	531,202	256,888	(17,451)
	128%	1,726,320	1,441,163	1,156,001	870,839	585,678	300,510	15,266
	130%	1,824,297	1,528,293	1,232,267	936,210	640,154	344,097	47,983
	132%	1,922,273	1,615,383	1,308,492	1,001,582	694,630	387,677	80,700
	134%	2,020,250	1,702,473	1,384,696	1,066,919	749,106	431,258	113,411

TABLE 8

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	344,928	212,436	79,944	(52,547)	(185,039)	(317,531)	(450,023)
	450	343,151	210,659	78,167	(54,325)	(186,816)	(319,308)	(451,803)
BNG (£ per unit)	550	341,374	208,882	76,390	(56,102)	(188,594)	(321,085)	(453,584)
-	650	339,597	207,105	74,613	(57,879)	(190,371)	(322,863)	(455,365)
	750	337,820	205,328	72,836	(59,656)	(192,148)	(324,640)	(457,146)
	850	336,043	203,551	71,059	(61,433)	(193,925)	(326,417)	(458,927)
	950	334,266	201,774	69,282	(63,210)	(195,702)	(328,194)	(460,708)
	1,050	332,488	199,997	67,505	(64,987)	(197,479)	(329,971)	(462,489)
	1,150	330,711	198,219	65,728	(66,764)	(199,256)	(331,751)	(464,270)
	1,250	328,934	196,442	63,950	(68,541)	(201,033)	(333,532)	(466,051)
	1,350	327,157	194,665	62,173	(70,319)	(202,810)	(335,313)	(467,832)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(178,819)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	359,101	234,561	110,022	(14,517)	(139,057)	(263,603)	(388,148)
	10,000	367,053	250,455	133,846	17,238	(99,371)	(215,980)	(332,588)
Grant (£ per unit)	15,000	375,001	266,329	157,658	48,986	(59,685)	(168,402)	(277,126)
-	20,000	382,938	282,203	181,469	80,735	(20,064)	(120,865)	(221,726)
	25,000	390,875	298,078	205,281	112,428	19,550	(73,387)	(166,368)
	30,000	398,812	313,952	229,075	144,119	59,132	(25,930)	(111,087)
	35,000	406,749	329,826	252,843	175,810	98,680	21,478	(55,827)
	40,000	414,686	345,701	276,612	207,471	138,227	68,862	(624)
	45,000	422,623	361,567	300,380	239,109	177,735	116,233	54,574
	50,000	430,561	377,413	324,148	270,747	217,222	163,549	109,705
	55,000	438,498	393,258	347,900	302,385	256,708	210,865	164,837

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**300**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BU to BX_v0.2

Appraisal Ref: BW (see Typologies Matrix)
Scheme Typology: VOWH Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		314.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	9.0	14.0%	16.8	9%	25.8
3 bed House	70.0%	126.0	40.0%	48.0	58%	174.0
4 bed House	15.0%	27.0	13.0%	15.6	14%	42.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	9.0	13.0%	15.6	8%	24.6
2 bed Flat	5.0%	9.0	20.0%	24.0	11%	33.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	180.0	100.0%	120.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	630	6,781	1,176	12,658	1,806	19,440
3 bed House	11,970	128,844	4,560	49,083	16,530	177,927
4 bed House	3,348	36,038	1,934	20,822	5,282	56,859
5 bed House	0	0	0	0	0	0
1 bed Flat	529	5,699	918	9,877	1,447	15,576
2 bed Flat	741	7,978	1,976	21,275	2,718	29,253
3 bed Flat	0	0	0	0	0	0
	17,219	185,339	10,565	113,716	27,783	299,055

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	10,402,560
3 bed House	460,600	4,848	450	80,144,400
4 bed House	573,400	4,624	430	24,426,840
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	7,232,400
2 bed Flat	360,000	5,143	478	11,880,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				134,086,200

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	9.0	@	403,200	3,628,800
3 bed House	126.0	@	460,600	58,035,600
4 bed House	27.0	@	573,400	15,481,800
5 bed House	0.0	@	766,100	-
1 bed Flat	9.0	@	294,000	2,646,000
2 bed Flat	9.0	@	360,000	3,240,000
3 bed Flat	0.0	@	0	-
	180.0			83,032,200
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.3	@	241,920	325,140
3 bed House	3.8	@	276,360	1,061,222
4 bed House	1.2	@	344,040	429,362
5 bed House	0.0	@	459,660	-
1 bed Flat	1.2	@	176,400	220,147
2 bed Flat	1.9	@	216,000	414,720
3 bed Flat	0.0	@	0	-
	9.6			2,450,592
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	10.4	@	177,408	1,847,882
3 bed House	29.8	@	202,664	6,031,281
4 bed House	9.7	@	252,296	2,440,207
5 bed House	0.0	@	337,084	-
1 bed Flat	9.7	@	129,360	1,251,170
2 bed Flat	14.9	@	158,400	2,356,992
3 bed Flat	0.0	@	0	-
	74.4			13,927,531
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	250,000	630,000
3 bed House	7.2	@	250,000	1,800,000
4 bed House	2.3	@	250,000	585,000
5 bed House	0.0	@	250,000	-
1 bed Flat	2.3	@	205,800	481,572
2 bed Flat	3.6	@	250,000	900,000
3 bed Flat	0.0	@	0	-
	18.0			4,396,572
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	2.5	@	306,432	772,209
3 bed House	7.2	@	350,056	2,520,403
4 bed House	2.3	@	435,784	1,019,735
5 bed House	0.0	@	582,236	-
1 bed Flat	2.3	@	223,440	522,850
2 bed Flat	3.6	@	273,600	984,960
3 bed Flat	0.0	@	0	-
	18.0	120.0		5,820,156
Sub-total GDV Residential	**300**			**109,627,051**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	24,459,149
	880 £ psm (total GIA sqm)		81,530 £ per unit (total units)	
Grant	120	AH units @	0 per unit	-
Total GDV				**109,627,051**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

