



**Newark & Sherwood District Council  
Allocations & Development Management DPD  
Residential Viability Assessment**

**November 2012**



# Contents

1. Executive Summary	Page 2
2. Introduction	Page 5
3. Methodology	Page 7
4. Viability Appraisal Assumptions	Page 15
5. Viability Appraisal Results	Page 22
6. Conclusions	Page 27
Appendix 1 – Viability Appraisal Results	
Appendix 2 – Viability Appraisals	
Appendix 3 – Viability Assumptions	

# Executive Summary

1.1 The report will provide an assessment of the viability of the housing allocations proposed in the Newark & Sherwood Site Allocations Development Plan Document. The study will consider viability in the context of adopted Core Strategy policies that might affect the cost and value of development (Affordable Housing, Community Infrastructure Levy, Infrastructure requirements and associated Sec 106 contributions, Design and Construction Standards) as well as site specific cost constraints identified in the SHLAA assessment (eg contamination, site stability, flood defence etc). The study also considers delivery over the remaining 14 years of the Development Plan to 2026.

## Study Area

1.2 The study area covers the whole of the administrative area of Newark and Sherwood District Council. The assessment first considers the existence of economic sub-market areas for residential development within the District boundary which form the basis for the Authority's CIL Charging Zones.

## Methodology

1.3 The study seeks to assess the viability of individual residential development sites taking account of all relevant factors. The study considers delivery of sites within three time periods up to 2026 – 0-5 years, 5-10 years and 10-15 years (10-14 years being relevant to the plan period). The cost and value assumptions are adjusted accordingly to reflect market forecasts for residential costs and values over these periods.

1.4 The study involves an assessment of market values for residential development in Newark and Sherwood based on updated advice from Heb Surveyors who undertook a Districtwide valuation survey to support the progression of the Community Infrastructure Levy in 2010. The study uses the same sub-market area approach for viability testing based on the adopted differential CIL Charging Zones. The study uses the base construction costs and rates used to inform the CIL work based on advice from Gleeds cost consultants.

1.5 The viability appraisal considers two principal land value benchmarks from which development is likely to emerge – Greenfield and Brownfield.

1.6 The residential valuation assessment study factors in the Authority's affordable housing targets. Affordable Housing is exempt from CIL charges and this is also factored into the appraisal.

1.7 The study assumptions are based on up to date available market evidence. Specific advice has been obtained from Gleeds costs consultants on reasonable allowance for abnormal site constraints.

# Executive Summary

1.8 The viability assessment indicates whether individual development sites are considered viable on a 'traffic light' red, green, amber approach.

**Green** – Site considered viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

**Amber** – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept reductions for abnormal site development costs if development is to proceed.

**Red** – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if the Council is minded to relax affordable housing or infrastructure contributions and landowner/developers accept that abnormal development costs may reduce profit return.

## Key Findings

1.9 The residential viability testing illustrated that, in general terms, residential development in most locations in Newark and Sherwood is viable and can accommodate CIL charges and the Council's policy requirements including delivery of Affordable Housing targets over the plan period to 2026.

1.10 The only area where economic circumstances are such that development may be difficult to deliver in the short term (ie 0-5 year period) is in the Mansfield Fringe where sales values are currently at a level that may not allow for full affordable housing delivery and Section 106 contributions (the area is already zero rated for CIL). Similarly a balance may need to be struck between Affordable Housing and Infrastructure contributions in the Ollerton area in the short term (0-5 year period) where viability is currently marginal. However assuming projected growth in residential values in the medium to long term, it is considered that full policy requirements should be capable of being delivered in the future

1.11 The study firstly factored in the Council's affordable housing target of 30% with a tenure split of 40% Intermediate and 60% Social Rent. The study tested mixed residential development on all sites comprising apartments, 2, 3, 4 and 5 bed housing to reflect the sort of house types, sizes and density envisaged to emerge over the plan period.

# Executive Summary

1.12 The assessment necessarily relies on fixed assumptions and generic application of allowances for standard and abnormal construction costs. There will be significant variations dependent on specification, construction methods and associated build cost and indeed sales rates which will make some types of development more or less viable and individual assessments may still be necessary at planning application stage where variations to policy requirements are sought. In circumstances where viability is marginal it should also be noted that where it is the abnormal site development costs that threaten viability, landowners may need to accept reductions in land value and this may make development viable.

1.13 For larger development sites in areas of marginal viability, where delivery is likely to be phased over the plan period but is unable to deliver full policy requirements in terms of affordable housing and infrastructure contributions, it is recommended that :-

(a) Planning Obligation payments are 'back ended' into later phases when viability is forecast to improve

(b) The use of contingent deferred obligations is considered. Newark and Sherwood has already employed a deferred obligation mechanism in granting planning permission for the 3150 dwelling strategic site at Land South of Newark. The mechanism acknowledges that there will be limited affordable housing delivery in the first phase and early years of the scheme but allows for release of additional affordable housing as improved viability allows in later phases of the development.

# 2 Introduction

2.1 The purpose of the study is to assess the overall viability of the residential development allocations proposed by the Development Plan.

2.2 In order to provide a robust assessment of Development Plan proposals, the study assesses the viability of all the individual development sites proposed for allocation. The individual viability assessments take account of adopted planning policies, affordable housing requirements, the Community Infrastructure Levy and site specific constraints to determine whether the proposed sites are viable and deliverable in the plan period.

## The NPPF and Relevant Guidance

2.3 The National Planning Policy Framework 2012 introduces a new focus on viability assessment in considering appropriate Development Plan policy. Paras 173-177 provide guidance on 'Ensuring Viability and Deliverability' in plan making. They state :-

*"173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.*

*174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.....*

*177. It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review."*

# 2 Introduction

2.4 In response to the NPPF, the Local Housing Delivery Group, a cross industry group of residential property stakeholders including the House Builders Federation, Homes and Communities Agency and Local Government Association, has published more specific guidance entitled 'Viability Testing Local Plans' in June 2012.

2.5 The guidance states as an underlying principle, that :-

*"An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered."*

2.6 The guidance recommends the following stages be completed in testing Local Plan viability:-

- 1) Review Evidence Base and align existing assessment evidence
- 2) Establish Appraisal Methodology and Assumptions (including threshold land values, site and development typologies, costs of policy requirements and allowance for changes over time)
- 3) Evidence Collation and Viability Modelling (including development costs and revenues, land values, developers profit allowance)
- 4) Viability Testing and Appraisal
- 5) Review of Outputs

2.7 The guidance is not prescriptive about the use of particular financial assessment models but advises that a residual appraisal approach which tests the ability of development to yield a margin beyond all the test factors to determine viability or otherwise is widely used and accepted. The guidance sets out the key elements of viability appraisal and the factors that need to be considered to ensure robust assessment.

2.8 The current study adheres to the principles of the NPPF and 'Viability Testing Local Plans and sets out its methodology and assumptions in the following sections.

# 3 Methodology

## The Process

3.1 There are a number of key stages to Viability Assessment which may be set out as follows.

### 1) Evidence Base – Land & Property Valuation Study

3.2 Establish an area wide evidence base of land and property values for development in each sub-market area. The evidence base relies on the Districtwide valuation study from Heb Surveyors undertaken to support the adoption of a Community Infrastructure Levy in 2010 (and subsequent updated advice).

### 2) Evidence Base – Construction Cost Study

3.3 Establish an area wide evidence base of construction costs for each category of development relevant to the local area. The study will also indicate construction rates for professional fees, warranties, statutory fees and construction contingencies. The evidence base relies on the Districtwide Construction Cost Study by Gleeds undertaken to support the adoption of a Community Infrastructure Levy in 2010 (and subsequent updated advice). In addition specific advice on reasonable allowances for abnormal site constraints was obtained from Gleeds and is outlined in the report.

### 3) Identification of Sub Market Areas

3.4 The Heb Valuation Evidence indicated potential sub-markets within the study area which formed the Charging Zones adopted as part of the Community Infrastructure Levy.

### 4) Delivery Timescale

3.5 The Heb Valuation Evidence indicated potential sub-markets within the study area which formed the Charging Zones adopted as part of the Community Infrastructure Levy.

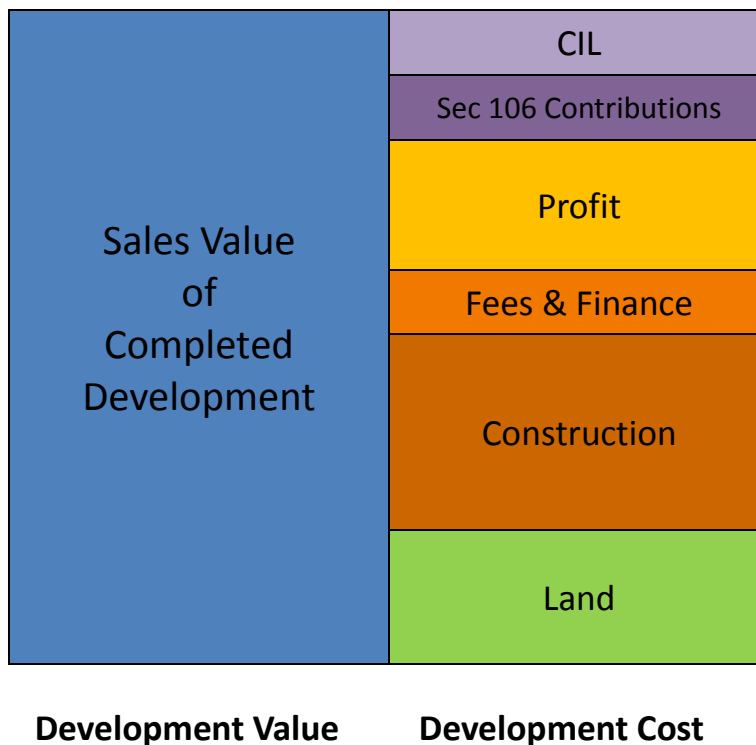
### 5) Viability Appraisal

3.6 Appraisal of every allocated site taking account of site area, unit numbers, brownfield or Greenfield status, site specific abnormal constraints, policy requirements and affordable housing targets. The appraisal uses a Residual Appraisal Model to determine whether any margin exists beyond a reasonable developer's return.



# 3 Methodology

## The Development Equation



3.7 The appraisal model is illustrated by the above diagram and summarises the 'Development Equation'. On one side of the equation is the development value ie the sales value which will be determined by the market at any particular time. The variable element of the value in residential development appraisal will be determined by the proportion and mix of affordable housing applied to the scheme. Appropriate discounts for the relevant type of affordable housing will need to factored into this part of the appraisal.

3.8 On the other side of the equation, the development cost includes the 'fixed elements' ie construction, fees, finance and developers profit. Developers profit is usually fixed as a minimum % return on gross development value generally set by the lending institution at the time. The flexible elements are the cost of land and the amount of developer contribution (CIL and Planning Obligations) sought by the Local Authority.

3.9 Economic viability is assessed using an industry standard Residual Model approach. The model calculates sales value including discounts for affordable housing delivery in line with policy targets. It then subtracts assessed land value (based on thresholds for greenfield/brownfield etc), construction costs (inc fees, contingencies, finance etc), policy requirements (infrastructure and CIL contributions) and developers profit allowance to determine if development value and costs balance, within reasonable parameters to verify viability.

# 3 Methodology

## Viability Assessment Model

3.10 A residual assessment model is used to test the viability of development. The model draws on the valuation and construction cost evidence base and is based on the following inputs:-

<b>Development Value (Based on Floor Area)</b> 10 x 100sqm Residential Units x £2,200per sqm	<b>£2,200,000</b>
<b>Development Costs</b>	
Land Value	£300,000
Construction Costs	£900,000
Abnormal Construction Costs	£100,000
Professional Fees (% Costs)	£90,000
Legal Fees (% Value)	£30,000
Statutory Fees (% Costs)	£30,000
Sales & Marketing Fees (% Value)	£40,000
Contingencies (% Costs)	£50,000
Section 106 Contributions (Optional)	£20,000
CIL	£50,000
Finance Costs (% Costs)	£100,000
Developers Profit (% Return on GDV)	£350,000
<b>Total Costs</b>	<b>£2,150,000</b>
<b>Output</b>	
<b>Gross Margin</b>	<b>£50,000</b>

3.11 The model will calculate the gross margin to determine if the policy requirements of the Development Plan can be accommodated whilst maintaining development viability.

3.12 A positive output figure represents additional margin beyond a standard development profit and confirms viability. A zero output confirms that values and costs (including profit allowance) balance confirming viability. A negative value illustrates that the policy requirements of the plan cannot be met without threatening viability (ie the developers profit allowance or return for the landowner) The assumptions behind the viability assessment are set out in the following sections.

3.13 The viability assessment indicates whether individual development sites are considered viable on a 'traffic light' red, green, amber approach.

# 3 Methodology

**Green** – Site considered viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

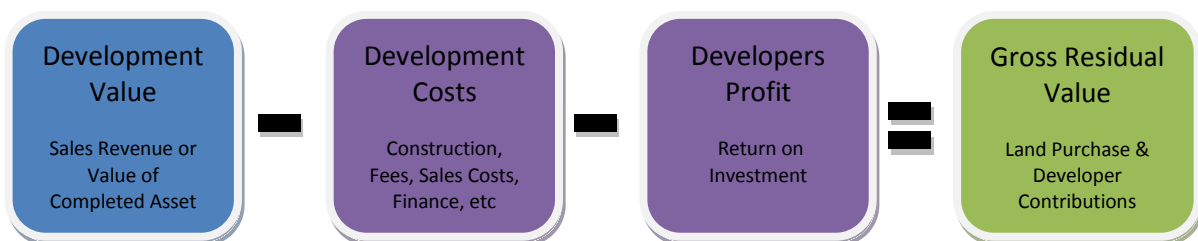
**Amber** – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept reductions for abnormal site development costs if development is to proceed.

**Red** – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if the Council is minded to relax affordable housing or infrastructure contributions and landowner/developers accept that abnormal development costs may reduce profit return.

## Land Value Assumptions

3.14 It is generally accepted that costs of the Policy requirements of the Development Plan (eg Affordable Housing, CIL, Infrastructure Contributions) will be extracted from the residual land value (ie the margin between development value and development cost including a reasonable allowance for developers profit). This is the point at which base land value is established to ascertain the remaining margin for contributions.

