

## Vi-ab<sup>2</sup> Residential Viability Appraisal

Interest 6.5% 12 Month Construction 6 Mth Sale Void £337,305 Arrangement Fee 0.0% of Total Costs £0	SITE LOCATION		Melton Boroug	h Rural Value Area 2 32% Affo	rdable Housing	
MATORIAN   Market Housing   Market	NET DEVELOPABLE SITE	AREA	1	На		
Affordable Proportion % Affordable Mix	DEVELOPMENT SCENAR	lO	Greenfield	(Greenfield, Brownfield or Res	idual)	
Affordable Max	UNIT NUMBERS		35	Total Units		
Development Floorspace   2312   Sqm GiA Market Housing   1,088   Sqm GiA Affordable Housing   Total Sqm GiA Floor Housing   Total Housing Sales Area (in Nex Floorspace)   Apartments   Apartments   O   Sqm   O   E per sqm   E0   E0   E0   E0   E0   E0   E0   E	Affordable Proportion %	32%	11	Affordable Units		
Development Floorspace	Affordable Mix	18%	Intermediate	14% Starter Homes	68% Affordable Rei	nt
DEVELOPMENT COSTS   Apartments   O   sqm     O   per sqm   E   O   Sqm	Development Floorspace		2312			dable Housing
Name	DEVELOPMENT VALU	E				Totals
			0	sgm		
MARKET HOUSES	_					
### AFFORDABLE HOUSING   ### AFFORDABLE HOUSIN	MARKET HOUSES	Area				
### AFFORDABLE HOUSING   ### AFFORDABLE HOUSIN	Apartments	0	sgm	0 £ per sgm	£0	
Apartments	·				£0	
Apartments	AFFORDABLE HOUSING		•		Total Market Housing Value	£5.895.600
Apartments		65%	of Open Marke	t Value		
Houses   196   sgm						
Houses   196   sgm	Apartments	0	sam	0 f per sam	f0	
Total Intermediate Affordable Housing Value	·		•			
Starter Homes	riouses	150	Sqiii		, , , , , , , , , , , , , , , , , , , ,	£324 605
Apartments Houses   152   sqm   2040   £ per sqm   £0   210,733   Total Social Rent Affordable Housing Value   £310,733    Affordable Rent   42%   of Open Market Value   £310,733    Apartments   0   sqm   0   £ per sqm   £0   £792,369   Total Affordable Rent Housing Value   £792,369   Total Development Value   £792,369   Total Development Value   £7,323,306    DEVELOPMENT COSTS   Net Site Area   Market Housing Land Area   Affordable Housing Land Area   0.32   Ha    Market Hag Land Value   £0   per Ha   Total Market Land Value   £0   Per Ha   Total Aff Hag Land Value   £0   Per Ha   Total Aff Hag Land Value   £0   Per Ha   Total Aff Hag Land Value   £0   Per Ha   Total Cost   £5,334,600    CONSTRUCTION COSTS   Total Land Cost   £5,334,600   £ per sqm   £5,334,600   £ per sqm   £5,334,600   £ 5,334,600   £ per sqm   £5,334,600   £ 5,334,600	Starter Homes	90%	of Open Marke		ulate Allordable flousing value	1324,003
Houses   152   sqm   2040 £ per sqm   £310,733   Total Social Rent Affordable Housing Value   £310,733	Starter nomes	80%	or Open Marke	t value		
Houses   152   sqm   2040 £ per sqm   £310,733   Total Social Rent Affordable Housing Value   £310,733	Anartments		cam	0 f nor cam	£0	
Affordable Rent  Apartments Houses  Apartments Apartments Affordable Rent Housing Value  Apartments Apartments Affordable Housing Land Area  Affor	· ·		-			
Affordable Rent  Apartments Houses  Apartments Apartments Apartments Apartments Affordable Rent Housing Value  Affordable Rent Housing Value  Affordable Rent Housing Value  Affordable Rent Housing Value  Affordable Rent Housing Land Area  Affordable Rent Housing Land Area  Affordable Rent Housing Land Area  Affordable Housing Land A	Houses	152	sqm	• •	,	C210 722
Apartments	Afficial-life Book	420/			Rent Affordable Housing Value	£310,/33
Houses	Affordable Kent	42%	of Open Marke	t value		
Houses			1			
Total Affordable Rent Housing Value  Total Development Value  E792,369  E792,369  E792,369  E792,369  E792,369  E792,369  E792,369  E792,369  E792,330  E792,369  E792	· ·			• •		
DEVELOPMENT COSTS  Net Site Area	Houses	740	sqm		•	C702 2C0
DEVELOPMENT COSTS						
Market Housing Land Area  1.00 Ha  0.68 Ha  0.32 Ha  Market Housing Land Area  1.00 Ha  0.68 Ha  0.32 Ha  Total Market Land Value  £0 per Ha  Affordable Hsg Land Value  £0 per Ha  0.0% SDLT Rate  Purchasers Costs 6.8%  £13,600  CONSTRUCTION COSTS  Total Land Cost  Apartments Houses  Apartments Houses  About Salve Sal	DEVELOPMENT COST	<u> </u>		I I	otal Development value	£7,323,306