DEVELOPMENT COSTS								
Initial Payments -								
Statutory Planning Fees (Residential)								(57,359)
Planning Application Professional Fees, Surveys and reports								(170,000)
CIL (Mrkt only + garages)				18,839	sqm	314.00	£ psm	(5,915,317)
CIL analysis:				5.40%	% of GDV	19,718	£ per unit (total units)	
Site Specific S106 Contributions	Year 1					1,985	For travel plan monitoring.	(1,985)
	Year 2					0		-
	Year 3					0		-
	Year 4					0		-
	Year 5					0		-
	Year 6					0		-
	Year 7					0		-
	Year 8					0		-
	Year 9					0		-
	Year 10					0		-
	Year 11					0		-
	Year 12					0		-
	Year 13					0		-
	Year 14					0		-
	Year 15					0		-
	Years 1-15			300	units @	35,562	per unit	(10,668,600)
	Sub-total							(10,670,585)
S106 analysis:		1,600,588	£ per ha	9.73%	% of GDV	35,569	£ per unit (total units)	
AH Commuted Sum				27,783	sqm (total)	0	£ psm	-
Comm. Sum analysis:				0.00%	% of GDV			
Construction Costs -								
Site Clearance, Demolition & Remediation				6.67	ha @	123,555	£ per ha (if brownfield)	(823,700)
Site Infrastructure costs -	Year 1		0					-
	Year 2		0					-
	Year 3		0					-
	Year 4		0					-
	Year 5		0					-
	Year 6		0					-
	Year 7		0					-
	Year 8		0					-
	Year 9		0					-
	Year 10		0					-
	Year 11		0					-
	Year 12		0					-
	Year 13		0					-
	Year 14		0					-
	Year 15		0					-
	Years 1-15			300	units @	0	per unit	-
	Sub-total							-
Infra. Costs analysis:		-	£ per ha	0.00%	% of GDV	0	£ per unit (total units)	
1 bed House				-	sqm @	1,365	psm	-
2 bed House				1,806	sqm @	1,365	psm	(2,465,190)
3 bed House				16,530	sqm @	1,365	psm	(22,563,450)
4 bed House				5,282	sqm @	1,365	psm	(7,210,476)
5 bed House				-	sqm @	1,365	psm	-
1 bed Flat				1,447	sqm @	1,757	psm	(2,542,482)
2 bed Flat				2,718	sqm @	1,757	psm	(4,774,906)
3 bed Flat			27,783	-	sqm @	1,757	psm	-
Garages for 3B House (Mrkt only)		126	50%	units @		18 sqm @	444 psm	(503,995)
Garages for 4B House (Mrkt only)		27	100%	units @		18 sqm @	444 psm	(215,998)
Garages for 5B House (Mrkt only)		-	150%	units @		18 sqm @	444 psm	-
			1,620					
External works				40,276,497	@	15.0%		(6,041,475)
Ext. Works analysis:						20,138	£ per unit (total units)	
Policy Costs on design -								
Net Biodiversity costs				300	units @		£ per unit	-
M4(2) Category 2 Housing	Aff units		80	units @		95.0% @	625 £ per unit	(47,738)
M4(2) Category 2 Housing	OMS units		162	units @		94.0% @	625 £ per unit	(95,175)
M4(2) Category 2 Flats	Aff units		40	units @		94.0% @	1,090 £ per unit	(40,574)
M4(2) Category 2 Flats	OMS units		18	units @		93.0% @	1,090 £ per unit	(18,247)
M4(3) Category 3 Housing	Aff units		80	units @		5.0% @	12,368 £ per unit	(49,719)
M4(3) Category 3 Housing	OMS units		162	units @		6.0% @	12,368 £ per unit	(120,217)
M4(3) Category 3 Flats	Aff units		40	units @		6.0% @	9,469 £ per unit	(22,498)
M4(3) Category 3 Flats	OMS units		18	units @		7.0% @	9,469 £ per unit	(11,931)
Additional Low Carbon/Energy Reduction	Houses		242	units @			7,087 £ per unit	(1,717,889)
Additional Low Carbon/Energy Reduction	Flats		6.2%	Uplift on			7,317,388 base cost	(453,678)
EV Charging Points - Houses			242	units @			0 £ per unit	-
EV Charging Points - Flats			58	units @		4 flats per charger	0 £ per 4 units	-
Water Efficiency			300	units @			350 £ per unit	(105,000)
	Sub-total							(2,682,666)
Policy Costs analysis:	(design costs only)					8,942	£ per unit (total units)	
Contingency (on construction)				49,824,337	@	5.0%		(2,491,217)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**VOWH Medium Value Brownfield**		No Units:	**300**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		49,824,337	@	6.5%		(3,238,582)
Disposal Costs -						
OMS Marketing and Promotion		83,032,200	OMS @	3.00%	8,303 £ per unit	(2,490,966)
Residential Sales Agent Costs		83,032,200	OMS @	1.00%	2,768 £ per unit	(830,322)
Residential Sales Legal Costs		83,032,200	OMS @	0.25%	692 £ per unit	(207,581)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					11,796 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(324,994)
Developers Profit -						
Profit on OMS		83,032,200		17.50%		(14,530,635)
Margin on AH		26,594,851		6.00%	on AH values	(1,595,691)
Profit analysis:		109,627,051		14.71%	blended GDV	(16,126,326)
		76,231,259		21.15%	on costs	(16,126,326)
TOTAL COSTS						**(92,357,585)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						17,269,466
SDLT		17,269,466	@	HMRC formula		(852,973)
Acquisition Agent fees		17,269,466	@	1.0%		(172,695)
Acquisition Legal fees		17,269,466	@	0.5%		(86,347)
Interest on Land		17,269,466	@	7.50%		(1,295,210)
Residual Land Value						**14,862,241**
RLV analysis:	49,541 £ per plot	2,229,336	£ per ha (net)	902,200	£ per acre (net)	
		2,229,336	£ per ha (gross)	902,200	£ per acre (gross)	
				13.56%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		6.67	ha (gross)	16.47	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**16,605,120**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**(261,432)** £ per ha (net)	**(105,800)** £ per acre (net)	**(1,742,879)**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	100.00	727,757	521,038	314,256	107,473	(99,399)	(306,356)	(513,489)
	160.00	638,380	441,535	244,691	47,758	(149,203)	(346,274)	(543,537)
CIL £ psm	170.00	623,473	428,285	233,077	37,802	(157,515)	(352,937)	(548,545)
314.00	180.00	608,567	415,034	221,462	27,847	(165,827)	(359,600)	(553,553)
	190.00	593,660	401,784	209,848	17,892	(174,138)	(366,263)	(558,569)
	200.00	578,753	388,530	198,233	7,937	(182,450)	(372,925)	(563,588)
	210.00	563,846	375,256	186,619	(2,024)	(190,762)	(379,588)	(568,608)
	220.00	548,939	361,982	175,004	(11,998)	(199,074)	(386,251)	(573,627)
	230.00	534,027	348,709	163,390	(21,972)	(207,386)	(392,914)	(578,647)
	240.00	519,094	335,435	151,775	(31,947)	(215,709)	(399,590)	(583,666)
	250.00	504,162	322,161	140,161	(41,921)	(224,038)	(406,268)	(588,686)
	260.00	489,229	308,887	128,531	(51,895)	(232,367)	(412,945)	(593,705)
	270.00	474,296	295,614	116,895	(61,869)	(240,695)	(419,622)	(598,736)
	280.00	459,363	282,340	105,258	(71,843)	(249,024)	(426,300)	(603,768)
	290.00	444,430	269,061	93,622	(81,817)	(257,353)	(432,977)	(608,800)
	300.00	429,497	255,762	81,985	(91,808)	(265,681)	(439,654)	(613,832)
	310.00	414,564	242,463	70,349	(101,802)	(274,010)	(446,336)	(618,864)
	320.00	399,616	229,164	58,712	(111,797)	(282,353)	(453,029)	(623,895)
	330.00	384,655	215,866	47,076	(121,791)	(290,700)	(459,721)	(628,927)
	340.00	369,694	202,567	35,425	(131,785)	(299,046)	(466,414)	(633,972)
	350.00	354,733	189,268	23,765	(141,780)	(307,393)	(473,107)	(639,017)
	360.00	339,772	175,969	12,105	(151,774)	(315,740)	(479,800)	(644,062)
	370.00	324,810	162,658	445	(161,777)	(324,086)	(486,492)	(649,106)
	380.00	309,849	149,332	(11,215)	(171,793)	(332,433)	(493,193)	(654,151)
	390.00	294,888	136,006	(22,875)	(181,809)	(340,796)	(499,902)	(659,196)
	400.00	279,897	122,681	(34,535)	(191,825)	(349,162)	(506,611)	(664,251)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	-	971,000	799,679	628,359	457,038	285,717	114,396	(56,941)
	2,500	931,558	760,237	588,916	417,595	246,274	74,953	(96,367)
Site Specific S106	5,000	892,116	720,795	549,474	378,153	206,832	35,511	(135,810)
35,562	7,500	852,653	681,336	510,019	338,701	167,384	(3,934)	(175,252)
	10,000	813,153	641,835	470,518	299,200	127,883	(43,434)	(214,752)
	12,500	773,652	602,335	431,017	259,700	88,382	(82,935)	(254,253)
	15,000	734,151	562,834	391,516	220,199	48,876	(122,462)	(293,800)
	17,500	694,651	523,324	351,986	180,649	9,311	(162,026)	(333,364)
	20,000	655,097	483,759	312,422	141,084	(30,253)	(201,604)	(372,985)
	22,500	615,532	444,195	272,857	101,520	(69,856)	(241,237)	(412,632)
	25,000	575,968	404,630	233,273	61,892	(109,490)	(280,892)	(452,341)
	27,500	536,402	365,021	193,639	22,258	(149,151)	(320,601)	(492,111)
	30,000	496,768	325,387	154,005	(17,411)	(188,860)	(360,359)	(531,945)
	32,500	457,134	285,753	114,330	(57,120)	(228,607)	(400,163)	(571,859)
	35,000	417,500	246,070	74,621	(96,855)	(268,397)	(440,038)	(611,870)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	7.5%	1,058,802	815,110	571,415	327,674	83,884	(160,030)	(404,139)
	10.0%	896,249	670,618	444,984	219,306	(6,424)	(232,276)	(458,323)
Profit	12.5%	733,697	526,127	318,554	110,937	(96,731)	(304,522)	(512,508)
17.5%	15.0%	571,144	381,635	192,124	2,569	(187,038)	(376,767)	(566,692)
	17.5%	408,591	237,144	65,694	(105,800)	(277,345)	(449,013)	(620,876)
	20.0%	246,038	92,652	(60,736)	(214,169)	(367,652)	(521,259)	(675,061)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	550,000	866,591	695,144	523,694	352,200	180,655	8,987	(162,876)
	600,000	816,591	645,144	473,694	302,200	130,655	(41,013)	(212,876)
BLV (£ per acre)	650,000	766,591	595,144	423,694	252,200	80,655	(91,013)	(262,876)
1,008,000	700,000	716,591	545,144	373,694	202,200	30,655	(141,013)	(312,876)
	750,000	666,591	495,144	323,694	152,200	(19,345)	(191,013)	(362,876)
	800,000	616,591	445,144	273,694	102,200	(69,345)	(241,013)	(412,876)
	850,000	566,591	395,144	223,694	52,200	(119,345)	(291,013)	(462,876)
	900,000	516,591	345,144	173,694	2,200	(169,345)	(341,013)	(512,876)
	950,000	466,591	295,144	123,694	(47,800)	(219,345)	(391,013)	(562,876)
	1,000,000	416,591	245,144	73,694	(97,800)	(269,345)	(441,013)	(612,876)
	1,050,000	366,591	195,144	23,694	(147,800)	(319,345)	(491,013)	(662,876)
	1,100,000	316,591	145,144	(26,306)	(197,800)	(369,345)	(541,013)	(712,876)
	1,150,000	266,591	95,144	(76,306)	(247,800)	(419,345)	(591,013)	(762,876)
	1,200,000	216,591	45,144	(126,306)	(297,800)	(469,345)	(641,013)	(812,876)
	1,250,000	166,591	(4,856)	(176,306)	(347,800)	(519,345)	(691,013)	(862,876)
	1,300,000	116,591	(54,856)	(226,306)	(397,800)	(569,345)	(741,013)	(912,876)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Medium Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	82,308	(51,041)	(184,420)	(317,841)	(451,330)	(584,916)	(718,705)
	37	147,565	6,596	(134,387)	(275,432)	(416,533)	(557,735)	(699,135)
Density (dph)	39	212,822	64,233	(84,357)	(233,024)	(381,736)	(530,555)	(679,565)
45.0	41	278,079	121,870	(34,340)	(190,616)	(346,939)	(503,374)	(659,996)
	43	343,336	179,507	15,677	(148,208)	(312,142)	(476,194)	(640,432)
	45	408,591	237,144	65,694	(105,800)	(277,345)	(449,013)	(620,876)
	47	473,835	294,781	115,711	(63,392)	(242,557)	(421,835)	(601,321)
	49	539,079	352,418	165,728	(20,984)	(207,773)	(394,667)	(581,765)
	51	604,323	410,055	215,745	21,424	(172,989)	(367,499)	(562,210)
	53	669,567	467,692	265,762	63,832	(138,205)	(340,331)	(542,654)
	55	734,811	525,329	315,780	106,230	(103,421)	(313,163)	(523,099)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	65%	1,359,040	1,186,155	1,013,250	840,293	667,337	494,373	321,322
	70%	1,223,742	1,051,070	878,398	705,725	533,053	360,318	187,574
Build Cost	75%	1,088,285	915,874	743,462	571,051	398,605	226,145	53,685
100%	80%	952,737	780,565	608,392	436,200	264,001	91,803	(80,395)
(105% = 5% increase)	85%	817,038	645,078	473,119	301,159	129,199	(42,761)	(214,721)
	90%	681,121	509,376	337,632	165,868	(5,897)	(177,662)	(349,427)
	95%	544,989	373,434	201,838	30,242	(141,353)	(313,005)	(484,690)
	100%	408,591	237,144	65,694	(105,800)	(277,345)	(449,013)	(620,876)
	105%	271,800	100,474	(70,944)	(242,454)	(414,127)	(586,110)	(758,718)
	110%	134,595	(36,758)	(208,245)	(379,976)	(552,116)	(725,069)	(900,040)
	115%	(3,229)	(174,714)	(346,519)	(518,829)	(692,131)	(867,722)	(1,057,781)
	120%	(141,852)	(313,720)	(486,235)	(659,880)	(836,017)	(1,021,301)	(1,238,958)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	94%	100,168	(37,143)	(174,510)	(311,894)	(449,373)	(586,952)	(724,741)
	96%	203,116	54,431	(94,313)	(243,073)	(391,925)	(540,872)	(690,033)
Market Values	98%	305,909	145,857	(14,256)	(174,380)	(334,589)	(494,897)	(655,417)
100%	100%	408,591	237,144	65,694	(105,800)	(277,345)	(449,013)	(620,876)
(105% = 5% increase)	102%	511,119	328,345	145,559	(37,299)	(220,200)	(403,207)	(586,398)
	104%	613,590	419,481	225,316	31,150	(163,111)	(357,457)	(551,985)
	106%	715,977	510,510	305,044	99,502	(106,065)	(311,744)	(517,621)
	108%	818,308	601,521	384,678	167,835	(49,095)	(266,105)	(483,285)
	110%	920,569	692,440	464,311	236,093	7,865	(220,477)	(449,001)
	112%	1,022,829	783,338	543,847	304,351	64,755	(174,908)	(414,736)
	114%	1,124,979	874,209	623,383	372,529	121,637	(129,340)	(380,508)
	116%	1,227,127	965,008	702,888	440,703	178,487	(83,829)	(346,290)
	118%	1,329,276	1,055,806	782,337	508,868	235,299	(38,324)	(312,114)
	120%	1,431,342	1,146,605	861,786	576,967	292,110	7,170	(277,938)
	122%	1,533,393	1,237,317	941,234	645,066	348,897	52,619	(243,791)
	124%	1,635,443	1,328,028	1,020,613	713,165	405,646	98,068	(209,662)
	126%	1,737,494	1,418,740	1,099,986	781,231	462,395	143,517	(175,533)
	128%	1,839,491	1,509,451	1,179,358	849,265	519,144	188,926	(141,423)
	130%	1,941,458	1,600,115	1,258,731	917,299	575,867	234,325	(107,336)
	132%	2,043,424	1,690,752	1,338,080	985,332	632,561	279,724	(73,249)
	134%	2,145,391	1,781,389	1,417,387	1,053,366	689,256	325,123	(39,162)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	1,264,761	1,147,423	1,030,049	912,629	795,210	677,713	560,198
	450	1,264,584	1,147,246	1,029,872	912,453	795,034	677,537	560,022
BNG (£ per unit)	550	1,264,407	1,147,069	1,029,695	912,276	794,857	677,361	559,845
-	650	1,264,230	1,146,892	1,029,519	912,099	794,680	677,184	559,669
	750	1,264,053	1,146,715	1,029,342	911,923	794,504	677,008	559,492
	850	1,263,876	1,146,538	1,029,165	911,746	794,327	676,831	559,316
	950	1,263,699	1,146,361	1,028,988	911,569	794,150	676,655	559,140
	1,050	1,263,522	1,146,184	1,028,812	911,393	793,974	676,479	558,963
	1,150	1,263,345	1,146,007	1,028,635	911,216	793,797	676,302	558,787
	1,250	1,263,168	1,145,830	1,028,458	911,039	793,620	676,126	558,610
	1,350	1,262,991	1,145,653	1,028,282	910,863	793,443	675,949	558,434