### Stage 1 – Residual Valuation



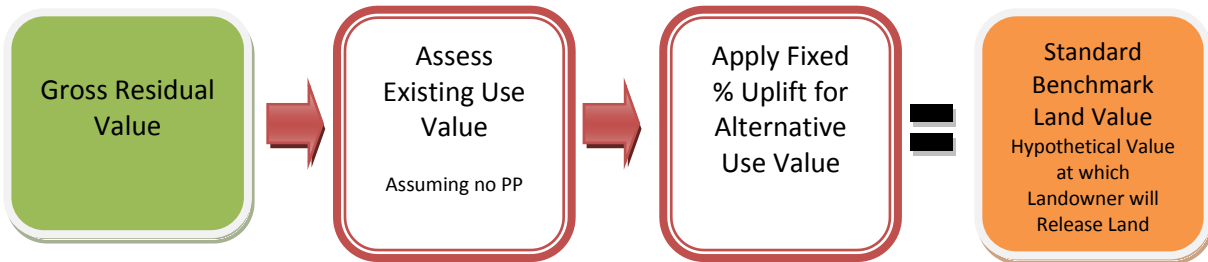
3.15 The approach to assessing the land element of the gross residual value is therefore the key to the robustness of any viability appraisal. It is proposed to adopt a market realistic approach to establishing the Land Value element of the viability appraisal which may be categorised as ‘Market Value Benchmarking’.

# 3 Methodology

## Stage 2 – Establishing Base Land Value



## Standard Benchmarking vs Market Value Benchmarking



### Standard Benchmarking

3.16 This is a widely used standard approach which relies on assessing existing use value (EUV) and then applying a fixed % uplift to simulate the 'benchmark' alternative use value (AUV) at which a landowner will be sufficiently incentivised to sell the land. The key difficulty is fixing a realistic existing/alternative use value to cover the majority of development scenarios and, more importantly, a % uplift that realistically reflects the reasonable aspirations of the landowner.

3.17 In view of emerging guidance on land valuation in viability appraisal in planning, it may be unrealistic to take a 'lowest common denominator' approach to land value as it is unlikely to reflect the majority of market circumstances that are likely to guide landowner's decisions.

3.18 The NPPF has brought a new focus on this particular issue when considering viability appraisal in planning. It states at paragraph 173 :-

*"To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable".*

# 3 Methodology

3.19 The non-statutory guidance contained in 'Viability Testing Local Plans' June 2012 states :-

*"Another key feature of a model and its assumptions that requires early discussion will be the Threshold Land Value that is used to determine the viability of a type of site. This Threshold Land Value should represent the value at which a typical willing landowner is likely to release land for development, before payment of taxes (such as capital gains tax)".*

*Different approaches to Threshold Land Value are currently used within models ,including consideration of:*

- *Current use value with or without a premium.*
- *Apportioned percentages of uplift from current use value to residual value.*
- *Proportion of the development value.*
- *Comparison with other similar sites (market value).*

*Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model. We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below).*

*The precise figure that should be used as an appropriate premium above current use value should be determined locally. But it is important that there is evidence that it represents a sufficient premium to persuade landowners to sell. This is in line with the reference in the NPPF to take account of a "competitive return" to a willing land owner, as this will be one that would lead to a market transaction, discounting abnormal purchases or cases where landowners are selling under distressed circumstances.*

*It is widely recognised that this approach can be less straight forward for nonurban sites or urban extensions, where land owners are rarely forced or distressed sellers, and generally take a much longer term view over the merits or otherwise of disposing of their asset.*

*This is particularly the case in relation to large greenfield sites where a prospective seller is potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations. Accordingly, the uplift to current use value sought by the landowner will invariably be significantly higher than in an urban context and requires very careful consideration. It should also be recognised that landowners' expectations are not necessarily related directly to the economic circumstances of the locality, given that farmland of equivalent quality has a broadly similar intrinsic value irrespective of its geographic location within the country.*

*Therefore, for sites of this nature, it will be necessary to make greater use of benchmarks, taking account of local partner views on market data and information on typical minimum price provisions used within developer/site promoter agreements for sites of this nature. If such benchmarks are disregarded, there is an increasing risk that land will not be released and the assumptions upon which a plan is based may not be found sound. Furthermore, if local market evidence is that minimum price provisions are substantially in excess of the initial benchmark assumptions, then the plan will be at significant risk unless Threshold Land Values are placed at a higher level, reflecting that market evidence".*

# 3 Methodology

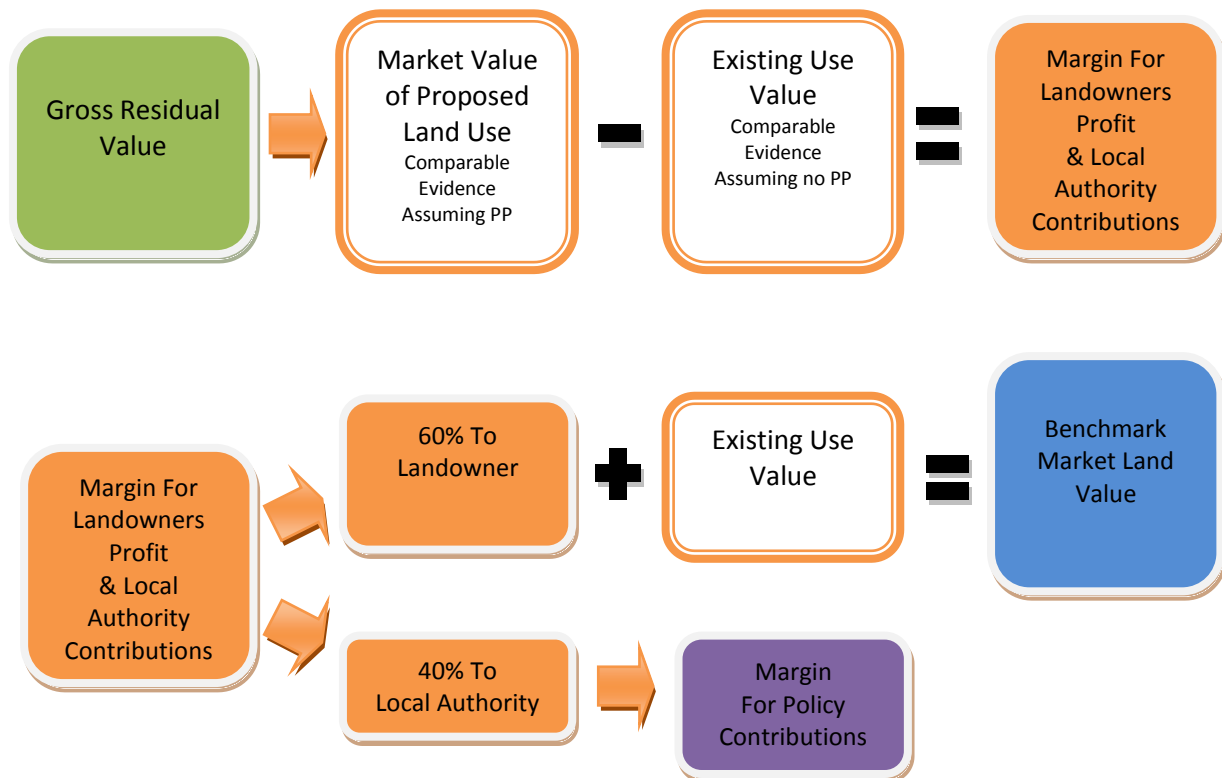
## Market Value Benchmarking

3.20 In recognition of the above advice we advocate an alternative approach to establishing an appropriate premium over existing use value to establish threshold land value. This involves first considering the value of land with planning permission but tempering that consideration with the reasonable expectations of the Local Authority that new development land will contribute to infrastructure and affordable housing in recognition that the grant of planning consent generates an uplift in value.

3.21 This approach acknowledges that Landowners will generally have an aspirational value based on the planning permission that might be achieved. This is considered a more pragmatic approach and better reflects the realities of the property market. The approach also acknowledges that Local Authorities will expect to obtain contributions towards infrastructure from the uplift in value. In order to establish a Market Value Benchmark the value of land for the proposed development use is assessed from market research of comparable evidence. The existing use value is then subtracted to determine the uplift in value and the margin available for Local Authority Contributions and landowner profit.

3.22 The assessed margin is then apportioned to give the landowner a sufficient return to incentivise the release of the site but also allowing a significant proportion of the uplift in value to be levied by the Local Authority for infrastructure

### Market Value Benchmark Process



# 3 Methodology

3.23 It has been agreed that for the purpose of the assessment a 60:40 split in favour of the landowner is a reasonable benchmark and will generate base land values that are fair to both landowners and the Council. The split acknowledges that the greater share of the uplift will need to go to the landowner in order for sites to be released.

3.24 The approach uses a mix of market valuation which will reflect the knowledge and aspirations of landowners but tempers this with a benchmarking exercise that provides a fair contribution to Local Authorities from the uplift in value resulting from planning permission. This is considered to be a robust approach to land valuation for the purpose of Development Plan Viability assessment.

## Benchmark Land Value Scenarios

3.25 In order to establish robust land value inputs into the viability appraisal it will be necessary to test a range of land value scenarios that represent a reasonable range for sites that are likely to come forward in Newark and Sherwood. The 'Market Value Benchmarking' approach recognises that different levels of uplift will be available for infrastructure contributions dependent on the existing use starting point. For instance, a greenfield site will generate the most potential for contributions because of the difference between the starting land use value (eg agricultural) and the end use value (eg residential)

3.26 In order to represent the likely benchmark scenarios for the appraisal it was decided to use a simple greenfield scenario (based on agricultural use value) and brownfield scenario (based on low value industrial use value).

Benchmark 1 Greenfield – Residential

Benchmark 2 Industrial – Residential

(NB Affordable Housing Land has been allocated zero value in the appraisals)

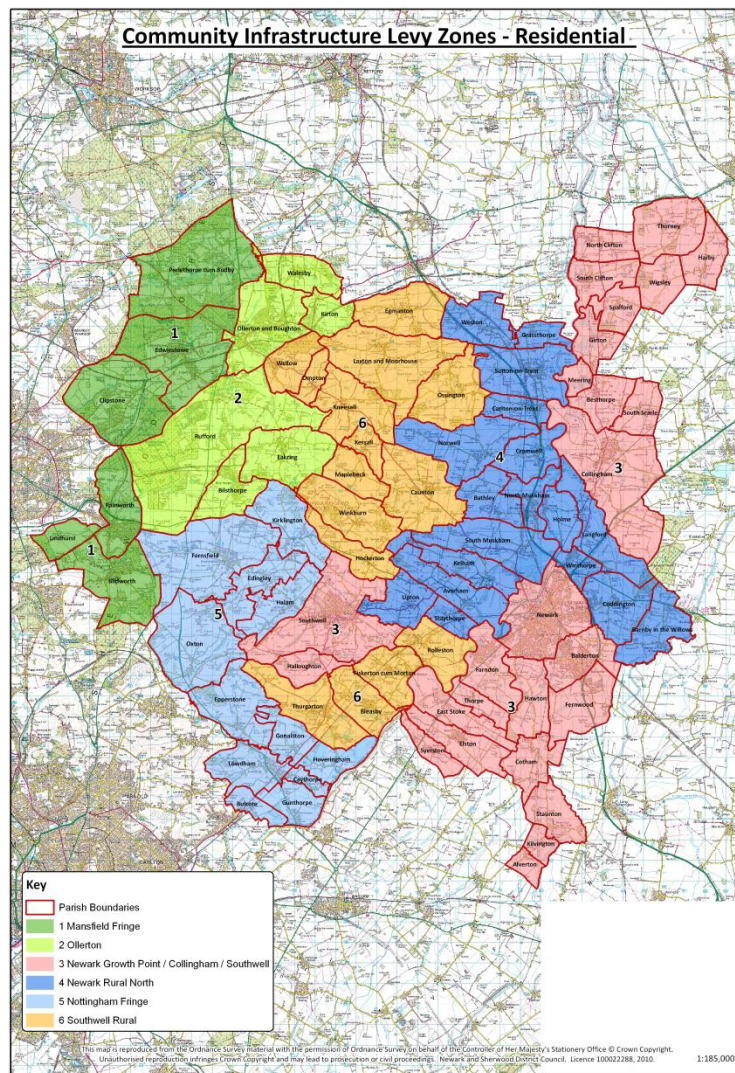
## Property Sales Values

3.27 The sale value of the development category will be determined by the market at any particular time and will be influenced by a variety of locational, supply and demand factors as well as the availability of finance. The study uses appropriate available evidence to give an accurate representation of the market circumstances on which Development Plan policy will be based. Sales value evidence is based on the Valuation survey undertaken by Heb Surveyors in 2010 and subsequent updated advice.

# 4 Viability Appraisal Assumptions

## Sub Market Areas

4.1 The Heb valuation study concluded the District could be divided into that 6 principal sub-market areas for residential land and property. These sub-markets formed the basis for the Authority's CIL Charging Zones adopted in 2011 and illustrated on the following plan :-



Residential Sub Markets/CIL Charging Zones



# 4 Viability Appraisal Assumptions

## Affordable Housing

4.2 The residential viability tests factor in affordable housing in accordance with the Council's relevant policy on proportion and mix. The following extract from a residential viability appraisal model illustrates how affordable housing is factored into the residential valuation assessment. The relevant variables (eg unit numbers, types, sizes, affordable proportion, tenure mix etc) are inputted into the highlighted cells. The model will then calculate the overall value of the development taking account of the relevant affordable unit discounts.

