

Vi-ab² Residential Viability Appraisal

NET DEVELOPMENT SCENARIO UNIT NUMBERS Affordable Proportion % Affordable Mix Development Floorspace Development Fl	SITE LOCATION		Melton Boroug	h Rural Value Area 4 15% Affo	rdable Housing	
MARY Market Housing Market Market Housing Market Mark	NET DEVELOPABLE SITE	AREA	1	На		
Affordable Proportion %	DEVELOPMENT SCENAR	lO	Greenfield	(Greenfield, Brownfield or Res	idual)	
Affordable Mix	UNIT NUMBERS		35	Total Units		
Development Floorspace 2890 Sgm GIA Market Housing S10 Sgm GIA Affordable Housing Total Script Total Housing Sales Area Houses 3400 Sgm Sgm GIA Market Housing Sales Area Apartments Houses 3400 Sgm Sgm GIA Market Housing Sales Value Final Market Housing Value Final Market Value Final Market Housing Value Final Market Housing Value Final Market Value Final Valu	Affordable Proportion %	15%	5	Affordable Units		
Development Floorspace	Affordable Mix	22%	Intermediate	18% Starter Homes	60% Affordable Re	nt
Apartments	Development Floorspace		2890			dable Housing
Apartments	DEVELOPMENT VALU	E			·	Totals
			0	sgm		
MARKET HOUSES	_					
### Apartments	MARKET HOUSES	Area				
### Apartments	Apartments	0	sgm	0 £ per sqm	£0	
Apartments	•				£0	
Apartments	AFFORDABLE HOUSING		· ·	' '	Total Market Housing Value	£5.444.760
Apartments		65%	of Open Marke	t Value		, , ,
Houses 112 sqm						
Houses 112 sqm	Anartments	0	sam	0 f ner sam	f0	
Total Intermediate Affordable Housing Value	•		· '	· ·		
Apartments	riouses	112	34III		•	£137 400
Apartments 0 sqm 0 £ per sqm £ 0	Starter Homes	90%	of Open Marke		diate Anordable Housing Value	1137,400
Houses 92 sqm 1507.2 £ per sqm £138,361 Total Social Rent Affordable Housing Value £138,361	Starter nomes	80%	or Open Marke	t value		
Houses 92 sqm 1507.2 £ per sqm £138,361 Total Social Rent Affordable Housing Value £138,361	Anartments		lcam	0 f nor cam	tu	
Affordable Rent Apartments Houses Apartments Apart	·		· '			
Affordable Rent 42% of Open Market Value	Houses	92	sqm		·	C120 2C1
Apartments		120/	1.0		Rent Affordable Housing Value	1138,361
Houses 306 sqm 791.28 £ per sqm £242,132 £5,962,653	Affordable Kent	42%	of Open Marke	t value		
Houses 306 sqm 791.28 £ per sqm £242,132 £5,962,653			1	0.0		
Total Affordable Rent Housing Value Total Development Value £5,962,653	·					
DEVELOPMENT COSTS Net Site Area	Houses	306	sqm		•	C242 422
DEVELOPMENT COSTS					•	
Net Site Area 1.00 Ha 0.85 Ha 0.15 Ha 0.15 Ha Market Housing Land Area 1.00 Ha 0.85 Ha 0.15 Ha 0.15 Ha 0.15 Ha Total Market Land Value £0 per Ha Total Aff Hsg Land Value £0 Total Aff Hsg Land Value £0 FED per Ha 0.0% SDLT Rate Purchasers Costs 6.8% £13,600 CONSTRUCTION COSTS Apartments Houses Affordable Housing Ha E0 E13,600 E200,000 E5,208,800 E5,208,800 FEES, FINANCE & ANCILLARY COSTS Abnormal Costs Abnormal Costs Abnormal Costs Apartments Houses Apartments Houses Apartments Houses Apartments Houses Apartments Houses Apartments Houses Haud Costs Hauses Hau	DEVELOPMENT COCT	c			otal Development value	£5,962,653
Market Hsg Land Value Affordable Hsg Land Value Affordable Hsg Land Value Affordable Hsg Land Value E0 Per Ha Total Market Land Value E0 Total Aff Hsg Land Value E0 O.0% SDLT Rate Purchasers Costs 6.8% F13,600 CONSTRUCTION COSTS Apartments			2.4	at the selection to a discourse	Affa alabla Hanaina La	