TABLE 9

Balance (RLV - BLV £ per acre (n))	(105,800)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	416,528	253,049	89,552	(73,945)	(237,496)	(401,082)	(564,773)
	10,000	424,465	268,954	113,410	(42,134)	(197,678)	(353,253)	(508,856)
Grant (£ per unit)	15,000	432,402	284,832	137,262	(10,324)	(157,916)	(305,507)	(453,099)
-	20,000	440,339	300,706	161,073	21,441	(118,192)	(257,825)	(397,458)
	25,000	448,276	316,581	184,885	53,189	(78,507)	(210,202)	(341,913)
	30,000	456,214	332,455	208,696	84,938	(38,851)	(162,652)	(286,453)
	35,000	464,151	348,329	232,508	116,641	763	(115,123)	(231,074)
	40,000	472,088	364,204	256,287	148,332	40,376	(67,666)	(175,739)
	45,000	480,025	380,078	280,056	180,023	79,923	(20,212)	(120,458)
	50,000	487,962	395,934	303,824	211,693	119,471	27,171	(65,224)
	55,000	495,899	411,779	327,592	243,331	159,006	74,555	(10,022)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**VOWH Medium Value Brownfield**		No Units:	**300**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BU to BX_v0.2

Appraisal Ref: BX (see Typologies Matrix)
Scheme Typology: VOWH Low Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300	Units		
AH Policy requirement (% Target)		40%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	60%			
AH tenure split %	Affordable Rent:		8.0%		
	Social Rent:		62.0%	70.0%	% Rented
	First Homes:		15.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		15.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		224.00	£ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	5.0%	9.0	14.0%	16.8	9%	25.8
3 bed House	70.0%	126.0	40.0%	48.0	58%	174.0
4 bed House	15.0%	27.0	13.0%	15.6	14%	42.6
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	9.0	13.0%	15.6	8%	24.6
2 bed Flat	5.0%	9.0	20.0%	24.0	11%	33.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	180.0	100.0%	120.0	100%	300.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	630	6,781	1,176	12,658	1,806	19,440
3 bed House	11,970	128,844	4,560	49,083	16,530	177,927
4 bed House	3,348	36,038	1,934	20,822	5,282	56,859
5 bed House	0	0	0	0	0	0
1 bed Flat	529	5,699	918	9,877	1,447	15,576
2 bed Flat	741	7,978	1,976	21,275	2,718	29,253
3 bed Flat	0	0	0	0	0	0
	17,219	185,339	10,565	113,716	27,783	299,055

AH % by floor area: 38.02% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	295,200	4,217	392	7,616,160
3 bed House	357,200	3,760	349	62,152,800
4 bed House	427,000	3,444	320	18,190,200
5 bed House	554,200	#DIV/0!	#DIV/0!	0
1 bed Flat	186,200	3,724	346	4,580,520
2 bed Flat	187,200	2,674	248	6,177,600
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				98,717,280

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	177,120	60%	129,888	44%	206,640	70%	224,352	76%
3 bed House	214,320	60%	157,168	44%	250,000	70%	271,472	76%
4 bed House	256,200	60%	187,880	44%	250,000	70%	324,520	76%
5 bed House	332,520	60%	243,848	44%	250,000	70%	421,192	76%
1 bed Flat	111,720	60%	81,928	44%	130,340	70%	141,512	76%
2 bed Flat	112,320	60%	82,368	44%	131,040	70%	142,272	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
1 bed House	0.0	@	0		-
2 bed House	9.0	@	295,200		2,656,800
3 bed House	126.0	@	357,200		45,007,200
4 bed House	27.0	@	427,000		11,529,000
5 bed House	0.0	@	554,200		-
1 bed Flat	9.0	@	186,200		1,675,800
2 bed Flat	9.0	@	187,200		1,684,800
3 bed Flat	0.0	@	0		-
	180.0				62,553,600
Affordable Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	1.3	@	177,120		238,049
3 bed House	3.8	@	214,320		822,989
4 bed House	1.2	@	256,200		319,738
5 bed House	0.0	@	332,520		-
1 bed Flat	1.2	@	111,720		139,427
2 bed Flat	1.9	@	112,320		215,654
3 bed Flat	0.0	@	0		-
	9.6				1,735,857
Social Rent GDV -					
1 bed House	0.0	@	0		-
2 bed House	10.4	@	129,888		1,352,913
3 bed House	29.8	@	157,168		4,677,320
4 bed House	9.7	@	187,880		1,817,175
5 bed House	0.0	@	243,848		-
1 bed Flat	9.7	@	81,928		792,408
2 bed Flat	14.9	@	82,368		1,225,636
3 bed Flat	0.0	@	0		-
	74.4				9,865,452
First Homes GDV -					
1 bed House	0.0	@	0		-
2 bed House	2.5	@	206,640		520,733
3 bed House	7.2	@	250,000		1,800,000
4 bed House	2.3	@	250,000		585,000
5 bed House	0.0	@	250,000		-
1 bed Flat	2.3	@	130,340		304,996
2 bed Flat	3.6	@	131,040		471,744
3 bed Flat	0.0	@	0		-
	18.0				3,682,472
Other Intermediate GDV -					
1 bed House	0.0	@	0		-
2 bed House	2.5	@	224,352		565,367
3 bed House	7.2	@	271,472		1,954,598
4 bed House	2.3	@	324,520		759,377
5 bed House	0.0	@	421,192		-
1 bed Flat	2.3	@	141,512		331,138
2 bed Flat	3.6	@	142,272		512,179
3 bed Flat	0.0	@	0		-
	18.0	120.0			4,122,660
Sub-total GDV Residential	**300**				**81,960,040**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	16,757,240
	603 £ psm (total GIA sqm)			55,857 £ per unit (total units)	
Grant	120	AH units @	0	per unit	-
Total GDV					**81,960,040**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **VOWH Low Value Brownfield** No Units: **300**
Site Typology: Location / Value Zone: **Low** Greenfield/Brownfield: **Brownfield** District: **VOWH**
Notes:

DEVELOPMENT COSTS							
Initial Payments -							
Statutory Planning Fees (Residential)							(57,359)
Planning Application Professional Fees, Surveys and reports							(170,000)
CIL (Mrkt only + garages)			18,839 sqm	224.00	£ psm		(4,219,844)
CIL analysis:			5.15% % of GDV	14,066	£ per unit (total units)		
Site Specific S106 Contributions	Year 1			1,985	For travel plan monitoring.		(1,985)
	Year 2			0			-
	Year 3			0			-
	Year 4			0			-
	Year 5			0			-
	Year 6			0			-
	Year 7			0			-
	Year 8			0			-
	Year 9			0			-
	Year 10			0			-
	Year 11			0			-
	Year 12			0			-
	Year 13			0			-
	Year 14			0			-
	Year 15			0			-
	Years 1-15		300 units @	35,562	per unit		(10,668,600)
	Sub-total					(10,670,585)	
S106 analysis:		1,600,588 £ per ha	13.02% % of GDV	35,569	£ per unit (total units)		
AH Commuted Sum			27,783 sqm (total)	0	£ psm		-
Comm. Sum analysis:			0.00% % of GDV				
Construction Costs -							
Site Clearance, Demolition & Remediation			6.67 ha @	123,555	£ per ha (if brownfield)		(823,700)
Site Infrastructure costs -	Year 1	0					-
	Year 2	0					-
	Year 3	0					-
	Year 4	0					-
	Year 5	0					-
	Year 6	0					-
	Year 7	0					-
	Year 8	0					-
	Year 9	0					-
	Year 10	0					-
	Year 11	0					-
	Year 12	0					-
	Year 13	0					-
	Year 14	0					-
	Year 15	0					-
	Years 1-15		300 units @	0	per unit		-
	Sub-total					-	
Infra. Costs analysis:		- £ per ha	0.00% % of GDV	0	£ per unit (total units)		
1 bed House			- sqm @	1,365	psm		-
2 bed House			1,806 sqm @	1,365	psm		(2,465,190)
3 bed House			16,530 sqm @	1,365	psm		(22,563,450)
4 bed House			5,282 sqm @	1,365	psm		(7,210,476)
5 bed House			- sqm @	1,365	psm		-
1 bed Flat			1,447 sqm @	1,757	psm		(2,542,482)
2 bed Flat			2,718 sqm @	1,757	psm		(4,774,906)
3 bed Flat		27,783	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)		126 50% units @		18 sqm @	444	psm	(503,995)
Garages for 4B House (Mrkt only)		27 100% units @		18 sqm @	444	psm	(215,998)
Garages for 5B House (Mrkt only)		- 150% units @		18 sqm @	444	psm	-
		1,620					
External works			40,276,497 @	15.0%			(6,041,475)
Ext. Works analysis:				20,138	£ per unit (total units)		
Policy Costs on design -							
Net Biodiversity costs			300 units @		£ per unit		-
M4(2) Category 2 Housing	Aff units	80 units @		95.0% @	625	£ per unit	(47,738)
M4(2) Category 2 Housing	OMS units	162 units @		94.0% @	625	£ per unit	(95,175)
M4(2) Category 2 Flats	Aff units	40 units @		94.0% @	1,090	£ per unit	(40,574)
M4(2) Category 2 Flats	OMS units	18 units @		93.0% @	1,090	£ per unit	(18,247)
M4(3) Category 3 Housing	Aff units	80 units @		5.0% @	12,368	£ per unit	(49,719)
M4(3) Category 3 Housing	OMS units	162 units @		6.0% @	12,368	£ per unit	(120,217)
M4(3) Category 3 Flats	Aff units	40 units @		6.0% @	9,469	£ per unit	(22,498)
M4(3) Category 3 Flats	OMS units	18 units @		7.0% @	9,469	£ per unit	(11,931)
Additional Low Carbon/Energy Reduction	Houses	242 units @			7,087	£ per unit	(1,717,889)
Additional Low Carbon/Energy Reduction	Flats	6.2% Uplift on			7,317,388	base cost	(453,678)
EV Charging Points - Houses		242 units @			0	£ per unit	-
EV Charging Points - Flats		58 units @		4 flats per charger	0	£ per 4 units	-
Water Efficiency		300 units @			350	£ per unit	(105,000)
	Sub-total					(2,682,666)	
Policy Costs analysis:	(design costs only)			8,942	£ per unit (total units)		
Contingency (on construction)			49,824,337 @	5.0%			(2,491,217)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**300**		
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**
Notes:						

Professional Fees		49,824,337	@	6.5%		(3,238,582)
Disposal Costs -						
OMS Marketing and Promotion		62,553,600	OMS @	3.00%	6,255 £ per unit	(1,876,608)
Residential Sales Agent Costs		62,553,600	OMS @	1.00%	2,085 £ per unit	(625,536)
Residential Sales Legal Costs		62,553,600	OMS @	0.25%	521 £ per unit	(156,384)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					8,895 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(1,924,145)
Developers Profit -						
Profit on OMS		62,553,600		17.50%		(10,946,880)
Margin on AH		19,406,440		6.00%	on AH values	(1,164,386)
Profit analysis:		81,960,040		14.78%	blended GDV (12,111,266)	
		75,264,597		16.09%	on costs (12,111,266)	
TOTAL COSTS						**(87,375,863)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(5,415,823)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.50%		-
Residual Land Value						**(5,415,823)**
RLV analysis:	(18,053) £ per plot	(812,373) £ per ha (net)		(328,763) £ per acre (net)		
		(812,373) £ per ha (gross)		(328,763) £ per acre (gross)		
				-6.61% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		6.67	ha (net)	16.47	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		6.67	ha (gross)	16.47	acres (gross)	
Density analysis:		4,167	sqm/ha (net)	18,154	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	48,322 £ per plot	2,174,480	£ per ha (net)	880,000	£ per acre (net)	**14,496,533**
BLV analysis:		2,174,480	£ per ha (gross)	880,000	£ per acre (gross)	

BALANCE				
Surplus/(Deficit)	**(2,986,853)** £ per ha (net)	**(1,208,763)** £ per acre (net)		**(19,912,356)**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,208,763)	10%	20%	30%	40%	50%	60%	70%
	100.00	(511,778)	(674,974)	(844,770)	(1,040,819)	(1,245,555)	(1,607,427)	(3,473,898)
	160.00	(607,569)	(764,176)	(932,772)	(1,121,776)	(1,314,545)	(1,966,802)	(3,743,430)
CIL £ psm	170.00	(623,792)	(779,333)	(948,342)	(1,135,317)	(1,326,104)	(2,026,698)	(3,788,352)
224.00	180.00	(640,107)	(794,490)	(963,950)	(1,148,857)	(1,337,663)	(2,086,594)	(3,833,274)
	190.00	(656,521)	(809,646)	(979,557)	(1,162,447)	(1,349,222)	(2,146,490)	(3,878,196)
	200.00	(673,041)	(824,803)	(995,165)	(1,176,069)	(1,360,796)	(2,206,386)	(3,923,118)
	210.00	(689,674)	(839,985)	(1,010,773)	(1,189,692)	(1,372,425)	(2,266,282)	(3,968,040)
	220.00	(706,456)	(855,234)	(1,026,443)	(1,203,314)	(1,384,054)	(2,326,178)	(4,012,962)
	230.00	(723,369)	(870,627)	(1,042,145)	(1,216,936)	(1,395,683)	(2,386,074)	(4,057,884)
	240.00	(740,420)	(887,404)	(1,057,848)	(1,230,621)	(1,407,312)	(2,445,970)	(4,102,806)
	250.00	(757,472)	(905,135)	(1,073,550)	(1,244,325)	(1,418,974)	(2,505,866)	(4,147,728)
	260.00	(774,523)	(922,869)	(1,089,252)	(1,258,030)	(1,430,673)	(2,565,762)	(4,192,649)
	270.00	(791,574)	(940,706)	(1,105,025)	(1,271,735)	(1,442,373)	(2,625,658)	(4,237,571)
	280.00	(808,625)	(958,544)	(1,120,822)	(1,285,439)	(1,454,072)	(2,685,553)	(4,282,493)
	290.00	(825,748)	(976,382)	(1,136,619)	(1,299,221)	(1,465,771)	(2,745,449)	(4,327,415)
	300.00	(842,902)	(994,219)	(1,152,417)	(1,313,009)	(1,477,525)	(2,805,345)	(4,372,337)
	310.00	(860,056)	(1,012,067)	(1,168,214)	(1,326,796)	(1,489,295)	(2,865,241)	(4,417,259)
	320.00	(877,723)	(1,030,013)	(1,184,093)	(1,340,584)	(1,501,065)	(2,925,137)	(4,462,181)
	330.00	(897,444)	(1,047,958)	(1,199,986)	(1,354,383)	(1,512,835)	(2,985,033)	(4,507,103)
	340.00	(917,463)	(1,065,904)	(1,215,879)	(1,368,253)	(1,537,833)	(3,044,929)	(4,552,025)
	350.00	(937,531)	(1,083,849)	(1,231,771)	(1,382,124)	(1,612,703)	(3,104,825)	(4,596,947)
	360.00	(957,598)	(1,101,814)	(1,247,665)	(1,395,995)	(1,687,573)	(3,164,721)	(4,641,869)
	370.00	(977,665)	(1,119,868)	(1,263,653)	(1,409,866)	(1,762,443)	(3,224,617)	(4,686,791)
	380.00	(997,733)	(1,137,922)	(1,279,642)	(1,423,768)	(1,837,313)	(3,284,513)	(4,731,713)
	390.00	(1,017,880)	(1,155,976)	(1,295,631)	(1,437,723)	(1,912,183)	(3,344,409)	(4,776,635)
	400.00	(1,038,069)	(1,174,030)	(1,311,620)	(1,451,677)	(1,987,053)	(3,404,305)	(4,821,557)

TABLE 2

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,208,763)	10%	20%	30%	40%	50%	60%	70%
	-	(121,619)	(257,689)	(394,117)	(531,154)	(669,379)	(810,467)	(971,091)
	2,500	(161,858)	(298,104)	(434,809)	(572,301)	(711,432)	(854,838)	(1,024,139)
Site Specific S106	5,000	(202,188)	(338,653)	(475,682)	(613,776)	(754,138)	(904,107)	(1,077,662)
35,562	7,500	(242,626)	(379,351)	(516,802)	(655,651)	(797,737)	(956,888)	(1,131,728)
	10,000	(283,189)	(420,216)	(558,200)	(698,052)	(842,566)	(1,009,952)	(1,186,336)
	12,500	(323,893)	(461,311)	(599,939)	(741,150)	(889,836)	(1,063,393)	(1,241,471)
	15,000	(364,755)	(502,645)	(642,129)	(785,181)	(942,685)	(1,117,214)	(1,297,187)
	17,500	(405,820)	(544,286)	(684,868)	(830,294)	(995,765)	(1,171,454)	(1,446,723)
	20,000	(447,105)	(586,304)	(728,336)	(875,965)	(1,049,155)	(1,226,113)	(1,804,409)
	22,500	(488,669)	(628,777)	(772,781)	(928,482)	(1,102,858)	(1,281,167)	(2,162,094)
	25,000	(530,552)	(671,846)	(818,021)	(981,577)	(1,156,879)	(1,336,622)	(2,519,780)
	27,500	(572,825)	(715,673)	(863,313)	(1,034,916)	(1,211,221)	(1,392,520)	(2,877,466)
	30,000	(615,599)	(760,493)	(914,278)	(1,088,502)	(1,265,889)	(1,554,357)	(3,235,151)
	32,500	(658,980)	(805,749)	(967,390)	(1,142,410)	(1,320,886)	(1,912,043)	(3,592,837)
	35,000	(703,142)	(851,098)	(1,020,678)	(1,196,571)	(1,376,216)	(2,269,728)	(3,950,523)