<b>DEVELOPMENT SCENARIO</b>	Mixed Residential Development			Apartments	10	
<b>BASE LAND VALUE SCENARIO</b>	Greenfield to Residential			2 bed houses	20	
<b>DEVELOPMENT LOCATION</b>	Urban Zone 1			3 Bed houses	40	
<b>DEVELOPMENT DETAILS</b>	100	Total Units		4 bed houses	20	
<b>Affordable Proportion</b>	30%	30	Affordable Units	5 bed house	10	
<b>Affordable Mix</b>	30%	Intermediate	40%	Social Rent	30%	
<b>Development Floorspace</b>	6489	Sqm Market Housing	2,163	Affordable Rent		
		Sqm Affordable Housing				
<b>Development Value</b>						
<b>Market Houses</b>						
7	Apartments	65	sqm	2000	£ per sqm	£910,000
14	2 bed houses	70	sqm	2200	£ per sqm	£2,156,000
28	3 Bed houses	88	sqm	2200	£ per sqm	£5,420,800
14	4 bed houses	115	sqm	2200	£ per sqm	£3,542,000
7	5 bed house	140	sqm	2200	£ per sqm	£2,156,000
<b>Intermediate Houses</b>						
		60%	Market Value			
3	Apartments	65	sqm	1200	£ per sqm	£210,600
5	2 Bed house	70	sqm	1320	£ per sqm	£415,800
2	3 Bed House	88	sqm	1320	£ per sqm	£209,088
<b>Social Rent Houses</b>						
		40%	Market Value			
4	Apartments	65	sqm	800	£ per sqm	£187,200
6	2 Bed house	70	sqm	880	£ per sqm	£369,600
2	3 Bed House	88	sqm	880	£ per sqm	£185,856
<b>Affordable Rent Houses</b>						
		50%	Market Value			
3	Apartments	65	sqm	1000	£ per sqm	£175,500
5	2 Bed house	70	sqm	1100	£ per sqm	£346,500
2	3 Bed House	88	sqm	1100	£ per sqm	£174,240
100	Total Units					
<b>Development Value</b>						<b>£16,459,184</b>

# 4 Viability Appraisal Assumptions

4.3 The following Affordable Housing Assumptions have been employed for the purpose of the residential viability appraisals. The assumptions relate to the overall proportion of affordable housing, the tenure mix between Intermediate, Social Rent and Affordable Rent housing types. Finally the transfer values in terms of % of open market value is set out for each tenure type.

<b>Affordable Housing</b>				
Charging Zone	Proportion %	Tenure Mix %		
		Intermediate	Social Rent	Affordable Rent
<b>1 Mansfield Fringe</b>	0%	0%	0%	0%
<b>2 Ollerton</b>	10%	100%	0%	0%
<b>3 Newark &amp; Collingham</b>	30%	40%	60%	0%
<b>4 Newark Rural North</b>	30%	40%	60%	0%
<b>5 Nottingham Fringe</b>	30%	40%	60%	0%
<b>6 Southwell Rural</b>	30%	40%	60%	0%
<b>Transfer Values</b>		70%	40%	50%

4.4 The Council's policy target is 30% provision with a 40% Intermediate and 60% Social Rent tenure mix. In recognition of the current challenging residential market circumstances in the Mansfield Fringe and Ollerton sub-market areas the affordable housing targets were reduced for the purpose of the appraisals. However these rates should not be taken as an indication that reduced affordable housing delivery rates are accepted by the Council. Appraisals for these areas, when subjected to sensitivity testing, illustrate that viability and affordable housing delivery should improve over time and any reductions from policy targets will need to be justified through specific development appraisal at planning application stage.

## Development Density

4.5 Density is an important factor in determining gross development value and land value. Residential densities vary significantly dependent on house type mix and location. Mixed housing developments may vary from 10-50 dwellings per Hectare. Town Centre apartment schemes may reach densities of over 150 units per Hectare. We generate plot values for residential viability assessment related to specific house types. The plot values allow for standard open space requirements per Hectare.

4.6 The density assumptions for house types related to plot values are as follows :-

- Apartment      120 units per Ha
- 2 Bed House    50 units per Ha
- 3 Bed House    40 units per Ha
- 4 Bed House    25 units per Ha
- 5 Bed House    20 units per Ha

# 4 Viability Appraisal Assumptions

## House Types and Mix

4.7 The study uses the following standard house types as the basis for valuation and viability testing as unit types that are generally reflective of market circumstances in Newark & Sherwood.

2 Bed Apartment	65 sqm
2 Bed House	70 sqm
3 Bed House	88 sqm
4 Bed House	105 sqm
5 Bed House	140 sqm

4.8 Housing values and costs are based on the same gross internal area. However apartments will contain circulation space (stairwells, lifts, access corridors) which will incur construction cost but which is not directly valued. We make an additional construction cost allowance of 15% to reflect the difference between gross and net floorspace.

## Development Scenarios

4.9 The study does not seek to test different residential development scenarios to pre-empt the type of development the Council forecasts might take place in different locations. Instead it takes a mixed development of Apartments, 2 Bed, 3 Bed, 4 Bed and 5 Bed houses based on the following mix.

Residential Mix		
Title	Mixed Residential	
Unit Numbers	5%	Apartments
	25%	2 bed houses
	35%	3 Bed houses
	20%	4 bed houses
	15%	5 bed house

## Code for Sustainable Homes

4.10 The study adopts CoSH 3 to reflect the base standard for residential construction in Newark and Sherwood.

# 4 Viability Appraisal Assumptions

## Construction Costs

4.11 The construction rates will reflect allowances for external works, drainage, servicing preliminaries and contractor's overhead and profit. The viability assessment will include a 5% allowance for construction contingencies.

## Abnormal Construction Costs

4.12 Abnormal Site Constraint Costs associated with the development of individual sites were identified in the SHLAA and through work on the development plan. Advice on cost allowances for these constraints was obtained from Gleeds and is summarised in the table below.

Abnormal Site Development Costs	Budget Cost £/Hectare
<b>Archaeology</b> Typically, Archaeology is addressed by a recording/monitoring brief by a specialist, to satisfy planning conditions Intrusive archaeological investigations are exceptional and not allowed for in the Budget cost	<b>£10,000</b>
<b>Flood Defence Works</b> Generally involves raising floor levels above flood level, on relevant sites Budget £2,000 per unit x 35 units/Hect, apply to 1 in 3 sites	<b>£25,000</b>
<b>Vehicle Access Works</b> New road junction and S278 works Major off-site highway works not allowed for.	<b>£20,000</b>
<b>Land Contamination</b> Heavily Contaminated land is not considered, as remediation costs will be reflected in the land sales values Allow for remediation/ removal from site of isolated areas of spoil with elevated levels of contamination	<b>£25,000</b>
<b>Ground Stability</b> Allow raft foundations to dwellings, on 25% of sites Budget £2000 per unit x 35 units x 25% of sites	<b>£20,000</b>
<b>Sewer Works</b> The majority of sites connect into existing sewers within adjacent public highway. Allow for off-site adopted sewer connection with highway	<b>£20,000</b>
<b>Other Abnormals</b> Allow risk for other non-defined Abnormals (Environmental, Ecology, etc)	<b>£10,000</b>

# 4 Viability Appraisal Assumptions

4.13 It will not, of course, be possible to provide accurate assessment of site specific abnormal construction costs. Viability assessment of this nature is necessarily a generic test. Nevertheless it is considered that the assumptions are sufficiently robust to provide an overview of Development Plan viability, accepting that more detailed assessment may be required for individual sites at planning application stage.

## Community Infrastructure Levy

4.14 CIL is factored into the appraisals in accordance with the CIL Charging Rates in the adopted CIL Charging Schedule as follows.

Community Infrastructure Levy		
Charging Zone		CIL Rate
		Per sq metre
1	Mansfield Fringe	£0
2	Ollerton	£0
3	Newark & Collingham	£45
4	Newark Rural North	£55
5	Nottingham Fringe	£65
6	Southwell Rural	£75

4.15 Affordable Housing is exempt from CIL charges and the viability assessments therefore only apply the CIL rates to market housing floorspace.

## Planning Obligation Contributions

4.16 CIL has replaced some planning obligation contributions. As such any previous policies in relating to Section 106 contributions has been superseded by the adoption of the Levy. Historically it is worth noting that the Council has collected an average of £1500 per dwelling in Section 106 contribution despite the SPD contribution requirements being much higher.

4.17 For the purpose of the current appraisal the assumptions in the IDP have been used to guide planning obligation contributions. The IDP identifies education, health and community infrastructure requirements for each major settlement area. It is assumed that all Secondary Education contributions will be delivered by CIL. The table on the following page sets out these contribution requirements and expresses them as contributions per dwelling in the relevant zones. These per unit contributions have been added into the Viability appraisal Abnormal Cost matrix.

# 4 Viability Appraisal Assumptions

Zone	Settlement	Houses	Education Contribution	Health Contribution	Community Contribution	Total Contribution	Contribution Per Dwelling
Mansfield Fringe	Blidworth	210	721665	285000		1006665	
	Clipstone	120	1529930	604200	153418	2287548	
	Edwinstowe	122	291072	114950		406022	
	Rainworth	250	1012737	220400	509076	1742213	
	<b>Total</b>	<b>702</b>				<b>5442448</b>	<b>£7,753</b>
Ollerton	Ollerton & Boughton	565	1234047	487350		1721397	
	Bilthorpe	150	640691	220400	509076	1370167	
	<b>Total</b>	<b>715</b>				<b>3091564</b>	<b>£4,324</b>
Newark/Collingham	Newark Urban Area	1191	Delivery By	Strategic	Sites	0	
	Collingham	80	281449	111150	22223	414822	
	<b>Total</b>	<b>1271</b>				<b>Assume</b>	<b>£2,000</b>
Newark Rural No.	Sutton On Trent	37	110655	43700	11096	165451	
	<b>Total</b>	<b>37</b>				<b>165451</b>	<b>£4,472</b>
Nottingham Fringe	Farnsfield	105	262205	103550	26293	392048	
	Lowdham	13	156361	61750	15680	233791	
	<b>Total</b>	<b>118</b>				<b>625839</b>	<b>£5,304</b>
Southwell Rural	Southwell	298	707232	279300		986532	
	<b>Total</b>	<b>298</b>				<b>986532</b>	<b>£3,311</b>

4.18 The appraisal assumes that open space will be provided on site with maintenance by private management company and funded by service charge. However five sites have been identified as required off site contributions (Newark NUA/Ho/9 & Ho/10 and Ollerton & Boughton Ho/1; Ho/2 & Ho/3). The contributions have been calculated and inserted into the Matrix as lump sums.

## Developers Profit

4.19 Developers profit is generally fixed as a % return on gross development value or return on the cost of development to reflect the developer's risk. In current market conditions, and based on the minimum lending conditions of the financial institutions, a 20% return on GDV is used in the residential viability appraisals to reflect speculative risk.

# 4 Viability Appraisal Assumptions

## Delivery Timescale

4.20 The delivery of housing and sites has been considered over the remainder of the plan period from 2012 – 2026 and broken down into 5 year delivery periods from 0-5 years, 5-10 years and 10-15 years (actually 10-14 years to the 2026 plan period). Larger sites have assumed phased delivery across all three periods.

4.21 Based on forecasts from industry research (Savills for regional residential market trends and BCIS/Faithful and Gould for construction cost forecasts) the following broad assumption adjustments have been applied to the values and costs in the study in the three appraisal periods

Assumption Adjustments			
Residential Values Av Annual Increase	2013-2026	4%	
Construction Costs Av Annual Increase	2013-2026	2.50%	
Delivery Period	0-5 Years	5-10 Years	10-15 Years
Value Adjustment	0%	32%	60%
Costs Adjustment	0%	19%	34%

4.22 The adjustment applied to the 5-10 year period assumes a median position with compounded adjustments applied over 7 years. A period of 12 years of compounded adjustments is applied to the 10-15 year period. Adjustments are similarly applied to CIL Rates and Abnormal Site Constraint Costs.

# 5 Viability Appraisal Results

5.1 The results of the Viability Appraisal are set out in sub market areas in the three delivery periods (0-5, 5-10 and 10-15 years) in the tables on the following pages.

Viability Assessment 0-5 Years					
Ref	Site	Area	Units	Type	Viability
<b>MANSFIELD FRINGE</b>					
Bl/Ho/1	Land Adjoining Dale Lane	0.75	20	Greenfield	-£202,441
Bl/Ho/3	<b>South Lane Part of Publication Allocation</b>	1.24	40	Greenfield	-£444,129
Cl/MU/1	Former Clipstone Colliery, <b>Phased</b>	2.3	10	Greenfield	-£215,453
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	0.6	15	Brownfield	-£224,862
Ed/Ho/1	South of Robin Hood Avenue	1.24	32	Greenfield	-£330,330
<b>OLLERTON</b>					
Bi/Ho/1	North of Kirklington Road & (part of Bi/Ho/1)	0.5	15	Greenfield	-£8682
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	1.16	25	Greenfield	-£57,061
OB/Ho/3	Land at Rufford Avenue, Ollerton	0.2	5	Greenfield	-£7,227
OB/MU/1	Whinney Lane, <b>Phased</b>	0.42	5	Greenfield	-£49,855
<b>NEWARK COLLINGHAM</b>					
Co/MU/1	Land to the North of Station Road	5.51	60	Greenfield	£96,091
NUA/Ho/2	Seven Hills & Quibells Lane	0.54	20	Greenfield	£86,742
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	£68,816
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', <b>Phased</b> (Site 0694 forms part of this site)	3.09	120	Greenfield	£651,916
NUA/Ho/10	Part of Publication Allocation Lowfield Lane	1.25	30	Brownfield	£11,128
NUA/Ho/6	Edward Avenue	0.26	8	Brownfield	£16,474
<b>NEWARK RURAL NORTH</b>					
ST/MU/1	Land at Hemplands Lane	1.11	20	Greenfield	£45,295
<b>NOTTINGHAM FRINGE</b>					
Fa/MU/1	Ash Farm, Cockett Lane	1.65	30	Greenfield	£62,983
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.05	2	Greenfield	£8,472
<b>SOUTHWELL RURAL</b>					
So/Ho/1	Halam Road	1.41	35	Greenfield	£183,149
So/Ho/2	Land off Halloughton Road	1.1	30	Greenfield	£986,011