1.00			Mark	at Housing Land Area	Affordable Housing La	ad Araa
Market Hsg Land Value	LAND COSTS					
Affordable Hsg Land Value		1.00	на	0.68 Ha	0.32	на
Affordable Hsg Land Value			ı	T . 100		
CONSTRUCTION COSTS	=					
Apartments	Affordable Hsg Land Value	£0	per на	l otal Aff	Hsg Land Value ±0	
Apartments						642.600
Apartments	CONSTRUCTION COSTS		0.0%	SDL1 Rate		· ·
Houses   3400 sqm   1569   £ per sqm   £5,334,600	CONSTRUCTION COSTS				Total Land Cost	1200,000
Houses   3400 sqm   1569   £ per sqm   £5,334,600			ĺ			
Total Construction Cost  FEES, FINANCE & ANCILLARY COSTS  Abnormal Costs Professional Fees Legal Fees Satutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Total Construction Cost	·		•			
FEES, FINANCE & ANCILLARY COSTS  Abnormal Costs Professional Fees Legal Fees Legal Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Market Hsg D	Houses	3400	sqm	1569 £ per sqm	£5,334,600	
FEES, FINANCE & ANCILLARY COSTS  Abnormal Costs Professional Fees Legal Fees Legal Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Market Hsg D					Total Comptunction Coat	CF 224 C00
Abnormal Costs Professional Fees Legal Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Market Hsg Development Profit	FFFC FINIANICE O ANICH	LADY COSTS			Total Construction Cost	£5,334,600
Professional Fees Legal Fees Statutory Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Market Hsg  10.0% 0f Construction Cost 0.0% 0f Construction Cost 0f Market Units Value 0f Construction Cost 0f Market		LARY COSTS				50
Legal Fees  Statutory Fees  Statutory Fees  Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Development Profit  Oncorrect Oncorr					_	_
Statutory Fees  Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Sales/Marketing Costs  0.0% of Construction Cost 0 Market Units Value 0 Construction Cost 0 Fer unit 0 fer unit 0 fer sqm Market Housing 0 Month Construction 0 fer sqm Market Housing 0 Month Construction 0 fer sqm Market Housing 0 Month Construction 0 fer sqm Market Housing 0 Market Housing						
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit  Sales/Marketing Costs  3.5% of Market Units Value 5.0% of Construction Cost 4 per unit 4 per unit 4 per unit 5.0% of Mth Sale Void 6 Market Hsg 7 October 1 per unit 7 October 2 per sqm Market Housing 8 Mth Sale Void 8 Mth Sale V	· ·				•	
Contingencies Planning Obligations CIL  0 f per sqm Market Housing Interest Arrangement Fee Development Profit  Market Hsg  20.0% of GDV  5.0% of Construction Cost f 282,734 f per unit f 35,000 f per sqm Market Housing f 0 Mth Sale Void f 3337,305 f 0 E1,297,080 f 10 f Total Costs f 282,734 f 10 f per unit f 35,000 f per sqm Market Housing f 0 Mth Sale Void f 3337,305 f 0 F 1,297,080 f 10 f Total Costs f 1,297,080 f 10 f Total Costs f 1,297,080 f 10 f Total Costs f 1,297,080	•					-
Planning Obligations CIL  1000 f per unit f 35,000 f Aff Housing f per unit f	<del>-</del>					/
CIL 0 f per sqm Market Housing £00 Interest 6.5% 12 Month Construction 6 Mth Sale Void £337,305 Arrangement Fee 0.0% of Total Costs Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,297,080	Contingencies				n Cost	•
Interest 6.5% 12 Month Construction 6 Mth Sale Void £337,305  Arrangement Fee 0.0% of Total Costs Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,297,080	Planning Obligations					£35,000
Arrangement Fee 0.0% of Total Costs Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,297,080  Total Costs £8,026,741	CIL			0 £ per sqm Mar	ket Housing	£0
Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,297,080  Total Costs £8,026,741	Interest	6.5%	12	Month Construction	6 Mth Sale Void	£337,305
Total Costs ±8,026,741	Arrangement Fee	0.0%	of Total Costs			£0
	Development Profit	Market Hsg	20.0%	of GDV Aff Housing		£1,297,080
VIABILITY MARGIN					Total Costs	£8,026,741
VIADILITI WANGIN						£702 424