TABLE 3

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,208,763)	10%	20%	30%	40%	50%	60%	70%
	15.0%	(590,738)	(752,478)	(921,970)	(1,113,831)	(1,309,596)	(2,286,848)	(3,983,465)
	16.0%	(639,722)	(796,020)	(966,272)	(1,151,804)	(1,341,240)	(2,312,164)	(4,002,451)
Profit	17.0%	(688,707)	(839,562)	(1,010,573)	(1,189,777)	(1,372,883)	(2,337,479)	(4,021,437)
17.5%	18.0%	(737,692)	(884,350)	(1,054,875)	(1,227,749)	(1,404,527)	(2,362,794)	(4,040,424)
	19.0%	(786,677)	(934,981)	(1,099,176)	(1,265,722)	(1,436,171)	(2,388,109)	(4,059,410)
	20.0%	(835,661)	(985,611)	(1,143,477)	(1,303,695)	(1,467,815)	(2,413,424)	(4,078,396)

TABLE 4

		Affordable Housing - % on site 40%						
Balance (RLV - BLV £ per acre (n))	(1,208,763)	10%	20%	30%	40%	50%	60%	70%
	550,000	(383,199)	(531,333)	(702,724)	(878,763)	(1,058,705)	(2,020,136)	(3,700,930)
	600,000	(433,199)	(581,333)	(752,724)	(928,763)	(1,108,705)	(2,070,136)	(3,750,930)
BLV (£ per acre)	650,000	(483,199)	(631,333)	(802,724)	(978,763)	(1,158,705)	(2,120,136)	(3,800,930)
880,000	700,000	(533,199)	(681,333)	(852,724)	(1,028,763)	(1,208,705)	(2,170,136)	(3,850,930)
	750,000	(583,199)	(731,333)	(902,724)	(1,078,763)	(1,258,705)	(2,220,136)	(3,900,930)
	800,000	(633,199)	(781,333)	(952,724)	(1,128,763)	(1,308,705)	(2,270,136)	(3,950,930)
	850,000	(683,199)	(831,333)	(1,002,724)	(1,178,763)	(1,358,705)	(2,320,136)	(4,000,930)
	900,000	(733,199)	(881,333)	(1,052,724)	(1,228,763)	(1,408,705)	(2,370,136)	(4,050,930)
	950,000	(783,199)	(931,333)	(1,102,724)	(1,278,763)	(1,458,705)	(2,420,136)	(4,100,930)
	1,000,000	(833,199)	(981,333)	(1,152,724)	(1,328,763)	(1,508,705)	(2,470,136)	(4,150,930)
	1,050,000	(883,199)	(1,031,333)	(1,202,724)	(1,378,763)	(1,558,705)	(2,520,136)	(4,200,930)
	1,100,000	(933,199)	(1,081,333)	(1,252,724)	(1,428,763)	(1,608,705)	(2,570,136)	(4,250,930)
	1,150,000	(983,199)	(1,131,333)	(1,302,724)	(1,478,763)	(1,658,705)	(2,620,136)	(4,300,930)
	1,200,000	(1,033,199)	(1,181,333)	(1,352,724)	(1,528,763)	(1,708,705)	(2,670,136)	(4,350,930)
	1,250,000	(1,083,199)	(1,231,333)	(1,402,724)	(1,578,763)	(1,758,705)	(2,720,136)	(4,400,930)
	1,300,000	(1,133,199)	(1,281,333)	(1,452,724)	(1,628,763)	(1,808,705)	(2,770,136)	(4,450,930)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: VOWH Low Value Brownfield No Units: 300
Site Typology: Location / Value Zone: Low Greenfield/Brownfield: Brownfield District: VOWH
Notes:

TABLE 5

Balance (RLV - BLV £ per acre (n))	(1,208,763)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	35	(764,071)	(879,907)	(1,015,186)	(1,152,350)	(1,292,664)	(2,132,918)	(3,440,203)
	37	(753,884)	(876,110)	(1,018,693)	(1,163,619)	(1,311,872)	(2,176,362)	(3,558,348)
Density (dph)	39	(743,701)	(872,324)	(1,022,201)	(1,174,888)	(1,331,081)	(2,219,806)	(3,676,494)
45.0	41	(733,534)	(868,603)	(1,025,709)	(1,186,179)	(1,350,289)	(2,263,249)	(3,794,639)
	43	(723,367)	(864,950)	(1,029,216)	(1,197,471)	(1,369,497)	(2,306,693)	(3,912,785)
	45	(713,199)	(861,333)	(1,032,724)	(1,208,763)	(1,388,705)	(2,350,136)	(4,030,930)
	47	(703,044)	(857,716)	(1,036,232)	(1,220,055)	(1,407,914)	(2,393,580)	(4,149,076)
	49	(692,894)	(854,099)	(1,039,739)	(1,231,347)	(1,427,122)	(2,437,023)	(4,267,221)
	51	(682,743)	(850,483)	(1,043,247)	(1,242,638)	(1,446,330)	(2,480,467)	(4,385,367)
	53	(672,592)	(846,866)	(1,046,754)	(1,253,930)	(1,465,538)	(2,523,910)	(4,503,513)
	55	(662,442)	(843,249)	(1,050,262)	(1,265,222)	(1,484,747)	(2,567,354)	(4,621,658)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(1,208,763)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	55%	544,375	407,299	270,223	133,147	(3,929)	(141,007)	(278,094)
	60%	408,498	271,617	134,715	(2,187)	(139,089)	(276,008)	(412,958)
Build Cost	65%	272,303	135,567	(1,168)	(137,963)	(274,784)	(411,688)	(548,732)
100%	70%	135,722	(928)	(137,620)	(274,412)	(411,363)	(548,577)	(686,366)
(105% = 5% increase)	75%	(1,408)	(138,076)	(274,886)	(411,955)	(549,466)	(687,894)	(828,819)
	80%	(139,322)	(276,205)	(413,466)	(551,382)	(690,631)	(833,412)	(999,826)
	85%	(278,367)	(415,898)	(554,308)	(694,543)	(839,432)	(1,007,130)	(1,184,321)
	90%	(419,232)	(558,257)	(699,619)	(846,191)	(1,015,051)	(1,191,802)	(1,583,997)
	95%	(563,196)	(705,837)	(853,439)	(1,023,559)	(1,199,952)	(1,381,240)	(2,807,464)
	100%	(713,199)	(861,333)	(1,032,724)	(1,208,763)	(1,388,705)	(2,350,136)	(4,030,930)
	105%	(869,864)	(1,042,470)	(1,218,203)	(1,397,138)	(1,896,685)	(3,575,541)	(5,254,397)
	110%	(1,052,797)	(1,228,231)	(1,406,353)	(1,588,795)	(3,124,029)	(4,800,946)	(6,477,864)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(1,208,763)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	94%	(992,902)	(1,133,677)	(1,276,083)	(1,421,101)	(2,003,327)	(3,417,324)	(4,831,321)
	96%	(890,252)	(1,041,512)	(1,194,373)	(1,349,729)	(1,558,665)	(3,061,595)	(4,564,524)
Market Values	98%	(800,445)	(949,978)	(1,113,265)	(1,278,941)	(1,448,701)	(2,705,865)	(4,297,727)
100%	100%	(713,199)	(861,333)	(1,032,724)	(1,208,763)	(1,388,705)	(2,350,136)	(4,030,930)
(105% = 5% increase)	102%	(628,188)	(783,573)	(952,716)	(1,139,086)	(1,329,199)	(1,994,407)	(3,764,133)
	104%	(545,443)	(706,475)	(873,818)	(1,069,880)	(1,270,156)	(1,638,678)	(3,497,337)
	106%	(464,170)	(631,671)	(805,504)	(1,001,116)	(1,211,551)	(1,428,486)	(3,230,540)
	108%	(383,881)	(558,526)	(737,913)	(932,765)	(1,153,360)	(1,380,260)	(2,963,743)
	110%	(304,286)	(486,498)	(672,196)	(866,237)	(1,095,558)	(1,332,418)	(2,696,946)
	112%	(225,216)	(415,237)	(607,943)	(808,033)	(1,038,120)	(1,284,946)	(2,430,149)
	114%	(146,537)	(344,535)	(544,684)	(750,350)	(981,023)	(1,237,824)	(2,163,352)
	116%	(68,155)	(274,273)	(482,116)	(694,224)	(924,242)	(1,191,014)	(1,896,555)
	118%	9,995	(204,331)	(420,069)	(639,193)	(868,853)	(1,144,495)	(1,629,758)
	120%	87,945	(134,645)	(358,417)	(584,940)	(820,263)	(1,098,262)	(1,396,216)
	122%	165,728	(65,159)	(297,075)	(531,261)	(772,287)	(1,052,304)	(1,359,935)
	124%	243,379	4,157	(235,961)	(478,000)	(725,501)	(1,006,592)	(1,323,914)
	126%	320,928	73,332	(175,036)	(425,066)	(679,559)	(961,107)	(1,288,138)
	128%	398,408	142,394	(114,275)	(372,388)	(634,221)	(915,740)	(1,252,594)
	130%	475,766	211,373	(53,651)	(319,918)	(589,344)	(871,470)	(1,217,266)
	132%	553,092	280,250	6,860	(267,624)	(544,819)	(832,494)	(1,182,142)
	134%	630,333	349,061	67,285	(215,465)	(500,569)	(794,233)	(1,147,242)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(1,208,763)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	350	(720,266)	(868,561)	(1,041,141)	(1,217,282)	(1,397,433)	(2,406,324)	(4,087,119)
	450	(722,285)	(870,676)	(1,043,546)	(1,219,716)	(1,399,926)	(2,422,378)	(4,103,172)
BNG (£ per unit)	550	(724,310)	(872,815)	(1,045,951)	(1,222,162)	(1,402,420)	(2,438,432)	(4,119,226)
-	650	(726,341)	(874,977)	(1,048,356)	(1,224,611)	(1,404,913)	(2,454,486)	(4,135,280)
	750	(728,372)	(877,139)	(1,050,761)	(1,227,059)	(1,407,407)	(2,470,540)	(4,151,334)
	850	(730,404)	(879,301)	(1,053,166)	(1,229,508)	(1,409,900)	(2,486,593)	(4,167,388)
	950	(732,435)	(881,609)	(1,055,571)	(1,231,957)	(1,412,394)	(2,502,647)	(4,183,441)
	1,050	(734,466)	(883,985)	(1,057,976)	(1,234,406)	(1,414,896)	(2,518,701)	(4,199,495)
	1,150	(736,497)	(886,361)	(1,060,381)	(1,236,855)	(1,417,405)	(2,534,755)	(4,215,549)
	1,250	(738,528)	(888,737)	(1,062,786)	(1,239,304)	(1,419,913)	(2,550,808)	(4,231,603)
	1,350	(740,560)	(891,113)	(1,065,191)	(1,241,752)	(1,422,422)	(2,566,862)	(4,247,656)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(1,208,763)	Affordable Housing - % on site 40%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	(704,247)	(843,116)	(1,000,659)	(1,165,364)	(1,333,284)	(1,920,791)	(3,530,028)
	10,000	(695,331)	(824,964)	(968,693)	(1,122,159)	(1,278,197)	(1,491,447)	(3,029,126)
Grant (£ per unit)	15,000	(686,449)	(806,856)	(936,741)	(1,079,075)	(1,223,440)	(1,371,453)	(2,528,224)
-	20,000	(677,601)	(788,749)	(904,967)	(1,036,197)	(1,169,009)	(1,304,590)	(2,027,322)
	25,000	(668,797)	(770,641)	(873,806)	(993,490)	(1,114,900)	(1,238,359)	(1,526,419)
	30,000	(660,018)	(752,533)	(846,251)	(950,899)	(1,061,109)	(1,172,696)	(1,287,261)
	35,000	(651,266)	(734,517)	(819,090)	(908,534)	(1,007,632)	(1,107,641)	(1,209,531)
	40,000	(642,555)	(716,677)	(791,928)	(867,581)	(954,465)	(1,043,142)	(1,132,900)
	45,000	(633,861)	(699,004)	(764,804)	(831,323)	(901,532)	(979,215)	(1,057,334)
	50,000	(625,198)	(681,464)	(738,045)	(795,108)	(852,611)	(915,757)	(982,781)
	55,000	(616,561)	(664,058)	(711,662)	(759,420)	(807,429)	(855,791)	(908,927)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**VOWH Low Value Brownfield**		No Units:	**300**			
Site Typology:	Location / Value Zone:	**Low**	Greenfield/Brownfield:	**Brownfield**	District:	**VOWH**	
Notes:							