# 5 Viability Appraisal Results

Viability Assessment 5-10 Years						
Ref	Site	Area	Units	Type	Viability	
<b>MANSFIELD FRINGE</b>						
Bl/Ho/1	Land Adjoining Dale Lane	1.32	35	Greenfield	£24,043	
Bl/Ho/2	Blidworth Industrial Park	0.4	10	Greenfield	£10,797	
Ra/MU/1	Shopping Development in Rainworth	0.62	6	Greenfield	-£2,709	
Bl/Ho/3	South Lane Part of Publication Allocation	1.87	60	Greenfield	-£47,913	
Cl/MU/1	Former Clipstone Colliery, Phased	13.8	60	Greenfield	-£817,218	
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	4.06	100	Brownfield	-£637,631	
Ed/Ho/1	South of Robin Hood Avenue	1.55	40	Greenfield	£5,738	
Ed/Ho/2	Land adj Edwinstowe Vicarage, Phased	1.53	45	Greenfield	-£5,378	
<b>OLLERTON</b>						
Bi/Ho/1 & Bi/Ho/2	North of Kirklington Road & (part of Bi/Ho/1)	2.03	60	Greenfield	£715,505	
Bi/MU/1	Eaking Road	2.25	40	Greenfield	£435,108	
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	4.64	100	Greenfield	£888,853	
OB/Ho/2	Adjacent to Hollies Close	0.64	20	Brownfield	£729,197	
OB/Ho/3	Land at Rufford Avenue, Ollerton	2.07	50	Brownfield	£326,583	
OB/MU/1	Whinney Lane, Phased	10.68	125	Greenfield	£36,860	
OB/MU/2	Kirk Drive Publication Allocation	6.48	60	Greenfield	£715,505	
<b>NEWARK COLLINGHAM</b>						
Co/MU/1	Land to the North of Station Road	1.83	20	Greenfield	£258,913	
NUA/Ho/2	Seven Hills & Quibells Lane	1.54	57	Brownfield	£746,336	
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	£244,852	
NUA/Ho/4	Yorke Drive		70	Brownfield	£1,080,227	
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site)	2.06	80	Greenfield	£1,597,521	
NUA/MU/3	NSK Europe Ltd, Northern Road	10.11	150	Brownfield	£2,107,460	
NUA/MU/4	Bowbridge Road, Elm Avenue (inc. site 08_0245 )	2.28	50	Greenfield	£981,652	
NUA/Ho/10	Lowfield Lane Part of Publication Allocation	3.77	90	Greenfield	£1,573,423	
<b>NEWARK RURAL NORTH</b>						
ST/MU/1	Land at Hemplands Lane	0.95	17	Greenfield	£279,880	
<b>NOTTINGHAM FRINGE</b>						
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.48	20	Greenfield	£275,047	
Fa/MU/1	Ash Farm, Cockett Lane	2.2	40	Greenfield	£658,911	
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.2	8	Greenfield	£412,388	
<b>SOUTHWELL RURAL</b>						
So/Ho/1	Halam Road	0.38	30	Greenfield	£653,797	
So/Ho/2	Land off Halloughton Road	0.55	15	Greenfield	£802,426	
So/Ho/3	Publication Allocation Nottingham Road	1.02	30	Greenfield	£1,566,520	
So/Ho/6	The Burgage (Rainbow & Sons)	0.51	15	Brownfield	£745,578	
So/Ho/7	Fiskerton Road	0.38	15	Brownfield	£762,620	
So/MU/1	Publication Allocation Former Minster School	1.06	13	Greenfield	£692,596	

# 5 Viability Appraisal Results

Viability Assessment 10-15 Years					
Ref	Site	Area	Units	Type	Viability
<b>MANSFIELD FRINGE</b>					
Bl/Ho/4	Allotments, Dale Road	1.61	45	Greenfield	£555,671
Cl/MU/1	Former Clipstone Colliery, Phased	11.5	50	Greenfield	-£217,845
Ra/Ho/1	North of Top Street	1.93	54	Greenfield	£464,824
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	3.04	75	Brownfield	£261,452
Ed/Ho/2	Land adj Edwinstowe Vicarage, Phased	0.17	5	Greenfield	£57,894
<b>OLLERTON</b>					
Bi/MU/1 for 75 Retail	Eakring Road	1.84	35	Greenfield	£829,867
OB/Ho/2	Adjacent to Hollies Close	0.16	5	Brownfield	£101,479
OB/Ho/3	Land at Rufford Avenue, Ollerton	0.62	15	Brownfield	£296,235
OB/MU/1	Whinney Lane, Phased	8.11	95	Greenfield	£1,109,881
OB/MU/2	kirk Drive Publication Allocation	6.48	60	Greenfield	£934,297
<b>NEWARK COLLINGHAM</b>					
NUA/Ho/4	Yorke Drive		160	Brownfield	£4,502,708
NUA/Ho/2	Seven Hills & Quibells Lane	0.24	9	Brownfield	£240,464
NUA/Ho/6	Edward Avenue	0.06	2	Brownfield	£58,597
NUA/Ho/8	Land at Bowbridge Road	2.49	86	Brownfield	£2,345,542
NUA/Ho/9	Bowbridge Road	4.25	150	Brownfield	£4,093,852
NUA/Ho/1	North of Alexander Avenue	0.49	20	Greenfield	£695,850
<b>NOTTINGHAM FRINGE</b>					
Lo/Ho/3	Publication Allocation Neighbours Lane	0.25	3	Greenfield	£91,000
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.11	15	Greenfield	£415,820
<b>SOUTHWELL RURAL</b>					
So/Ho/4	Publication Allocation East of Kirklington Road	1.94	45	Greenfield	£1,618,948
So/Ho/5	Land to r/o High Gables, Lower Kiklington Rd	3.24	60	Greenfield	£4,153,170
So/Ho/6	The Burgage (Rainbow & Sons)	0.34	10	Brownfield	£679,754

# 5 Viability Appraisal Results

Mixed Use Schemes Commercial Element Viability Assessment					
Ref	Site	Area	Units	Type	Viability
<b>MIXED USE SCHEMES</b>					
Bi/Mu/1	East of Kirkligton Road, Bilsthorpe	0.1	Retail	Greenfield	£60,200
CI/MU/1	Clipstone Colliery, 5-10 Yr Delivery	6.00	Retail & Industrial	Greenfield	£199,375
CI/MU/1	Clipstone Colliery, 10-14 Yr Delivery	6.00	Industrial	Greenfield	£390,743
Ra/MU/1	Shopping Devt, Rainworth	0.05	Retail	Greenfield	£39,014
ST/MU/1	Hemplands La, Sutton on Trent	0.05	Retail	Greenfield	£39,014

Adjusted Viability Results For Mixed Use Schemes inc Residential Element					
Ref	Site	Area	Units	Type	Viability
<b>MIXED USE SCHEMES</b>					
Bi/Mu/1	East of Kirkligton Road, Bilsthorpe	0.1	Retail	Greenfield	£495,308
CI/MU/1	Clipstone Colliery, 5-10 Yr Delivery	6.00	Retail & Industrial	Greenfield	£-617,843
CI/MU/1	Clipstone Colliery, 10-14 Yr Delivery	6.00	Industrial	Greenfield	£172,898
Ra/MU/1	Shopping Devt, Rainworth	0.05	Retail	Greenfield	£36,305
ST/MU/1	Hemplands La, Sutton on Trent	0.05	Retail	Greenfield	£318,894

# 6 Conclusions

6.1 The residential viability testing illustrated that, in general terms, residential development in most locations in Newark and Sherwood is viable and can accommodate CIL charges and the Council's policy requirements including delivery of Affordable Housing targets over the plan period to 2026.

6.2 Under the Assessment Methodology 'traffic light' approach all residential development sites in the Newark/Collingham, Newark Rural North, Nottingham Fringe and Southwell Rural sub-market areas are considered to be viable for the entire plan period to 2026.

6.3 In the Ollerton sub-market area all sites were considered to be viable in the medium to long term (5-14 years). In the short term a balance may need to be struck between Affordable Housing and Infrastructure contributions in the Ollerton area where viability is currently marginal. Assuming projected growth in residential values in the medium to long term, it is considered that full policy requirements in respect of both affordable housing and infrastructure delivery should be capable of being delivered in the future.

6.4 The only area where economic circumstances are such that development may be difficult to deliver in the short term (ie 0-5 year period) is in the Mansfield Fringe where sales values are currently at a level that may not allow for full affordable housing delivery and Section 106 contributions (the area is already zero rated for CIL). It should be noted that land values have not been reduced to take account of abnormal site constraints and if development is to come forward on some of these sites, landowners will need to be realistic about the costs of bringing the land into a developable state and the reasonable policy requirements of the Council.

6.5 Some additional viability testing was undertaken for the Mixed Use sites at Clipstone Colliery, Bilsthorpe, Rainworth and Sutton on Trent to determine whether residential sites with marginal viability would be cross-subsidised by the commercial element of the development. The results are illustrated on page 26. The schemes at Bilsthorpe and Sutton on Trent were already viable so this margin simply increased. In Rainworth and the later phase of Clipstone Colliery, the commercial element made the mixed schemes viable. Only in the mid-term (5-10 year) phase of Clipstone Colliery, was the profit from the commercial element of the development insufficient to bring the scheme into overall positive viability.

6.6 The assessment necessarily relies on fixed assumptions and generic application of allowances for standard and abnormal construction costs. There will be significant variations dependent on specification, construction methods and associated build cost and indeed sales rates which will make some types of development more or less viable and individual assessments may still be necessary at planning application stage where variations to policy requirements are sought. In circumstances where viability is.

6.7 For larger development sites in areas of marginal viability, where delivery is likely to be phased over the plan period but is unable to deliver full policy requirements in terms of affordable housing and infrastructure contributions, it is open to the Council to consider deferring infrastructure contributions to the later, more viable, phases and/or to employ contingent deferred obligations to release additional contributions as viability allows over time.

# 6 Conclusions

6.8 In conclusion it is considered that the sites proposed to be allocated for residential development in the Development Plan have been assessed taking account of the requirements of the NPPF and the best practice advice contained in 'Viability Testing Local Plans'. The results of the study indicate that the proposed residential developments are viable and can be successfully delivered within the plan period, albeit subject to some flexibility in the short term in policy requirements in the Mansfield Fringe area.

## Viability Results

**Mansfield Fringe**

**0-5 Year Delivery**

**Site Constraints**

**Abnormal Costs**

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints								Abnormal Costs								Viability		
					Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)		Total Abnormal Costs	
Bl/Ho/1	Land Adjoining Dale Lane	0.75	20	Greenfield	1				1				1	£7,500	£0	£0	£0	£155,060	£0	£0	£7,500	£170,060	-£202,441
Bl/Ho/3	<b>South Lane Part of Publication Allocation</b>	1.24	40	Greenfield	1		1		1	1			1	£12,400	£0	£24,800	£0	£310,120	£24,800	£0	£12,400	£384,520	-£444,129
Cl/MU/1	Former Clipstone Colliery, <b>Phased</b>	2.3	10	Greenfield					1	1	1	1	£0	£0	£0	£0	£77,530	£46,000	£46,000	£23,000	£192,530	-£215,453	
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	0.6	15	Brownfield	1		1		1	1	1	1	£6,000	£0	£12,000	£0	£116,295	£12,000	£12,000	£6,000	£164,295	-£224,862	
Ed/Ho/1	South of Robin Hood Avenue	1.24	32	Greenfield					1			1	£0	£0	£0	£0	£248,096	£0	£24,800	£12,400	£285,296	-£330,330	

**Mansfield Fringe**

**5-10 Year Delivery**

**Site Constraints**

**Abnormal Costs**

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints								Abnormal Costs								Viability		
					Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)		Total Abnormal Costs	
Bl/Ho/1	Land Adjoining Dale Lane	1.32	35	Greenfield	1				1				1	£15,708	£0	£0	£0	£322,912	£0	£0	£15,708	£354,328	£24,043
Bl/Ho/2	Blidworth Industrial Park	0.4	10	Greenfield	1				1				1	£4,760	£0	£0	£0	£92,261	£0	£0	£4,760	£101,781	£10,797
Ra/MU/1	Shopping Development in Rainworth	0.62	6	Greenfield		1	1			1	1	1	£0	£18,445	£14,756	£0	£0	£14,756	£14,756	£7,378	£70,091	-£2,709	
Bl/Ho/3	<b>South Lane Part of Publication Allocation</b>	1.87	60	Greenfield	1		1		1	1			1	£22,253	£0	£44,506	£0	£553,564	£44,506	£0	£22,253	£687,082	-£47,913
Cl/MU/1	Former Clipstone Colliery, <b>Phased</b>	13.8	60	Greenfield					1	1	1	1	£0	£0	£0	£0	£553,564	£328,440	£328,440	£164,220	£1,374,664	-£817,218	
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	4.06	100	Brownfield	1		1		1	1	1	1	£48,314	£0	£96,628	£0	£922,607	£96,628	£96,628	£48,314	£1,309,119	-£637,631	
Ed/Ho/1	South of Robin Hood Avenue	1.55	40	Greenfield					1			1	£0	£0	£0	£0	£369,043	£0	£36,890	£18,445	£424,378	£5,738	
Ed/Ho/2	Land adj Edwinstowe Vicarage, <b>Phased</b>	1.53	45	Greenfield	1				1			1	£18,207	£0	£0	£0	£415,173	£0	£36,414	£18,207	£488,001	-£5,378	

**Mansfield Fringe**

**10-15 Year Delivery**

**Site Constraints**

**Abnormal Costs**

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints								Abnormal Costs								Viability		
					Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)		Total Abnormal Costs	
Bl/Ho/4	Allotments, Dale Road	1.61	45	Greenfield					1				1	£0	£0	£0	£0	£467,506	£0	£0	£21,574	£489,080	£555,671
Cl/MU/1	Former Clipstone Colliery, <b>Phased</b>	11.5	50	Greenfield					1	1	1	1	£0	£0	£0	£0	£519,451	£308,200	£308,200	£154,100	£1,289,951	-£217,845	
Ra/Ho/1	North of Top Street	1.93	54	Greenfield	1		1		1	1	1	1	£25,862	£0	£51,724	£0	£561,007	£51,724	£51,724	£25,862	£767,903	£464,284	
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	3.04	75	Brownfield	1		1		1	1	1	1	£40,736	£0	£81,472	£0	£779,177	£81,472	£81,472	£40,736	£1,105,065	£261,452	
Ed/Ho/2	Land adj Edwinstowe Vicarage, <b>Phased</b>	0.17	5	Greenfield	1				1			1	£2,278	£0	£0	£0	£51,945	£0	£4,556	£2,278	£61,057	£57,894	

Ollerton 0-5 Year Delivery													Abnormal Costs							Viability		
Site Constraints													Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)		Other (Ha)	Total Abnormal Costs
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£4,324	£20,000	£20,000	£10,000		
Bi/Ho/1	North of Kirklington Road & (part of Bi/Ho/1)	0.5	15	Greenfield					1			1	£0	£0	£0	£0	£64,860	£0	£0	£5,000	£69,860	-8682
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	1.16	25	Greenfield	1				1		1	1	£11,600	£0	£0	£0	£108,100	£0	£23,200	£11,600	£154,500	-57061
OB/Ho/3	Land at Rufford Avenue, Ollerton	0.2	5	Greenfield					1		1	1	£0	£0	£0	£0	£21,620	£0	£4,000	£2,000	£27,620	-7227
OB/MU/1	Whinney Lane, Phased	0.42	5	Greenfield	1	1	1		1	1	1	1	£4,200	£10,500	£8,400	£0	£21,620	£8,400	£8,400	£4,200	£65,720	-49855