Market Hsg Land Value	LAND COSTS					
Affordable Hsg Land Value		1.00	На	0.85 Ha	0.15	На
Affordable Hsg Land Value			1			1
CONSTRUCTION COSTS	=		ľ			
Apartments	Affordable Hsg Land Value	£0	per Ha	Total Aff	Hsg Land Value £0	
Apartments						
Apartments	CONCEDUCTION COSTS		0.0%	SDLT Rate		•
Houses 3400 sqm 1532 f per sqm £5,208,800	CONSTRUCTION COSTS				Total Land Cost	£200,000
Houses 3400 sqm 1532 f per sqm £5,208,800						
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 #### FEES, FINANCE & ANCILLARY COSTS #### Go. ###	Apartments	0	sqm		£0	
Abnormal Costs Abnormal Costs Professional Fees Legal	Houses	3400	sqm	1532 £ per sqm	£5,208,800	
Abnormal Costs Abnormal Costs Professional Fees Legal						
Abnormal Costs Professional Fees Legal Fees Legal Fees Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit Amarket Hsg Development Profit Development P					Total Construction Cost	£5,208,800
Professional Fees Legal Fees Legal Fees D.0% of Construction Cost Of C		LARY COSTS				
Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit Development Profit On Gross Development Value Of Construction Cost Of Market Units Value Of Construction Cost Of Construction						_
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee Development Profit Sales/Marketing Costs 0.0% of Construction Cost 0 f Market Units Value 0 f Construction Cost 6 f per unit 6 per unit 6 per sqm Market Housing 6 Mth Sale Void 6 f per sqm Market Housing 6 Mth Sale Void 6 f per sqm Market Housing 7 f per sqm Market Housing 8 f per sqm Market Ho	Professional Fees					
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 5.0% of Planning Market Housing 4 per sqm Market Housing 6 Mth Sale Void 7 Total Costs 6 Market Hsg 7 On Market Hsg 7 On Market Hsg 8 Month Construction 8 Mth Sale Void 8 Mth Sal	Legal Fees			0.0% of Gross Devel	opment Value	
Contingencies Planning Obligations CIL Development Profit Contingencies 5.0% of Construction Cost 1000 f per unit per sqm Market Housing f p	Statutory Fees			0.0% of Construction	n Cost	-
Planning Obligations CIL 1000 f per unit f per unit f per unit f per unit f per sqm Market Housing f per unit f	Sales/Marketing Costs			3.5% of Market Unit	s Value	£190,567
CIL 0 f per sqm Market Housing £0 Interest 6.5% 12 Month Construction 6 Mth Sale Void £329,350 Arrangement Fee 0.0% of Total Costs Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,142,844 Total Costs £1,708,754	Contingencies				n Cost	£276,066
Interest 6.5% 12 Month Construction 6 Mth Sale Void £329,350 Arrangement Fee 0.0% of Total Costs Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,142,844 Total Costs £1,708,754	Planning Obligations			1000 £ per unit		£35,000
Arrangement Fee 0.0% of Total Costs Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,142,844 Total Costs £7,708,754	CIL			0 £ per sqm Mar	ket Housing	£0
Development Profit Market Hsg 20.0% of GDV Aff Housing 6.0% Build Costs £1,142,844 Total Costs £7,708,754	Interest	6.5%	12	Month Construction	6 Mth Sale Void	£329,350
Total Costs £7,708,754	Arrangement Fee	0.0%	of Total Costs	•		£0
	Development Profit	Market Hsg	20.0%	of GDV Aff Housing	6.0% Build Costs	
VIABILITY MARGIN					Total Costs	£7,708,754
	VIARILITY MARGIN					-£1 7/6 102