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BU to BX_v0.2

Appraisal Ref: CA (see Typologies Matrix)
Scheme Typology: SODC Medium Value Brownfield No Units: 200
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes: AS7 - Didcot Gateway

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		200 Units		
AH Policy requirement (% Target)		50%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	50%		
AH tenure split %	Affordable Rent:		5.0%	
	Social Rent:		50.0%	55.0% % Rented
	First Homes:		6.0%	
	Other Intermediate (LCHO/Sub-Market etc.):		39.0%	22.5% % of total (>10% First Homes PPG 023)
		100%	100.0%	
CIL Rate (£ psm)		241.00 £ psm		

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed House	10.0%	10.0	17.0%	17.0	14%	27.0
3 bed House	69.0%	69.0	46.0%	46.0	58%	115.0
4 bed House	6.0%	6.0	9.0%	9.0	8%	15.0
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	5.0%	5.0	8.0%	8.0	7%	13.0
2 bed Flat	10.0%	10.0	20.0%	20.0	15%	30.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	100.0	100.0%	100.0	100%	200.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	0.0	0		0.0	0
2 bed House	70.0	753		70.0	753
3 bed House	95.0	1,023		95.0	1,023
4 bed House	124.0	1,335		124.0	1,335
5 bed House	0.0	0		0.0	0
1 bed Flat	50.0	538	85.0%	58.8	633
2 bed Flat	70.0	753	85.0%	82.4	886
3 bed Flat	0.0	0	85.0%	0.0	0

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	700	7,535	1,190	12,809	1,890	20,344
3 bed House	6,555	70,557	4,370	47,038	10,925	117,596
4 bed House	744	8,008	1,116	12,013	1,860	20,021
5 bed House	0	0	0	0	0	0
1 bed Flat	294	3,166	471	5,065	765	8,231
2 bed Flat	824	8,864	1,647	17,729	2,471	26,593
3 bed Flat	0	0	0	0	0	0
	9,117	98,131	8,794	94,654	17,910	192,785
AH % by floor area:			49.10% AH % by floor area (difference due to mix)			

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	0	#DIV/0!	#DIV/0!	0
2 bed House	403,200	5,760	535	10,886,400
3 bed House	460,600	4,848	450	52,969,000
4 bed House	573,400	4,624	430	8,601,000
5 bed House	766,100	#DIV/0!	#DIV/0!	0
1 bed Flat	294,000	5,880	546	3,822,000
2 bed Flat	360,000	5,143	478	10,800,000
3 bed Flat	0	#DIV/0!	#DIV/0!	0
				87,078,400

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	0	60%	0	44%	0	70%	0	76%
2 bed House	241,920	60%	177,408	44%	250,000	70%	306,432	76%
3 bed House	276,360	60%	202,664	44%	250,000	70%	350,056	76%
4 bed House	344,040	60%	252,296	44%	250,000	70%	435,784	76%
5 bed House	459,660	60%	337,084	44%	250,000	70%	582,236	76%
1 bed Flat	176,400	60%	129,360	44%	205,800	70%	223,440	76%
2 bed Flat	216,000	60%	158,400	44%	250,000	70%	273,600	76%
3 bed Flat	0	60%	0	44%	0	70%	0	76%

* capped @£250K

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 200
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes: AS7 - Didcot Gateway

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
1 bed House	0.0	@	0	-
2 bed House	10.0	@	403,200	4,032,000
3 bed House	69.0	@	460,600	31,781,400
4 bed House	6.0	@	573,400	3,440,400
5 bed House	0.0	@	766,100	-
1 bed Flat	5.0	@	294,000	1,470,000
2 bed Flat	10.0	@	360,000	3,600,000
3 bed Flat	0.0	@	0	-
	100.0			44,323,800
Affordable Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.9	@	241,920	205,632
3 bed House	2.3	@	276,360	635,628
4 bed House	0.5	@	344,040	154,818
5 bed House	0.0	@	459,660	-
1 bed Flat	0.4	@	176,400	70,560
2 bed Flat	1.0	@	216,000	216,000
3 bed Flat	0.0	@	0	-
	5.0			1,282,638
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	8.5	@	177,408	1,507,968
3 bed House	23.0	@	202,664	4,661,272
4 bed House	4.5	@	252,296	1,135,332
5 bed House	0.0	@	337,084	-
1 bed Flat	4.0	@	129,360	517,440
2 bed Flat	10.0	@	158,400	1,584,000
3 bed Flat	0.0	@	0	-
	50.0			9,406,012
First Homes GDV -				
1 bed House	0.0	@	0	-
2 bed House	1.0	@	250,000	255,000
3 bed House	2.8	@	250,000	690,000
4 bed House	0.5	@	250,000	135,000
5 bed House	0.0	@	250,000	-
1 bed Flat	0.5	@	205,800	98,784
2 bed Flat	1.2	@	250,000	300,000
3 bed Flat	0.0	@	0	-
	6.0			1,478,784
Other Intermediate GDV -				
1 bed House	0.0	@	0	-
2 bed House	6.6	@	306,432	2,031,644
3 bed House	17.9	@	350,056	6,280,005
4 bed House	3.5	@	435,784	1,529,602
5 bed House	0.0	@	582,236	-
1 bed Flat	3.1	@	223,440	697,133
2 bed Flat	7.8	@	273,600	2,134,080
3 bed Flat	0.0	@	0	-
	39.0	100.0		12,672,463
Sub-total GDV Residential	**200**			**69,163,697**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	17,914,703
	1,000 £ psm (total GIA sqm)		89,574 £ per unit (total units)	
Grant	100	AH units @	0 per unit	-
Total GDV				**69,163,697**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **200**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes: **AS7 - Didcot Gateway**

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)						(43,559)
Planning Application Professional Fees, Surveys and reports						(130,000)
CIL (Mrkt only + garages)		9,846 sqm	241.00 £ psm			(2,372,801)
CIL analysis:		3.43% % of GDV	11,864 £ per unit (total units)			
Site Specific S106 Contributions	Year 1		1,985	For travel plan monitoring.		(1,985)
	Year 2		0			-
	Year 3		0			-
	Year 4		0			-
	Year 5		0			-
	Year 6		0			-
	Year 7		0			-
	Year 8		0			-
	Year 9		0			-
	Year 10		0			-
	Year 11		0			-
	Year 12		0			-
	Year 13		0			-
	Year 14		0			-
	Year 15		0			-
	Years 1-15	200 units @	35,562	per unit		(7,112,400)
	Sub-total				(7,114,385)	
S106 analysis:	1,600,737 £ per ha	10.29% % of GDV	35,572 £ per unit (total units)			
AH Commuted Sum		17,910 sqm (total)	0 £ psm			-
Comm. Sum analysis:		0.00% % of GDV				

Construction Costs -

Site Clearance, Demolition & Remediation		4.44 ha @	123,555 £ per ha (if brownfield)			(549,133)
Site Infrastructure costs -	Year 1	0				-
	Year 2	0				-
	Year 3	0				-
	Year 4	0				-
	Year 5	0				-
	Year 6	0				-
	Year 7	0				-
	Year 8	0				-
	Year 9	0				-
	Year 10	0				-
	Year 11	0				-
	Year 12	0				-
	Year 13	0				-
	Year 14	0				-
	Year 15	0				-
	Years 1-15	200 units @	0	per unit		-
	Sub-total				-	
Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)			
1 bed House		- sqm @	1,365	psm		-
2 bed House		1,890 sqm @	1,365	psm		(2,579,850)
3 bed House		10,925 sqm @	1,365	psm		(14,912,625)
4 bed House		1,860 sqm @	1,365	psm		(2,538,900)
5 bed House		- sqm @	1,365	psm		-
1 bed Flat		765 sqm @	1,757	psm		(1,343,588)
2 bed Flat		2,471 sqm @	1,757	psm		(4,340,824)
3 bed Flat	17,910	- sqm @	1,757	psm		-
Garages for 3B House (Mrkt only)	69 50%	units @	18 sqm @	444	psm	(275,997)
Garages for 4B House (Mrkt only)	6 100%	units @	18 sqm @	444	psm	(48,000)
Garages for 5B House (Mrkt only)	- 150%	units @	18 sqm @	444	psm	-
	729					
External works		26,039,784 @	15.0%			(3,905,968)
Ext. Works analysis:			19,530 £ per unit (total units)			
Policy Costs on design -						
Net Biodiversity costs		200 units @		£ per unit		-
M4(2) Category 2 Housing	Aff units	72 units @	99.0% @	625	£ per unit	(44,550)
M4(2) Category 2 Housing	OMS units	85 units @	98.5% @	625	£ per unit	(52,328)
M4(2) Category 2 Flats	Aff units	28 units @	99.0% @	1,090	£ per unit	(30,215)
M4(2) Category 2 Flats	OMS units	15 units @	98.5% @	1,090	£ per unit	(16,105)
M4(3) Category 3 Housing	Aff units	72 units @	1.0% @	12,368	£ per unit	(8,905)
M4(3) Category 3 Housing	OMS units	85 units @	1.5% @	12,368	£ per unit	(15,769)
M4(3) Category 3 Flats	Aff units	28 units @	1.0% @	9,469	£ per unit	(2,651)
M4(3) Category 3 Flats	OMS units	15 units @	1.5% @	9,469	£ per unit	(2,131)
Additional Low Carbon/Energy Reduction	Houses	157 units @		14,205	£ per unit	(2,230,185)
Additional Low Carbon/Energy Reduction	Flats	13.6% Uplift on		5,684,412	base cost	(773,080)
EV Charging Points - Houses		157 units @		0	£ per unit	-
EV Charging Points - Flats		43 units @	4 flats per charger	0	£ per 4 units	-
Water Efficiency		200 units @		350	£ per unit	(70,000)
	Sub-total				(3,245,919)	
Policy Costs analysis:	(design costs only)		16,230 £ per unit (total units)			
Contingency (on construction)		33,740,803 @	5.0%			(1,687,040)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**200**		
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**
Notes:	**AS7 - Didcot Gateway**					