Ollerton 5-10 Year Delivery													Abnormal Costs							Viability		
Site Constraints													Archlogy (Ha)	Flood (Ha)	Access (Ha)	Off Site Open Space Sum	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)		Other (Ha)	Total Abnormal Costs
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£11,900	£29,750	£23,800	£0	£5,146	£23,800	£23,800	£11,900		
Bi/Ho/1 & Bi/Ho/2 for 75	North of Kirklington Road & (part of Bi/Ho/1)	2.03	60	Greenfield					1			1	£0	£0	£0	£0	£308,734	£0	£0	£24,157	£332,891	715505
Bi/MU/1 for 75 Retail	Eakring Road	2.25	40	Greenfield	1				1			1	£26,775	£0	£0	£0	£205,822	£0	£0	£26,775	£259,372	435108
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	4.64	100	Greenfield	1				1		1	1	£55,216	£0	£0	£78,875	£514,556	£0	£110,432	£55,216	£814,295	888583
OB/Ho/2	Adjacent to Hollies Close	0.64	20	Brownfield	1				1		1	1	£7,616	£0	£0	£15,575	£102,911	£0	£15,232	£7,616	£148,950	729197
OB/Ho/3	Land at Rufford Avenue, Ollerton	2.07	50	Brownfield					1		1	1	£0	£0	£0	£44,170	£257,278	£0	£49,266	£24,633	£375,347	326583
OB/MU/1	Whinney Lane, Phased	10.68	125	Greenfield	1	1	1		1	1	1	1	£127,092	£317,730	£254,184	£0	£643,195	£254,184	£254,184	£127,092	£1,977,661	36860
OB/MU/2	Kirk Drive Publication Allocation	6.48	60	Greenfield	1				1	1	1	1	£77,112	£0	£0	£0	£308,734	£154,224	£154,224	£77,112	£771,406	715505

Ollerton 10-15 Year Delivery													Abnormal Costs							Viability		
Site Constraints													Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)		Other (Ha)	Total Abnormal Costs
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£13,400	£33,500	£26,800	£33,500	£5,794	£26,800	£26,800	£13,400		
Bi/MU/1 for 75 Retail	Eakring Road	1.84	35	Greenfield	1				1			1	£24,656	£0	£0	£0	£202,796	£0	£0	£24,656	£252,108	829867
OB/Ho/2	Adjacent to Hollies Close	0.16	5	Brownfield	1				1		1	1	£2,144	£0	£0	£0	£28,971	£0	£4,288	£2,144	£37,547	101479
OB/Ho/3	Land at Rufford Avenue, Ollerton	0.62	15	Brownfield					1		1	1	£0	£0	£0	£0	£86,912	£0	£16,616	£8,308	£111,836	296235
OB/MU/1	Whinney Lane, Phased	8.11	95	Greenfield	1	1	1		1	1	1	1	£108,674	£271,685	£217,348	£0	£550,445	£217,348	£217,348	£108,674	£1,691,522	1109881
OB/MU/2	Kirk Drive Publication Allocation	6.48	60	Greenfield	1				1	1	1	1	£86,832	£0	£0	£0	£347,650	£173,664	£173,664	£86,832	£868,642	934297



**Newark Collingham**

**0-5 Year Delivery**

**Abnormal Costs**

**Site Constraints**

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints								Abnormal Costs								Viability	
					Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)		Total Abnormal Costs
Co/MU/1	Land to the North of Station Road	5.51	60	Greenfield	1				1		1	1	£55,100	£0	£0	£0	£315,540	£0	£110,200	£55,100	£535,940	-96091
NUA/Ho/2	Seven Hills & Quibells Lane	0.54	20	Greenfield	1	1	1		1			1	£5,400	£13,500	£10,800	£0	£40,000	£0	£0	£5,400	£75,100	86742
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	1				1			1	£4,600	£0	£0	£0	£24,000	£0	£0	£4,600	£33,200	68816
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site)	3.09	120	Greenfield	1				1			1	£30,900	£0	£0	£0	£240,000	£0	£0	£30,900	£301,800	651916
NUA/Ho/10	Part of Publication Allocation Lowfield Lane	1.25	30	Brownfield	1		1		1			1	£12,500	£0	£25,000	£0	£60,000	£0	£0	£12,500	£110,000	11128
NUA/Ho/6	Edward Avenue	0.26	8	Brownfield	1				1			1	£2,600	£0	£0	£0	£16,000	£0	£0	£2,600	£21,200	16474

**Newark Collingham**

**5-10 Year Delivery**

**Abnormal Costs**

**Site Constraints**

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints								Abnormal Costs								Viability	
					Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Off Site Open Space	Sewer Works (Ha)	Other (Ha)		Total Abnormal Costs
Co/MU/1	Land to the North of Station Road	1.83	20	Greenfield	1				1		1	1	£21,777	£0	£0	£0	£105,180	£0	£43,554	£21,777	£192,288	258913
NUA/Ho/2	Seven Hills & Quibells Lane	1.54	57	Brownfield	1	1	1		1			1	£18,326	£45,815	£36,652	£0	£135,660	£0	£0	£18,326	£254,779	746336
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	1				1			1	£5,474	£0	£0	£0	£28,560	£0	£0	£5,474	£39,508	244852
NUA/Ho/4	Yorke Drive		70	Brownfield	1				1			1	£0	£0	£0	£0	£166,600	£0	£0	£0	£166,600	1080227
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site)	2.06	80	Greenfield	1				1			1	£24,514	£0	£0	£0	£190,400	£0	£0	£24,514	£239,428	1597521
NUA/MU/3	NSK Europe Ltd, Northern Road	10.11	150	Brownfield					1			1	£0	£0	£0	£0	£357,000	£0	£0	£120,309	£477,309	2107460
NUA/MU/4	Bowbridge Road, Elm Avenue (inc. site 08_0245 )	2.28	50	Greenfield	1				1			1	£27,132	£0	£0	£0	£119,000	£0	£0	£27,132	£173,264	981652
NUA/Ho/10	Lowfield Lane Part of Publication Allocation	3.77	90	Greenfield	1		1		1			1	£44,863	£0	£89,726	£0	£214,200	£75,720	£0	£44,863	£469,372	1573423

**Newark Collingham**

**10-15 Year Delivery**

**Abnormal Costs**

**Site Constraints**

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints								Abnormal Costs								Viability	
					Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Off Site Open Space	Sewer Works (Ha)	Other (Ha)		Total Abnormal Costs
NUA/Ho/4	Yorke Drive		160	Brownfield	1				1			1	£0	£0	£0	£0	£428,800	£0	£0	£0	£428,800	4502708
NUA/Ho/2	Seven Hills & Quibells Lane	0.24	9	Brownfield	1	1	1		1			1	£3,216	£8,040	£6,432	£0	£24,120	£0	£0	£3,216	£45,024	240464
NUA/Ho/6	Edward Avenue	0.06	2	Brownfield	1				1			1	£804	£0	£0	£0	£5,360	£0	£0	£804	£6,968	58597
NUA/Ho/8	Land at Bowbridge Road	2.49	86	Brownfield	1				1			1	£33,366	£0	£0	£0	£230,480	£0	£0	£33,366	£297,212	2345542
NUA/Ho/9	Bowbridge Road	4.25	150	Brownfield	1				1			1	£56,950	£0	£0	£0	£402,000	£94,650	£0	£56,950	£610,550	3987952
NUA/Ho/1	North of Alexander Avenue	0.49	20	Greenfield	1				1			1	£6,566	£0	£0	£0	£53,600	£0	£0	£6,566	£66,732	695850



**Nottingham Fringe**

**0-5 Year Delivery**

		Site Constraints										Abnormal Costs										
												Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs		
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£5,304	£20,000	£20,000	£10,000	Viability	
Fa/MU/1	Ash Farm, Cockett Lane	1.65	30	Greenfield	1				1		1	1	£16,500	£0	£0	£0	£159,120	£0	£33,000	£16,500	£225,120	62983
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.05	2	Greenfield	1		1		1			1	£500	£0	£1,000	£0	£10,608	£0	£0	£500	£12,608	8472

**Nottingham Fringe**

**5-10 Year Delivery**

		Site Constraints										Abnormal Costs										
												Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs		
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£11,900	£29,750	£23,800	£29,750	£6,312	£23,800	£23,800	£11,900	Viability	
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.48	20	Greenfield	1		1		1		1	1	£17,612	£0	£35,224	£0	£126,235	£0	£35,224	£17,612	£231,907	275047
Fa/MU/1	Ash Farm, Cockett Lane	2.2	40	Greenfield	1				1		1	1	£26,180	£0	£0	£0	£252,470	£0	£52,360	£26,180	£357,190	658911
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.2	8	Greenfield	1		1		1			1	£2,380	£0	£4,760	£0	£50,494	£0	£0	£2,380	£60,014	412388

**Nottingham Fringe**

**10-15 Year Delivery**

		Site Constraints										Abnormal Costs										
												Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs		
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£13,400	£33,500	£26,800	£33,500	£7,107	£26,800	£26,800	£13,400	Viability	
Lo/Ho/3	Publication Allocation Neighbours Lane	0.25	3	Greenfield	1		1		1			1	£3,350	£0	£6,700	£0	£21,322	£0	£0	£3,350	£34,722	91000
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.11	15	Greenfield	1		1		1		1	1	£14,874	£0	£29,748	£0	£106,610	£0	£29,748	£14,874	£195,854	415820

## Southwell Rural

## 0-5 Year Delivery

### Abnormal Costs

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints				Ground Stability	Sewer Works	Other	Abnormal Costs							Viability			
					Archlogy	Flood	Access	Contam				Sec 106	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)		Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs
So/Ho/1	Halam Road	1.41	35	Greenfield	1		1		1			1	£14,100	£0	£28,200	£0	£115,885	£0	£0	£14,100	£172,285	183149
So/Ho/2	Land off Halloughton Road	1.1	30	Greenfield	1		1		1			1	£11,000	£0	£22,000	£0	£99,330	£0	£0	£11,000	£143,330	986011

## Southwell Rural

## 5-10 Year Delivery

### Abnormal Costs

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints				Ground Stability	Sewer Works	Other	Abnormal Costs							Viability			
					Archlogy	Flood	Access	Contam				Sec 106	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)		Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs
So/Ho/1	Halam Road	0.38	30	Greenfield	1		1		1			1	£4,522	£0	£9,044	£0	£118,203	£0	£0	£4,522	£136,291	653797
So/Ho/2	Land off Halloughton Road	0.55	15	Greenfield	1		1		1			1	£6,545	£0	£13,090	£0	£59,101	£0	£0	£6,545	£85,281	802426
So/Ho/3	<b>Publication Allocation Nottingham Road</b>	1.02	30	Greenfield	1	1	1		1			1	£12,138	£30,345	£24,276	£0	£118,203	£0	£0	£12,138	£197,100	1566520
So/Ho/6	The Burgage (Rainbow & Sons)	0.51	15	Brownfield	1		1		1			1	£6,069	£0	£12,138	£0	£59,101	£0	£0	£6,069	£83,377	745578
So/Ho/7	Fiskerton Road	0.38	15	Brownfield	1				1			1	£4,522	£0	£0	£0	£59,101	£0	£0	£4,522	£68,145	762620
So/MU/1	<b>Publication Allocation Former Minster School</b>	1.06	13	Greenfield	1				1			1	£12,614	£0	£0	£0	£51,221	£0	£0	£12,614	£76,449	692596

## Southwell Rural

## 10-15 Year Delivery

### Abnormal Costs

Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Site Constraints				Ground Stability	Sewer Works	Other	Abnormal Costs							Viability			
					Archlogy	Flood	Access	Contam				Sec 106	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)		Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs
So/Ho/4	<b>Publication Allocation East of Kirklington Road</b>	1.94	45	Greenfield	1				1			1	£25,996	£0	£0	£0	£199,653	£0	£0	£25,996	£251,645	1618948
So/Ho/5	Land to r/o High Gables, Lower Kiklington Rd	3.24	60	Greenfield	1		1		1			1	£43,416	£0	£86,832	£0	£266,204	£0	£86,832	£43,416	£526,700	4153470
So/Ho/6	The Burgage (Rainbow & Sons)	0.34	10	Brownfield	1		1		1			1	£4,556	£0	£9,112	£0	£44,367	£0	£0	£4,556	£62,591	679754



## Viability Appraisals

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Bl/Ho/1	Mansfield Fringe	Apartments	2
<b>SITE LOCATION</b>	Land Adjoining Dale Lane		2 bed houses	9
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	12
<b>DEVELOPMENT DETAILS</b>	35 Total Units		4 bed houses	7
<b>Affordable Proportion %</b>	0%	0 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	3274	Sqm Market Housing	0	Sqm Affordable Housing

### DEVELOPMENT VALUE

Market Houses				
2	Apt	65 sqm	1500 £ per sqm	£170,625
9	2 Bed	70 sqm	1500 £ per sqm	£918,750
12	3 Bed	88 sqm	1500 £ per sqm	£1,617,000
7	4 Bed	105 sqm	1500 £ per sqm	£1,102,500
5	5 Bed	140 sqm	1500 £ per sqm	£1,102,500
<b>Intermediate Houses</b> 70% Open Market Value				
0	Apt	65 sqm	1050 £ per sqm	£0
0	2 Bed	70 sqm	1050 £ per sqm	£0
0	3 Bed	88 sqm	1050 £ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value				
0	Apt	65 sqm	600 £ per sqm	£0
0	2 Bed	70 sqm	600 £ per sqm	£0
0	3 Bed	88 sqm	600 £ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
35	Total Units			
<b>Development Value</b>				<b>£4,911,375</b>

### DEVELOPMENT COSTS

<b>Land</b>	Apt	2 Plots	3050	£ per plot		£5,338
	2 Bed	9 Plots	7320	£ per plot		£64,050
	3 Bed	12 Plots	9150	£ per plot		£112,088
	4 Bed	7 Plots	14640	£ per plot		£102,480
	5 Bed	5 Plots	18300	£ per plot	Total Land £380,030	£96,075
<b>Stamp Duty Land Tax</b>			3.0%			£11,401
<b>Construction</b>						
2	Apt	65 sqm	1040	£ per sqm	1.15 Gross/Net	£136,045
9	2 Bed	70 sqm	850	£ per sqm		£520,625
12	3 Bed	88 sqm	850	£ per sqm		£916,300
7	4 Bed	105 sqm	850	£ per sqm		£624,750
5	5 Bed	140 sqm	850	£ per sqm		£624,750
35		3291 Total sqm				
<b>Abnormal Costs</b>			170060			£170,060
<b>Professional Fees @</b>			8.0%	Construction Cost		£225,798
<b>Legal Fees</b>			0.5%	GDV		£24,557
<b>Statutory Fees</b>			1.1%	Construction Cost		£35,402
<b>Sales/Marketing Costs</b>			2.0%	Market Units Value		£98,228
<b>Contingencies</b>			5.0%	Construction Cost		£149,627
<b>Planning Obligations</b>			7753	£ per Market Unit	inc	
<b>CIL</b>			0	£ per sqm Market Housing		£0
<b>Interest @</b>			6.0%	12 Month Construction	6 Mth Sales Void	£176,291
<b>Arrangement Fee</b>			1.0%	Cost		£37,679
<b>Development Profit</b>			20.0%	of GDV		£982,275
<b>Total Cost</b>						<b>£5,113,816</b>

### VIABILITY MARGIN

**-£202,441**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Bl/Ho/1	Mansfield Fringe	Apartments	2
<b>SITE LOCATION</b>	Land Adjoining Dale Lane		2 bed houses	9
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	12
<b>DEVELOPMENT DETAILS</b>	35 Total Units		4 bed houses	7
<b>Affordable Proportion %</b>	0%	0 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	3274	Sqm Market Housing	0	Sqm Affordable Housing

### DEVELOPMENT VALUE

Market Houses				
2	Apt	65 sqm	1980 £ per sqm	£225,225
9	2 Bed	70 sqm	1980 £ per sqm	£1,212,750
12	3 Bed	88 sqm	1980 £ per sqm	£2,134,440
7	4 Bed	105 sqm	1980 £ per sqm	£1,455,300
5	5 Bed	140 sqm	1980 £ per sqm	£1,455,300
<b>Intermediate Houses</b> 70% Open Market Value				
0	Apt	65 sqm	1386 £ per sqm	£0
0	2 Bed	70 sqm	1386 £ per sqm	£0
0	3 Bed	88 sqm	1386 £ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value				
0	Apt	65 sqm	792 £ per sqm	£0
0	2 Bed	70 sqm	792 £ per sqm	£0
0	3 Bed	88 sqm	792 £ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
35	Total Units			
<b>Development Value</b>				<b>£6,483,015</b>

### DEVELOPMENT COSTS

<b>Land</b>	Apt	2 Plots	4026	£ per plot		£7,046
	2 Bed	9 Plots	9662	£ per plot		£84,546
	3 Bed	12 Plots	12078	£ per plot		£147,956
	4 Bed	7 Plots	19325	£ per plot		£135,274
	5 Bed	5 Plots	24156	£ per plot	Total Land £501,640	£126,819
<b>Stamp Duty Land Tax</b>			4.0%			£20,066
<b>Construction</b>						
2	Apt	65 sqm	1238	£ per sqm	1.15 Gross/Net	£161,894
9	2 Bed	70 sqm	1012	£ per sqm		£619,544
12	3 Bed	88 sqm	1012	£ per sqm		£1,090,397
7	4 Bed	105 sqm	1012	£ per sqm		£743,453
5	5 Bed	140 sqm	1012	£ per sqm		£743,453
35	Total Units	3291 Total sqm				
<b>Abnormal Costs</b>			354328			£354,328
<b>Professional Fees @</b>			8.0%	Construction Cost		£268,699
<b>Legal Fees</b>			0.5%	GDV		£32,415
<b>Statutory Fees</b>			1.1%	Construction Cost		£43,799
<b>Sales/Marketing Costs</b>			2.0%	Market Units Value		£129,660
<b>Contingencies</b>			5.0%	Construction Cost		£185,653
<b>Planning Obligations</b>			7753	£ per Market Unit	inc	
<b>CIL</b>			0	£ per sqm Market Housing		£0
<b>Interest @</b>			6.0%	12 Month Construction	6 Mth Sales Void	£220,275
<b>Arrangement Fee</b>			1.0%	Cost		£47,093
<b>Development Profit</b>			20.0%	of GDV		£1,296,603
<b>Total Cost</b>						<b>£6,458,972</b>

### VIABILITY MARGIN

**£24,043**



## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Bl/Ho/4	Mansfield Fringe	Apartments	2		
<b>SITE LOCATION</b>	Allotments, Dale Road		2 bed houses	11		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	16		
<b>DEVELOPMENT DETAILS</b>	45	Total Units	4 bed houses	9		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	7	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	4210	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	2400	£ per sqm	£351,000
11	2 Bed	70	sqm	2400	£ per sqm	£1,890,000
16	3 Bed	88	sqm	2400	£ per sqm	£3,326,400
9	4 Bed	105	sqm	2400	£ per sqm	£2,268,000
7	5 Bed	140	sqm	2400	£ per sqm	£2,268,000
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1680	£ per sqm	£0
0	2 Bed	70	sqm	1680	£ per sqm	£0
0	3 Bed	88	sqm	1680	£ per sqm	£0
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	960	£ per sqm	£0
0	2 Bed	70	sqm	960	£ per sqm	£0
0	3 Bed	88	sqm	960	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
45	Total Units					
<b>Development Value</b>						<b>£10,103,400</b>

### DEVELOPMENT COSTS

<b>Land</b>									
	Apt	2	Plots	4880	£ per plot	£10,980			
	2 Bed	11	Plots	11712	£ per plot	£131,760			
	3 Bed	16	Plots	14640	£ per plot	£230,580			
	4 Bed	9	Plots	23424	£ per plot	£210,816			
	5 Bed	7	Plots	29280	£ per plot	£197,640			
<b>Stamp Duty Land Tax</b>						4.0%	£31,271		
<b>Construction</b>									
2	Apt	65	sqm	1394	£ per sqm	£234,386			
11	2 Bed	70	sqm	1139	£ per sqm	£896,963			
16	3 Bed	88	sqm	1139	£ per sqm	£1,578,654			
9	4 Bed	105	sqm	1139	£ per sqm	£1,076,355			
7	5 Bed	140	sqm	1139	£ per sqm	£1,076,355			
45		4232	Total sqm						
<b>Abnormal Costs</b>						489080	£489,080		
<b>Professional Fees @</b>						8.0%	Construction Cost	£389,017	
<b>Legal Fees</b>						0.5%	GDV	£50,517	
<b>Statutory Fees</b>						1.1%	Construction Cost	£63,149	
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£202,068	
<b>Contingencies</b>						5.0%	Construction Cost	£267,590	
<b>Planning Obligations</b>						7753	£ per Market Unit	inc	
<b>CIL</b>						0	£ per sqm Market Housing	£0	
<b>Interest @</b>						6.0%	12	Month Construction	£321,173
<b>Arrangement Fee</b>						1.0%	Cost	£68,696	
<b>Development Profit</b>						20.0%	of GDV	£2,020,680	
<b>Total Cost</b>								<b>£9,547,729</b>	

### VIABILITY MARGIN

**£555,671**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Bl/Ho/3	Mansfield Fringe	Apartments	2		
<b>SITE LOCATION</b>	South Lane Part of Publication Allocation		2 bed houses	10		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	14		
<b>DEVELOPMENT DETAILS</b>	40	Total Units	4 bed houses	8		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	6	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	3742	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	1500	£ per sqm	£195,000
10	2 Bed	70	sqm	1500	£ per sqm	£1,050,000
14	3 Bed	88	sqm	1500	£ per sqm	£1,848,000
8	4 Bed	105	sqm	1500	£ per sqm	£1,260,000
6	5 Bed	140	sqm	1500	£ per sqm	£1,260,000
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1050	£ per sqm	£0
0	2 Bed	70	sqm	1050	£ per sqm	£0
0	3 Bed	88	sqm	1050	£ per sqm	£0
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	600	£ per sqm	£0
0	2 Bed	70	sqm	600	£ per sqm	£0
0	3 Bed	88	sqm	600	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
40	Total Units					
<b>Development Value</b>						<b>£5,613,000</b>

### DEVELOPMENT COSTS

<b>Land</b>									
	Apt	2	Plots	3050	£ per plot	£6,100			
	2 Bed	10	Plots	7320	£ per plot	£73,200			
	3 Bed	14	Plots	9150	£ per plot	£128,100			
	4 Bed	8	Plots	14640	£ per plot	£117,120			
	5 Bed	6	Plots	18300	£ per plot	£109,800			
						Total Land £434,320			
<b>Stamp Duty Land Tax</b>				3.0%		£13,030			
<b>Construction</b>									
2	Apt	65	sqm	1040	£ per sqm	£155,480			
10	2 Bed	70	sqm	850	£ per sqm	£595,000			
14	3 Bed	88	sqm	850	£ per sqm	£1,047,200			
8	4 Bed	105	sqm	850	£ per sqm	£714,000			
6	5 Bed	140	sqm	850	£ per sqm	£714,000			
40		3762	Total sqm						
<b>Abnormal Costs</b>				384520		£384,520			
<b>Professional Fees @</b>				8.0%	Construction Cost	£258,054			
<b>Legal Fees</b>				0.5%	GDV	£28,065			
<b>Statutory Fees</b>				1.1%	Construction Cost	£42,551			
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£112,260			
<b>Contingencies</b>				5.0%	Construction Cost	£180,510			
<b>Planning Obligations</b>				7753	£ per Market Unit	inc			
<b>CIL</b>				0	£ per sqm Market Housing	£0			
<b>Interest @</b>				6.0%	12	Month Construction	6	Mth Sales Void	£210,555
<b>Arrangement Fee</b>				1.0%	Cost	£44,985			
<b>Development Profit</b>				20.0%	of GDV	£1,122,600			
<b>Total Cost</b>						<b>£6,057,129</b>			

### VIABILITY MARGIN

**-£444,129**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Bl/Ho/2	Mansfield Fringe	Apartments	1		
<b>SITE LOCATION</b>	Blidworth Industrial Park		2 bed houses	3		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	4		
<b>DEVELOPMENT DETAILS</b>	10	Total Units	4 bed houses	2		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	936	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	1980	£ per sqm	£64,350
3	2 Bed	70	sqm	1980	£ per sqm	£346,500
4	3 Bed	88	sqm	1980	£ per sqm	£609,840
2	4 Bed	105	sqm	1980	£ per sqm	£415,800
2	5 Bed	140	sqm	1980	£ per sqm	£415,800
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1386	£ per sqm	£0
0	2 Bed	70	sqm	1386	£ per sqm	£0
0	3 Bed	88	sqm	1386	£ per sqm	£0
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	792	£ per sqm	£0
0	2 Bed	70	sqm	792	£ per sqm	£0
0	3 Bed	88	sqm	792	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
10	Total Units					
<b>Development Value</b>						<b>£1,852,290</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1	Plots	4026	£ per plot	£2,013	
	2 Bed	3	Plots	9662	£ per plot	£24,156	
	3 Bed	4	Plots	12078	£ per plot	£42,273	
	4 Bed	2	Plots	19325	£ per plot	£38,650	
	5 Bed	2	Plots	24156	£ per plot	£36,234	
				<b>Total Land</b>	£143,326		
<b>Stamp Duty Land Tax</b>				1.0%		£1,433	
<b>Construction</b>							
1	Apt	65	sqm	1238	£ per sqm	£46,255	
3	2 Bed	70	sqm	1012	£ per sqm	£177,013	
4	3 Bed	88	sqm	1012	£ per sqm	£311,542	
2	4 Bed	105	sqm	1012	£ per sqm	£212,415	
2	5 Bed	140	sqm	1012	£ per sqm	£212,415	
10	Total sqm	940					
<b>Abnormal Costs</b>				101781		£101,781	
<b>Professional Fees @</b>				8.0%	Construction Cost	£76,771	
<b>Legal Fees</b>				0.5%	GDV	£9,261	
<b>Statutory Fees</b>				1.1%	Construction Cost	£12,520	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£37,046	
<b>Contingencies</b>				5.0%	Construction Cost	£53,071	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				0	£ per sqm Market Housing	£0	
<b>Interest @</b>				6.0%	12	Month Construction	£62,768
<b>Arrangement Fee</b>				1.0%	Cost	£13,418	
<b>Development Profit</b>				20.0%	of GDV	£370,458	
<b>Total Cost</b>						<b>£1,841,493</b>	

### VIABILITY MARGIN

**£10,797**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	CI/MU/1	Mansfield Fringe	Apartments	3		
<b>SITE LOCATION</b>	Former Clipstone Colliery, Phased		2 bed houses	13		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	18		
<b>DEVELOPMENT DETAILS</b>	50	Total Units	4 bed houses	10		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	8	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	4678	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	2400	£ per sqm	£390,000
13	2 Bed	70	sqm	2400	£ per sqm	£2,100,000
18	3 Bed	88	sqm	2400	£ per sqm	£3,696,000
10	4 Bed	105	sqm	2400	£ per sqm	£2,520,000
8	5 Bed	140	sqm	2400	£ per sqm	£2,520,000
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1680	£ per sqm	£0
0	2 Bed	70	sqm	1680	£ per sqm	£0
0	3 Bed	88	sqm	1680	£ per sqm	£0
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	960	£ per sqm	£0
0	2 Bed	70	sqm	960	£ per sqm	£0
0	3 Bed	88	sqm	960	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
50	Total Units					
<b>Development Value</b>						<b>£11,226,000</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	3	Plots	4880	£ per plot	£12,200	
	2 Bed	13	Plots	11712	£ per plot	£146,400	
	3 Bed	18	Plots	14640	£ per plot	£256,200	
	4 Bed	10	Plots	23424	£ per plot	£234,240	
	5 Bed	8	Plots	29280	£ per plot	£219,600	
<b>Stamp Duty Land Tax</b>						£34,746	
<b>Construction</b>							
3	Apt	65	sqm	1394	£ per sqm	£260,429	
13	2 Bed	70	sqm	1139	£ per sqm	£996,625	
18	3 Bed	88	sqm	1139	£ per sqm	£1,754,060	
10	4 Bed	105	sqm	1139	£ per sqm	£1,195,950	
8	5 Bed	140	sqm	1139	£ per sqm	£1,195,950	
50		4702	Total sqm				
<b>Abnormal Costs</b>				1289951		£1,289,951	
<b>Professional Fees @</b>				8.0%	Construction Cost	£432,241	
<b>Legal Fees</b>				0.5%	GDV	£56,130	
<b>Statutory Fees</b>				1.1%	Construction Cost	£78,377	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£224,520	
<b>Contingencies</b>				5.0%	Construction Cost	£334,648	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				0	£ per sqm Market Housing	£0	
<b>Interest @</b>				6.0%	12	Month Construction	£392,502
<b>Arrangement Fee</b>				1.0%	Cost	£83,876	
<b>Development Profit</b>				20.0%	of GDV	£2,245,200	
<b>Total Cost</b>						<b>£11,443,845</b>	