Professional Fees		33,740,803	@	6.5%		(2,193,152)
Disposal Costs -						
OMS Marketing and Promotion		44,323,800	OMS @	3.00%	6,649 £ per unit	(1,329,714)
Residential Sales Agent Costs		44,323,800	OMS @	1.00%	2,216 £ per unit	(443,238)
Residential Sales Legal Costs		44,323,800	OMS @	0.25%	554 £ per unit	(110,810)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs						-
Disposal Cost analysis:					9,469 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.50%	APR	0.604% pcm		(190,428)
Developers Profit -						
Profit on OMS		44,323,800		17.50%		(7,756,665)
Margin on AH		24,839,897		6.00%	on AH values	(1,490,394)
Profit analysis:		69,163,697		13.37%	blended GDV	(9,247,059)
		49,365,929		18.73%	on costs	(9,247,059)
TOTAL COSTS						**(58,612,988)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						10,550,709
SDLT		10,550,709	@	HMRC formula		(517,035)
Acquisition Agent fees		10,550,709	@	1.0%		(105,507)
Acquisition Legal fees		10,550,709	@	0.5%		(52,754)
Interest on Land		10,550,709	@	7.50%		(791,303)
Residual Land Value						**9,084,110**
RLV analysis:	45,421 £ per plot	2,043,925	£ per ha (net)	827,165	£ per acre (net)	
		2,043,925	£ per ha (gross)	827,165	£ per acre (gross)	
				13.13%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		45.0	dph (net)			
Site Area (net)		4.44	ha (net)	10.98	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		4.44	ha (gross)	10.98	acres (gross)	
Density analysis:		4,030	sqm/ha (net)	17,554	sqft/ac (net)	
		45	dph (gross)			
Benchmark Land Value (net)	55,350 £ per plot	2,490,768	£ per ha (net)	1,008,000	£ per acre (net)	**11,070,080**
BLV analysis:		2,490,768	£ per ha (gross)	1,008,000	£ per acre (gross)	

BALANCE			
Surplus/(Deficit)	**(446,843)** £ per ha (net)	**(180,835)** £ per acre (net)	**(1,985,970)**

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: **SODC Medium Value Brownfield** No Units: **200**
Site Typology: Location / Value Zone: **Medium** Greenfield/Brownfield: **Brownfield** District: **SODC**
Notes: **AS7 - Didcot Gateway**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	100.00	547,191	392,729	238,267	83,790	(70,702)	(225,193)	(379,684)
	160.00	462,976	317,850	172,724	27,598	(117,528)	(262,659)	(407,818)
CIL £ psm	170.00	448,928	305,363	161,798	18,233	(125,333)	(268,914)	(412,509)
241.00	180.00	434,880	292,876	150,872	8,867	(133,138)	(275,169)	(417,201)
	190.00	420,832	280,389	139,945	(498)	(140,957)	(281,425)	(421,892)
	200.00	406,784	267,902	129,019	(9,873)	(148,776)	(287,680)	(426,584)
	210.00	392,736	255,415	118,084	(19,256)	(156,596)	(293,935)	(431,275)
	220.00	378,688	242,913	107,137	(28,639)	(164,415)	(300,191)	(435,967)
	230.00	364,615	230,402	96,190	(38,022)	(172,234)	(306,446)	(440,658)
	240.00	350,540	217,892	85,243	(47,405)	(180,053)	(312,701)	(445,350)
	250.00	336,465	205,381	74,297	(56,788)	(187,872)	(318,957)	(450,049)
	260.00	322,391	192,870	63,350	(66,171)	(195,691)	(325,212)	(454,750)
	270.00	308,316	180,360	52,403	(75,554)	(203,511)	(331,476)	(459,451)
	280.00	294,242	167,849	41,456	(84,937)	(211,336)	(337,744)	(464,152)
	290.00	280,167	155,338	30,509	(94,330)	(219,171)	(344,012)	(468,853)
	300.00	266,089	142,815	19,542	(103,732)	(227,006)	(350,280)	(473,554)
	310.00	251,986	130,279	8,572	(113,134)	(234,841)	(356,548)	(478,255)
	320.00	237,883	117,743	(2,397)	(122,536)	(242,676)	(362,816)	(482,956)
	330.00	223,780	105,207	(13,366)	(131,939)	(250,511)	(369,084)	(487,657)
	340.00	209,677	92,671	(24,335)	(141,341)	(258,346)	(375,352)	(492,358)
	350.00	195,574	80,135	(35,304)	(150,743)	(266,182)	(381,620)	(497,059)
	360.00	181,471	67,599	(46,273)	(160,145)	(274,017)	(387,893)	(501,770)
	370.00	167,360	55,053	(57,254)	(169,561)	(281,868)	(394,175)	(506,482)
	380.00	153,227	42,490	(68,247)	(178,983)	(289,720)	(400,456)	(511,193)
	390.00	139,093	29,927	(79,239)	(188,405)	(297,572)	(406,738)	(515,904)
	400.00	124,959	17,364	(90,232)	(197,828)	(305,424)	(413,019)	(520,615)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	-	911,720	779,155	646,590	514,004	381,375	248,746	116,090
	2,500	872,278	739,713	607,147	474,582	341,986	209,357	76,728
Site Specific S106	5,000	832,836	700,270	567,705	435,140	302,574	169,967	37,338
35,562	7,500	793,341	660,821	528,263	395,697	263,132	130,567	(2,051)
	10,000	753,840	621,320	488,800	356,255	223,689	91,124	(41,441)
	12,500	714,339	581,819	449,300	316,780	184,247	51,682	(80,884)
	15,000	674,838	542,319	409,799	277,279	144,759	12,239	(120,326)
	17,500	635,308	502,815	370,298	237,778	105,259	(27,261)	(159,781)
	20,000	595,743	463,251	330,759	198,266	65,758	(66,762)	(199,282)
	22,500	556,178	423,686	291,194	158,702	26,209	(106,283)	(238,782)
	25,000	516,614	384,122	251,629	119,137	(13,355)	(145,847)	(278,340)
	27,500	476,999	344,516	212,033	79,550	(52,933)	(185,415)	(317,904)
	30,000	437,365	304,882	172,399	39,916	(92,566)	(225,049)	(357,532)
	32,500	397,731	265,248	132,765	283	(132,200)	(264,691)	(397,183)
	35,000	358,059	225,567	93,075	(39,417)	(171,908)	(304,400)	(436,892)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	7.5%	973,899	771,989	570,078	368,168	166,257	(35,653)	(237,563)
	10.0%	817,707	633,152	448,596	264,040	79,484	(105,071)	(289,627)
Profit	12.5%	661,516	494,315	327,114	159,912	(7,289)	(174,490)	(341,691)
17.5%	15.0%	505,324	355,478	205,631	55,785	(94,062)	(243,908)	(393,755)
	17.5%	349,133	216,641	84,149	(48,343)	(180,835)	(313,327)	(445,819)
	20.0%	192,941	77,804	(37,334)	(152,471)	(267,608)	(382,745)	(497,883)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50% 10%	20%	30%	40%	50%	60%	70%
	550,000	807,133	674,641	542,149	409,657	277,165	144,673	12,181
	600,000	757,133	624,641	492,149	359,657	227,165	94,673	(37,819)
BLV (£ per acre)	650,000	707,133	574,641	442,149	309,657	177,165	44,673	(87,819)
1,008,000	700,000	657,133	524,641	392,149	259,657	127,165	(5,327)	(137,819)
	750,000	607,133	474,641	342,149	209,657	77,165	(55,327)	(187,819)
	800,000	557,133	424,641	292,149	159,657	27,165	(105,327)	(237,819)
	850,000	507,133	374,641	242,149	109,657	(22,835)	(155,327)	(287,819)
	900,000	457,133	324,641	192,149	59,657	(72,835)	(205,327)	(337,819)
	950,000	407,133	274,641	142,149	9,657	(122,835)	(255,327)	(387,819)
	1,000,000	357,133	224,641	92,149	(40,343)	(172,835)	(305,327)	(437,819)
	1,050,000	307,133	174,641	42,149	(90,343)	(222,835)	(355,327)	(487,819)
	1,100,000	257,133	124,641	(7,851)	(140,343)	(272,835)	(405,327)	(537,819)
	1,150,000	207,133	74,641	(57,851)	(190,343)	(322,835)	(455,327)	(587,819)
	1,200,000	157,133	24,641	(107,851)	(240,343)	(372,835)	(505,327)	(637,819)
	1,250,000	107,133	(25,359)	(157,851)	(290,343)	(422,835)	(555,327)	(687,819)
	1,300,000	57,133	(75,359)	(207,851)	(340,343)	(472,835)	(605,327)	(737,819)

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology: SODC Medium Value Brownfield No Units: 200
Site Typology: Location / Value Zone: Medium Greenfield/Brownfield: Brownfield District: SODC
Notes: AS7 - Didcot Gateway