### VIABILITY MARGIN

**-£217,845**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	CI/MU/1	Mansfield Fringe	Apartments	1		
<b>SITE LOCATION</b>	Former Clipstone Colliery, Phased		2 bed houses	3		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	4		
<b>DEVELOPMENT DETAILS</b>	10	Total Units	4 bed houses	2		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	936	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	1500	£ per sqm	£48,750
3	2 Bed	70	sqm	1500	£ per sqm	£262,500
4	3 Bed	88	sqm	1500	£ per sqm	£462,000
2	4 Bed	105	sqm	1500	£ per sqm	£315,000
2	5 Bed	140	sqm	1500	£ per sqm	£315,000
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value						
0	Apt	65	sqm	1050	£ per sqm	£0
0	2 Bed	70	sqm	1050	£ per sqm	£0
0	3 Bed	88	sqm	1050	£ per sqm	£0
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value						
0	Apt	65	sqm	600	£ per sqm	£0
0	2 Bed	70	sqm	600	£ per sqm	£0
0	3 Bed	88	sqm	600	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
10	Total Units					
<b>Development Value</b>						<b>£1,403,250</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	1	Plots	3050	£ per plot	£1,525
	2 Bed	3	Plots	7320	£ per plot	£18,300
	3 Bed	4	Plots	9150	£ per plot	£32,025
	4 Bed	2	Plots	14640	£ per plot	£29,280
	5 Bed	2	Plots	18300	£ per plot	£27,450
<b>Stamp Duty Land Tax</b>						£0
<b>Construction</b>						
1	Apt	65	sqm	1040	£ per sqm	£38,870
3	2 Bed	70	sqm	850	£ per sqm	£148,750
4	3 Bed	88	sqm	850	£ per sqm	£261,800
2	4 Bed	105	sqm	850	£ per sqm	£178,500
2	5 Bed	140	sqm	850	£ per sqm	£178,500
10	Total	940	Total sqm			
<b>Abnormal Costs</b>						
Professional Fees @				192530		£192,530
Legal Fees				8.0%	Construction Cost	£64,514
Statutory Fees				0.5%	GDV	£7,016
Sales/Marketing Costs				1.1%	Construction Cost	£11,698
Contingencies				2.0%	Market Units Value	£28,065
Planning Obligations				5.0%	Construction Cost	£49,948
CIL				7753	£ per Market Unit	inc
Interest @				0	£ per sqm Market Housing	£0
Arrangement Fee				6.0%	12	Month Construction
Development Profit				1.0%	Cost	6
				20.0%	of GDV	£57,095
						£12,188
						£280,650
<b>Total Cost</b>						<b>£1,618,703</b>

### VIABILITY MARGIN

**-£215,453**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Ra/MU/1	Mansfield Fringe	Apartments	0
<b>SITE LOCATION</b>	Shopping Development in Rainworth		2 bed houses	2
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	2
<b>DEVELOPMENT DETAILS</b>	6	Total Units	4 bed houses	1
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent
<b>Development Floorspace</b>	561	Sqm Market Housing	0	%Affordable Rent
			0	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
0	Apt	65	sqm	1980 £ per sqm	£38,610
2	2 Bed	70	sqm	1980 £ per sqm	£207,900
2	3 Bed	88	sqm	1980 £ per sqm	£365,904
1	4 Bed	105	sqm	1980 £ per sqm	£249,480
1	5 Bed	140	sqm	1980 £ per sqm	£249,480
<b>Intermediate Houses</b> 70% Open Market Value					
0	Apt	65	sqm	1386 £ per sqm	£0
0	2 Bed	70	sqm	1386 £ per sqm	£0
0	3 Bed	88	sqm	1386 £ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value					
0	Apt	65	sqm	792 £ per sqm	£0
0	2 Bed	70	sqm	792 £ per sqm	£0
0	3 Bed	88	sqm	792 £ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65	sqm	0 £ per sqm	£0
0	2 Bed	70	sqm	0 £ per sqm	£0
0	3 Bed	88	sqm	0 £ per sqm	£0
6	Total Units				
<b>Development Value</b>					<b>£1,111,374</b>

### DEVELOPMENT COSTS

<b>Land</b>								
	Apt	0	Plots	4026 £ per plot	£1,208			
	2 Bed	2	Plots	9662 £ per plot	£14,494			
	3 Bed	2	Plots	12078 £ per plot	£25,364			
	4 Bed	1	Plots	19325 £ per plot	£23,190			
	5 Bed	1	Plots	24156 £ per plot	£21,740			
<b>Stamp Duty Land Tax</b>					0.0%	£0		
<b>Construction</b>								
0	Apt	65	sqm	1238 £ per sqm	1.15 Gross/Net	£27,753		
2	2 Bed	70	sqm	1012 £ per sqm		£106,208		
2	3 Bed	88	sqm	1012 £ per sqm		£186,925		
1	4 Bed	105	sqm	1012 £ per sqm		£127,449		
1	5 Bed	140	sqm	1012 £ per sqm		£127,449		
6	Total sqm	564						
<b>Abnormal Costs</b>					70091	£70,091		
<b>Professional Fees @</b>					8.0%	Construction Cost	£46,063	
<b>Legal Fees</b>					0.5%	GDV	£5,557	
<b>Statutory Fees</b>					1.1%	Construction Cost	£7,611	
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£22,227	
<b>Contingencies</b>					5.0%	Construction Cost	£32,294	
<b>Planning Obligations</b>					7753	£ per Market Unit	inc	
<b>CIL</b>					0	£ per sqm Market Housing	£0	
<b>Interest @</b>					6.0%	12 Month Construction	6 Mth Sales Void	£38,053
<b>Arrangement Fee</b>					1.0%	Cost	£8,133	
<b>Development Profit</b>					20.0%	of GDV	£222,275	
<b>Total Cost</b>							<b>£1,114,083</b>	

### VIABILITY MARGIN

**-£2,709**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Ra/Ho/1	Mansfield Fringe	Apartments	3
<b>SITE LOCATION</b>	North of Top Street		2 bed houses	14
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	19
<b>DEVELOPMENT DETAILS</b>	54 Total Units		4 bed houses	11
<b>Affordable Proportion %</b>	0%	0 Affordable Units	5 bed house	8
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	5052	Sqm Market Housing	0	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	2400	£ per sqm	£421,200
14	2 Bed	70	sqm	2400	£ per sqm	£2,268,000
19	3 Bed	88	sqm	2400	£ per sqm	£3,991,680
11	4 Bed	105	sqm	2400	£ per sqm	£2,721,600
8	5 Bed	140	sqm	2400	£ per sqm	£2,721,600
<b>Intermediate Houses</b> 70% Open Market Value						
0	Apt	65	sqm	1680	£ per sqm	£0
0	2 Bed	70	sqm	1680	£ per sqm	£0
0	3 Bed	88	sqm	1680	£ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	960	£ per sqm	£0
0	2 Bed	70	sqm	960	£ per sqm	£0
0	3 Bed	88	sqm	960	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
54	Total Units					
<b>Development Value</b>						<b>£12,124,080</b>

### DEVELOPMENT COSTS

<b>Land</b>						
3	Apt	3	Plots	4880	£ per plot	£13,176
14	2 Bed	14	Plots	11712	£ per plot	£158,112
19	3 Bed	19	Plots	14640	£ per plot	£276,696
11	4 Bed	11	Plots	23424	£ per plot	£252,979
8	5 Bed	8	Plots	29280	£ per plot	£237,168
					Total Land	£938,131
<b>Stamp Duty Land Tax</b>						4.0%
<b>Construction</b>						
3	Apt	65	sqm	1394	£ per sqm	£281,263
14	2 Bed	70	sqm	1139	£ per sqm	£1,076,355
19	3 Bed	88	sqm	1139	£ per sqm	£1,894,385
11	4 Bed	105	sqm	1139	£ per sqm	£1,291,626
8	5 Bed	140	sqm	1139	£ per sqm	£1,291,626
54	Total Units	5078	Total sqm			
<b>Abnormal Costs</b>						767903
<b>Professional Fees @</b>						8.0% Construction Cost
<b>Legal Fees</b>						0.5% GDV
<b>Statutory Fees</b>						1.1% Construction Cost
<b>Sales/Marketing Costs</b>						2.0% Market Units Value
<b>Contingencies</b>						5.0% Construction Cost
<b>Planning Obligations</b>						7753
<b>CIL</b>						0 £ per sqm Market Housing
<b>Interest @</b>						6.0% 12 Month Construction
<b>Arrangement Fee</b>						1.0% Cost
<b>Development Profit</b>						20.0% of GDV
<b>Total Cost</b>						<b>£11,659,796</b>

### VIABILITY MARGIN

**£464,284**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Ra/Ho/2	Mansfield Fringe	Apartments	1		
<b>SITE LOCATION</b>	The Archer pub & land adj, Warsop Lane & Woodpe		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15	Total Units	4 bed houses	3		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	1403	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	1500	£ per sqm	£73,125
4	2 Bed	70	sqm	1500	£ per sqm	£393,750
5	3 Bed	88	sqm	1500	£ per sqm	£693,000
3	4 Bed	105	sqm	1500	£ per sqm	£472,500
2	5 Bed	140	sqm	1500	£ per sqm	£472,500
<b>Intermediate Houses</b> 70% Open Market Value						
0	Apt	65	sqm	1050	£ per sqm	£0
0	2 Bed	70	sqm	1050	£ per sqm	£0
0	3 Bed	88	sqm	1050	£ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	600	£ per sqm	£0
0	2 Bed	70	sqm	600	£ per sqm	£0
0	3 Bed	88	sqm	600	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
15	Total Units					
<b>Development Value</b>						<b>£2,104,875</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1	Plots	3740	£ per plot	£2,805	
	2 Bed	4	Plots	8976	£ per plot	£33,660	
	3 Bed	5	Plots	11220	£ per plot	£58,905	
	4 Bed	3	Plots	17952	£ per plot	£53,856	
	5 Bed	2	Plots	22440	£ per plot	£50,490	
<b>Stamp Duty Land Tax</b>						1.0%	£1,997
<b>Construction</b>							
1	Apt	65	sqm	1040	£ per sqm	£58,305	
4	2 Bed	70	sqm	850	£ per sqm	£223,125	
5	3 Bed	88	sqm	850	£ per sqm	£392,700	
3	4 Bed	105	sqm	850	£ per sqm	£267,750	
2	5 Bed	140	sqm	850	£ per sqm	£267,750	
15		1411	Total sqm				
<b>Abnormal Costs</b>							
Professional Fees @				164295		£164,295	
Legal Fees				8.0%	Construction Cost	£96,770	
Statutory Fees				0.5%	GDV	£10,524	
Sales/Marketing Costs				1.1%	Construction Cost	£16,178	
Contingencies				2.0%	Market Units Value	£42,098	
Planning Obligations				5.0%	Construction Cost	£68,696	
CIL				7753	£ per Market Unit	inc	
Interest @				0	£ per sqm Market Housing	£0	
Arrangement Fee				6.0%	12	Month Construction	£81,446
Development Profit				1.0%	Cost	6	Mth Sales Void
				20.0%	of GDV	£17,412	
<b>Total Cost</b>						<b>£2,329,737</b>	

### VIABILITY MARGIN

**-£224,862**



## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Bl/Ho/3	Mansfield Fringe	Apartments	3		
<b>SITE LOCATION</b>	South Lane Part of Publication Allocation		2 bed houses	15		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21		
<b>DEVELOPMENT DETAILS</b>	60	Total Units	4 bed houses	12		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	9	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	5613	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	1980	£ per sqm	£386,100
15	2 Bed	70	sqm	1980	£ per sqm	£2,079,000
21	3 Bed	88	sqm	1980	£ per sqm	£3,659,040
12	4 Bed	105	sqm	1980	£ per sqm	£2,494,800
9	5 Bed	140	sqm	1980	£ per sqm	£2,494,800
<b>Intermediate Houses</b>						
		70%	Open Market Value			
0	Apt	65	sqm	1386	£ per sqm	£0
0	2 Bed	70	sqm	1386	£ per sqm	£0
0	3 Bed	88	sqm	1386	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
0	Apt	65	sqm	792	£ per sqm	£0
0	2 Bed	70	sqm	792	£ per sqm	£0
0	3 Bed	88	sqm	792	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		0%	Open Market Value			
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
60	Total Units					
<b>Development Value</b>						<b>£11,113,740</b>

### DEVELOPMENT COSTS

<b>Land</b>									
	Apt	3	Plots	4026	£ per plot	£12,078			
	2 Bed	15	Plots	9662	£ per plot	£144,936			
	3 Bed	21	Plots	12078	£ per plot	£253,638			
	4 Bed	12	Plots	19325	£ per plot	£231,898			
	5 Bed	9	Plots	24156	£ per plot	£217,404			
						Total Land £859,954			
<b>Stamp Duty Land Tax</b>				4.0%		£34,398			
<b>Construction</b>									
3	Apt	65	sqm	1238	£ per sqm	£277,532			
15	2 Bed	70	sqm	1012	£ per sqm	£1,062,075			
21	3 Bed	88	sqm	1012	£ per sqm	£1,869,252			
12	4 Bed	105	sqm	1012	£ per sqm	£1,274,490			
9	5 Bed	140	sqm	1012	£ per sqm	£1,274,490			
60		5642	Total sqm						
<b>Abnormal Costs</b>				687082		£687,082			
<b>Professional Fees @</b>				8.0%	Construction Cost	£460,627			
<b>Legal Fees</b>				0.5%	GDV	£55,569			
<b>Statutory Fees</b>				1.1%	Construction Cost	£75,961			
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£222,275			
<b>Contingencies</b>				5.0%	Construction Cost	£322,246			
<b>Planning Obligations</b>				7753	£ per Market Unit	inc			
<b>CIL</b>				0	£ per sqm Market Housing	£0			
<b>Interest @</b>				6.0%	12	Month Construction	6	Mth Sales Void	£381,418
<b>Arrangement Fee</b>				1.0%	Cost		£81,537		
<b>Development Profit</b>				20.0%	of GDV		£2,222,748		
<b>Total Cost</b>						<b>£11,161,653</b>			