TABLE 5

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	35	36,061	(66,988)	(170,037)	(273,087)	(376,158)	(479,228)	(582,299)
	37	98,675	(10,262)	(119,200)	(228,138)	(337,082)	(446,043)	(555,003)
Density (dph)	39	161,290	46,463	(68,363)	(183,189)	(298,016)	(412,857)	(527,707)
45.0	41	223,904	103,189	(17,526)	(138,241)	(258,955)	(379,671)	(500,410)
	43	286,518	159,915	33,312	(93,292)	(219,895)	(346,499)	(473,114)
	45	349,133	216,641	84,149	(48,343)	(180,835)	(313,327)	(445,819)
	47	411,747	273,366	134,986	(3,394)	(141,775)	(280,155)	(418,536)
	49	474,361	330,092	185,823	41,554	(102,715)	(246,984)	(391,252)
	51	536,975	386,818	236,661	86,503	(63,654)	(213,812)	(363,969)
	53	599,590	443,544	287,498	131,452	(24,594)	(180,640)	(336,686)
	55	662,204	500,270	338,335	176,400	14,466	(147,469)	(309,403)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	65%	1,282,138	1,150,552	1,018,919	887,233	755,546	623,757	491,938
	70%	1,149,357	1,017,617	885,871	754,125	622,301	490,454	358,541
Build Cost	75%	1,016,395	884,570	752,746	620,869	488,962	357,049	225,041
100%	80%	883,334	751,413	619,462	487,476	355,491	223,477	91,409
(105% = 5% increase)	85%	750,130	618,084	486,002	353,920	221,838	89,739	(42,407)
	90%	616,730	484,541	352,344	220,147	87,950	(44,247)	(176,461)
	95%	483,082	350,761	218,435	86,104	(46,227)	(178,557)	(310,888)
	100%	349,133	216,641	84,149	(48,343)	(180,835)	(313,327)	(445,819)
	105%	214,829	82,147	(50,556)	(183,284)	(316,012)	(448,789)	(581,603)
	110%	80,061	(52,896)	(185,891)	(318,932)	(452,067)	(585,323)	(718,804)
	115%	(55,331)	(188,644)	(322,075)	(455,664)	(589,484)	(723,735)	(858,815)
	120%	(191,561)	(325,427)	(459,558)	(594,062)	(729,239)	(865,749)	(1,006,395)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	94%	52,665	(46,898)	(146,461)	(246,024)	(345,587)	(445,150)	(544,713)
	96%	151,640	41,083	(69,475)	(180,032)	(290,589)	(401,148)	(511,711)
Market Values	98%	250,467	128,930	7,392	(114,146)	(235,684)	(357,223)	(478,761)
100%	100%	349,133	216,641	84,149	(48,343)	(180,835)	(313,327)	(445,819)
(105% = 5% increase)	102%	447,703	304,274	160,845	17,416	(126,021)	(269,476)	(412,930)
	104%	546,219	391,844	237,469	83,093	(71,282)	(225,657)	(380,042)
	106%	644,602	479,317	314,031	148,745	(16,551)	(181,873)	(347,194)
	108%	742,983	566,766	390,549	214,332	38,116	(138,101)	(314,355)
	110%	841,246	654,139	467,031	279,919	92,771	(94,377)	(281,525)
	112%	939,505	741,480	543,454	345,428	147,403	(50,652)	(248,731)
	114%	1,037,717	828,812	619,877	410,934	201,991	(6,952)	(215,938)
	116%	1,135,868	916,057	696,246	476,436	256,579	36,718	(183,144)
	118%	1,234,019	1,003,302	772,586	541,870	311,154	80,389	(150,389)
	120%	1,332,151	1,090,548	848,926	607,304	365,682	124,060	(117,637)
	122%	1,430,208	1,177,732	925,256	672,738	420,210	167,683	(84,884)
	124%	1,528,265	1,264,893	1,001,522	738,151	474,738	211,305	(52,131)
	126%	1,626,321	1,352,055	1,077,788	803,522	529,255	254,928	(19,411)
	128%	1,724,378	1,439,216	1,154,055	868,893	583,731	298,550	13,306
	130%	1,822,364	1,526,360	1,230,321	934,264	638,207	342,150	46,023
	132%	1,920,341	1,613,450	1,306,560	999,635	692,683	385,731	78,740
	134%	2,018,317	1,700,540	1,382,763	1,064,987	747,159	429,312	111,457

TABLE 8

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	350	342,913	210,421	77,929	(54,563)	(187,055)	(319,547)	(452,052)
	450	341,136	208,644	76,152	(56,340)	(188,832)	(321,324)	(453,833)
BNG (£ per unit)	550	339,358	206,867	74,375	(58,117)	(190,609)	(323,101)	(455,614)
-	650	337,581	205,089	72,598	(59,894)	(192,386)	(324,878)	(457,395)
	750	335,804	203,312	70,820	(61,671)	(194,163)	(326,657)	(459,176)
	850	334,027	201,535	69,043	(63,449)	(195,940)	(328,438)	(460,957)
	950	332,250	199,758	67,266	(65,226)	(197,718)	(330,219)	(462,738)
	1,050	330,473	197,981	65,489	(67,003)	(199,495)	(332,000)	(464,519)
	1,150	328,696	196,204	63,712	(68,780)	(201,272)	(333,781)	(466,300)
	1,250	326,919	194,427	61,935	(70,557)	(203,049)	(335,562)	(468,081)
	1,350	325,142	192,650	60,158	(72,334)	(204,826)	(337,343)	(469,862)

TABLE 9

Balance (RLV - BLV £ per acre (n))	(180,835)	Affordable Housing - % on site 50%						
		10%	20%	30%	40%	50%	60%	70%
	5,000	357,085	232,546	108,007	(16,533)	(141,072)	(265,611)	(390,151)
	10,000	365,038	248,451	131,845	15,236	(101,373)	(217,981)	(334,590)
Grant (£ per unit)	15,000	372,990	264,328	155,656	46,985	(61,687)	(170,389)	(279,113)
-	20,000	380,936	280,202	179,468	78,733	(22,052)	(122,853)	(223,700)
	25,000	388,873	296,076	203,279	110,441	17,562	(75,361)	(168,333)
	30,000	396,811	311,951	227,087	142,132	57,159	(27,904)	(113,047)
	35,000	404,748	327,825	250,856	173,823	96,706	19,518	(57,773)
	40,000	412,685	343,699	274,624	205,497	136,254	66,902	(2,570)
	45,000	420,622	359,573	298,392	237,135	175,776	114,286	52,632
	50,000	428,559	375,425	322,161	268,773	215,262	161,603	107,773
	55,000	436,496	391,271	345,927	300,411	254,748	208,919	162,904

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240827 SODC VOWH Typologies BU to BX_v0.2

Scheme Typology:	**SODC Medium Value Brownfield**		No Units:	**200**			
Site Typology:	Location / Value Zone:	**Medium**	Greenfield/Brownfield:	**Brownfield**	District:	**SODC**	
Notes:	**AS7 - Didcot Gateway**						

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

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240827 SODC VOWH Typologies BU to BX_v0.2 - Summary Table

Appraisal Ref:	**BU**	**BV**	**BW**	**BX**	**CA**
Scheme Typology:	SODC High Value Brownfield	SODC Medium Value Brownfield	VOWH Medium Value Brownfield	VOWH Low Value Brownfield	SODC Medium Value Brownfield
No Units:	300	300	300	300	200
Location / Value Zone:	Higher	Medium	Medium	Low	Medium
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield
District	SODC	SODC	VOWH	VOWH	SODC
Notes:					**AS7 - Didcot Gateway**
Total GDV (£)	131,594,323	103,745,546	109,627,051	81,960,040	69,163,697
Policy Assumptions	-	-	-	-	-
AH Target % (& mix):	50%	50%	40%	40%	50%
Affordable Rent:	5%	5%	8%	8%	5%
Social Rent:	50%	50%	62%	62%	50%
First Homes:	6%	6%	15%	15%	6%
Other Intermediate (LCHO/Sub-Market etc.):	39%	39%	15%	15%	39%
CIL (£ psm)	348.00	241.00	314.00	224.00	241.00
CIL (£ per unit)	17,131	11,864	19,718	14,066	11,864
Site Specific S106 (£ per unit)	35,569	35,569	35,569	35,569	35,572
Sub-total CIL+S106 (£ per unit)	52,700	47,433	55,286	49,635	47,436
Site Infrastructure (£ per unit)	-	-	-	-	-
Sub-total CIL+S106+Infrastructure (£ per unit)	52,700	47,433	55,286	49,635	47,436
Profit KPI's	-	-	-	-	-
Developers Profit (% on OMS)	17.5%	17.5%	17.5%	17.5%	17.5%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	13.34%	13.37%	14.71%	14.78%	13.37%
Developers Profit (% on costs)	23.04%	18.74%	21.15%	16.09%	18.73%
Developers Profit Total (£)	17,558,764	13,870,588	16,126,326	12,111,266	9,247,059
Land Value KPI's	-	-	-	-	-
RLV (£/acre (net))	1,975,495	829,181	902,200	(328,763)	827,165
RLV (£/ha (net))	4,881,447	2,048,905	2,229,336	(812,373)	2,043,925
RLV (% of GDV)	24.73%	13.17%	13.56%	-6.61%	13.13%
RLV Total (£)	32,542,982	13,659,367	14,862,241	(5,415,823)	9,084,110
BLV (£/acre (net))	1,150,000	1,008,000	1,008,000	880,000	1,008,000
BLV (£/ha (net))	2,841,650	2,490,768	2,490,768	2,174,480	2,490,768
BLV Total (£)	18,944,333	16,605,120	16,605,120	14,496,533	11,070,080
Surplus/Deficit (£/acre) [RLV-BLV]	825,495	(178,819)	(105,800)	(1,208,763)	(180,835)
Surplus/Deficit (£/ha)	2,039,797	(441,863)	(261,432)	(2,986,853)	(446,843)
Surplus/Deficit Total (£)	13,598,649	(2,945,753)	(1,742,879)	(19,912,356)	(1,985,970)
Plan Viability comments	**Viable**	**Marginal**	**Marginal**	**Not Viable**	**Marginal**

Plan Viability comments	Viable	if RLV > BLV
	Marginal	if RLV < BLV, but RLV is positive
	Not Viable	if RLV < BLV, and RLV is negative

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