### VIABILITY MARGIN

**-£47,913**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Ra/Ho/2	Mansfield Fringe	Apartments	4		
<b>SITE LOCATION</b>	The Archer pub & land adj, Warsop Lane & Woodp		2 bed houses	19		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	26		
<b>DEVELOPMENT DETAILS</b>	75	Total Units	4 bed houses	15		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	11	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	7016	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
4	Apt	65	sqm	2400	£ per sqm	£585,000
19	2 Bed	70	sqm	2400	£ per sqm	£3,150,000
26	3 Bed	88	sqm	2400	£ per sqm	£5,544,000
15	4 Bed	105	sqm	2400	£ per sqm	£3,780,000
11	5 Bed	140	sqm	2400	£ per sqm	£3,780,000
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1680	£ per sqm	£0
0	2 Bed	70	sqm	1680	£ per sqm	£0
0	3 Bed	88	sqm	1680	£ per sqm	£0
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	960	£ per sqm	£0
0	2 Bed	70	sqm	960	£ per sqm	£0
0	3 Bed	88	sqm	960	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
75	Total Units					
<b>Development Value</b>						<b>£16,839,000</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	4	Plots	5984	£ per plot	£22,440	
	2 Bed	19	Plots	14362	£ per plot	£269,280	
	3 Bed	26	Plots	17952	£ per plot	£471,240	
	4 Bed	15	Plots	28723	£ per plot	£430,848	
	5 Bed	11	Plots	35904	£ per plot	£403,920	
				Total Land	£1,597,728		
<b>Stamp Duty Land Tax</b>				<input type="text" value="5.0%"/>		£79,886	
<b>Construction</b>							
4	Apt	65	sqm	1394	£ per sqm	£390,644	
19	2 Bed	70	sqm	1139	£ per sqm	£1,494,938	
26	3 Bed	88	sqm	1139	£ per sqm	£2,631,090	
15	4 Bed	105	sqm	1139	£ per sqm	£1,793,925	
11	5 Bed	140	sqm	1139	£ per sqm	£1,793,925	
75		7053	Total sqm				
<b>Abnormal Costs</b>				<input type="text" value="1105065"/>		£1,105,065	
<b>Professional Fees @</b>				<input type="text" value="8.0%"/>	Construction Cost	£648,362	
<b>Legal Fees</b>				<input type="text" value="0.5%"/>	GDV	£84,195	
<b>Statutory Fees</b>				<input type="text" value="1.1%"/>	Construction Cost	£108,437	
<b>Sales/Marketing Costs</b>				<input type="text" value="2.0%"/>	Market Units Value	£336,780	
<b>Contingencies</b>				<input type="text" value="5.0%"/>	Construction Cost	£460,479	
<b>Planning Obligations</b>				<input type="text" value="7753"/>	£ per Market Unit	inc	
<b>CIL</b>				<input type="text" value="0"/>	£ per sqm Market Housing	£0	
<b>Interest @</b>				<input type="text" value="6.0%"/>	<input type="text" value="12"/> Month Construction	<input type="text" value="6"/> Mth Sales Void	£563,645
<b>Arrangement Fee</b>				<input type="text" value="1.0%"/>	Cost	£120,650	
<b>Development Profit</b>				<input type="text" value="20.0%"/>	of GDV	£3,367,800	
<b>Total Cost</b>						<b>£16,577,548</b>	

### VIABILITY MARGIN

**£261,452**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Ed/Ho/1	Mansfield Fringe	Apartments	2
<b>SITE LOCATION</b>	South of Robin Hood Avenue		2 bed houses	8
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	11
<b>DEVELOPMENT DETAILS</b>	32 Total Units		4 bed houses	6
<b>Affordable Proportion %</b>	0%	0 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	2994	Sqm Market Housing	0	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	1500	£ per sqm	£156,000
8	2 Bed	70	sqm	1500	£ per sqm	£840,000
11	3 Bed	88	sqm	1500	£ per sqm	£1,478,400
6	4 Bed	105	sqm	1500	£ per sqm	£1,008,000
5	5 Bed	140	sqm	1500	£ per sqm	£1,008,000
<b>Intermediate Houses</b> 70% Open Market Value						
0	Apt	65	sqm	1050	£ per sqm	£0
0	2 Bed	70	sqm	1050	£ per sqm	£0
0	3 Bed	88	sqm	1050	£ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	600	£ per sqm	£0
0	2 Bed	70	sqm	600	£ per sqm	£0
0	3 Bed	88	sqm	600	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
32	Total Units					
<b>Development Value</b>						<b>£4,490,400</b>

### DEVELOPMENT COSTS

<b>Land</b>											
	Apt	2	Plots	3050	£ per plot	£4,880					
	2 Bed	8	Plots	7320	£ per plot	£58,560					
	3 Bed	11	Plots	9150	£ per plot	£102,480					
	4 Bed	6	Plots	14640	£ per plot	£93,696					
	5 Bed	5	Plots	18300	£ per plot	£87,840					
<b>Stamp Duty Land Tax</b>						3.0%	£10,424				
<b>Construction</b>											
2	Apt	65	sqm	1040	£ per sqm	£124,384					
8	2 Bed	70	sqm	850	£ per sqm	£476,000					
11	3 Bed	88	sqm	850	£ per sqm	£837,760					
6	4 Bed	105	sqm	850	£ per sqm	£571,200					
5	5 Bed	140	sqm	850	£ per sqm	£571,200					
32	Total Units	3009	Total sqm								
<b>Abnormal Costs</b>						285296	£285,296				
<b>Professional Fees @</b>						8.0%	Construction Cost	£206,444			
<b>Legal Fees</b>						0.5%	GDV	£22,452			
<b>Statutory Fees</b>						1.1%	Construction Cost	£33,795			
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£89,808			
<b>Contingencies</b>						5.0%	Construction Cost	£143,292			
<b>Planning Obligations</b>						7753	£ per Market Unit	inc			
<b>CIL</b>						0	£ per sqm Market Housing	£0			
<b>Interest @</b>						6.0%	12	Month Construction	6	Mth Sales Void	£167,378
<b>Arrangement Fee</b>						1.0%	Cost		£35,762		
<b>Development Profit</b>						20.0%	of GDV		£898,080		
<b>Total Cost</b>								<b>£4,820,730</b>			

### VIABILITY MARGIN

**-£330,330**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	CI/MU/1	Mansfield Fringe	Apartments	3		
<b>SITE LOCATION</b>	Former Clipstone Colliery, Phased		2 bed houses	15		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21		
<b>DEVELOPMENT DETAILS</b>	60	Total Units	4 bed houses	12		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	9	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	5613	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	1980	£ per sqm	£386,100
15	2 Bed	70	sqm	1980	£ per sqm	£2,079,000
21	3 Bed	88	sqm	1980	£ per sqm	£3,659,040
12	4 Bed	105	sqm	1980	£ per sqm	£2,494,800
9	5 Bed	140	sqm	1980	£ per sqm	£2,494,800
<b>Intermediate Houses</b>						
		70%	Open Market Value			
0	Apt	65	sqm	1386	£ per sqm	£0
0	2 Bed	70	sqm	1386	£ per sqm	£0
0	3 Bed	88	sqm	1386	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
0	Apt	65	sqm	792	£ per sqm	£0
0	2 Bed	70	sqm	792	£ per sqm	£0
0	3 Bed	88	sqm	792	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		0%	Open Market Value			
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
60	Total Units					
<b>Development Value</b>						<b>£11,113,740</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	3	Plots	4026	£ per plot	£12,078	
	2 Bed	15	Plots	9662	£ per plot	£144,936	
	3 Bed	21	Plots	12078	£ per plot	£253,638	
	4 Bed	12	Plots	19325	£ per plot	£231,898	
	5 Bed	9	Plots	24156	£ per plot	£217,404	
				Total Land	£859,954		
<b>Stamp Duty Land Tax</b>				4.0%		£34,398	
<b>Construction</b>							
3	Apt	65	sqm	1238	£ per sqm	£277,532	
15	2 Bed	70	sqm	1012	£ per sqm	£1,062,075	
21	3 Bed	88	sqm	1012	£ per sqm	£1,869,252	
12	4 Bed	105	sqm	1012	£ per sqm	£1,274,490	
9	5 Bed	140	sqm	1012	£ per sqm	£1,274,490	
60		5642	Total sqm				
<b>Abnormal Costs</b>				1374664		£1,374,664	
<b>Professional Fees @</b>				8.0%	Construction Cost	£460,627	
<b>Legal Fees</b>				0.5%	GDV	£55,569	
<b>Statutory Fees</b>				1.1%	Construction Cost	£83,524	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£222,275	
<b>Contingencies</b>				5.0%	Construction Cost	£356,625	
<b>Planning Obligations</b>				7753	£ per Unit	inc	
<b>CIL</b>				0	£ per sqm Market Housing	£0	
<b>Interest @</b>				6.0%	12	Month Construction	£414,246
<b>Arrangement Fee</b>				1.0%	Cost	£88,488	
<b>Development Profit</b>				20.0%	of GDV	£2,222,748	
<b>Total Cost</b>						<b>£11,930,958</b>	

### VIABILITY MARGIN

**-£817,218**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Ed/Ho/2	Mansfield Fringe	Apartments	0		
<b>SITE LOCATION</b>	Land adj Edwinstowe Vicarage, Phased		2 bed houses	1		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	2		
<b>DEVELOPMENT DETAILS</b>	5	Total Units	4 bed houses	1		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	1	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	468	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
0	Apt	65	sqm	2400	£ per sqm	£39,000
1	2 Bed	70	sqm	2400	£ per sqm	£210,000
2	3 Bed	88	sqm	2400	£ per sqm	£369,600
1	4 Bed	105	sqm	2400	£ per sqm	£252,000
1	5 Bed	140	sqm	2400	£ per sqm	£252,000
<b>Intermediate Houses</b> 70% Open Market Value						
0	Apt	65	sqm	1680	£ per sqm	£0
0	2 Bed	70	sqm	1680	£ per sqm	£0
0	3 Bed	88	sqm	1680	£ per sqm	£0
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	960	£ per sqm	£0
0	2 Bed	70	sqm	960	£ per sqm	£0
0	3 Bed	88	sqm	960	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
5	Total Units					
<b>Development Value</b>						<b>£1,122,600</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	0	Plots	4880	£ per plot	£1,220
	2 Bed	1	Plots	11712	£ per plot	£14,640
	3 Bed	2	Plots	14640	£ per plot	£25,620
	4 Bed	1	Plots	23424	£ per plot	£23,424
	5 Bed	1	Plots	29280	£ per plot	£21,960
<b>Stamp Duty Land Tax</b>						0.0%
<b>Construction</b>						
0	Apt	65	sqm	1394	£ per sqm	£26,043
1	2 Bed	70	sqm	1139	£ per sqm	£99,663
2	3 Bed	88	sqm	1139	£ per sqm	£175,406
1	4 Bed	105	sqm	1139	£ per sqm	£119,595
1	5 Bed	140	sqm	1139	£ per sqm	£119,595
5	Total sqm	470				
<b>Abnormal Costs</b>						
Professional Fees @				61057		£61,057
Legal Fees				8.0%	Construction Cost	£43,224
Statutory Fees				0.5%	GDV	£5,613
Sales/Marketing Costs				1.1%	Construction Cost	£7,090
Contingencies				2.0%	Market Units Value	£22,452
Planning Obligations				5.0%	Construction Cost	£30,068
CIL				7753	£ per Market Unit	inc
Interest @				0	£ per sqm Market Housing	£0
Arrangement Fee		6.0%	12	Month Construction	6	Mth Sales Void
Development Profit		1.0%	Cost			£35,850
		20.0%	of GDV			£7,666
<b>Total Cost</b>						<b>£1,064,706</b>

### VIABILITY MARGIN

**£57,894**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Ra/Ho/2	Mansfield Fringe	Apartments	5		
<b>SITE LOCATION</b>	The Archer pub & land adj, Warsop Lane & Woodpe		2 bed houses	25		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	35		
<b>DEVELOPMENT DETAILS</b>	100	Total Units	4 bed houses	20		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	15	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	9355	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
5	Apt	65	sqm	1980	£ per sqm	£643,500
25	2 Bed	70	sqm	1980	£ per sqm	£3,465,000
35	3 Bed	88	sqm	1980	£ per sqm	£6,098,400
20	4 Bed	105	sqm	1980	£ per sqm	£4,158,000
15	5 Bed	140	sqm	1980	£ per sqm	£4,158,000
<b>Intermediate Houses</b>						
		70%	Open Market Value			
0	Apt	65	sqm	1386	£ per sqm	£0
0	2 Bed	70	sqm	1386	£ per sqm	£0
0	3 Bed	88	sqm	1386	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
0	Apt	65	sqm	792	£ per sqm	£0
0	2 Bed	70	sqm	792	£ per sqm	£0
0	3 Bed	88	sqm	792	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		0%	Open Market Value			
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£18,522,900</b>

### DEVELOPMENT COSTS

<b>Land</b>											
5	Apt	5	Plots	4937	£ per plot	£24,684					
25	2 Bed	25	Plots	11848	£ per plot	£296,208					
35	3 Bed	35	Plots	14810	£ per plot	£518,364					
20	4 Bed	20	Plots	23697	£ per plot	£473,933					
15	5 Bed	15	Plots	29621	£ per plot	£444,312					
<b>Stamp Duty Land Tax</b>						5.0%	£87,875				
<b>Construction</b>											
5	Apt	65	sqm	1238	£ per sqm	£462,553					
25	2 Bed	70	sqm	1012	£ per sqm	£1,770,125					
35	3 Bed	88	sqm	1012	£ per sqm	£3,115,420					
20	4 Bed	105	sqm	1012	£ per sqm	£2,124,150					
15	5 Bed	140	sqm	1012	£ per sqm	£2,124,150					
100		9404	Total sqm								
<b>Abnormal Costs</b>						1309119	£1,309,119				
<b>Professional Fees @</b>						8.0%	Construction Cost	£767,712			
<b>Legal Fees</b>						0.5%	GDV	£92,615			
<b>Statutory Fees</b>						1.1%	Construction Cost	£128,406			
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£370,458			
<b>Contingencies</b>						5.0%	Construction Cost	£545,276			
<b>Planning Obligations</b>						7753	£ per Market Unit	inc			
<b>CIL</b>						0	£ per sqm Market Housing	£0			
<b>Interest @</b>						6.0%	12	Month Construction	6	Mth Sales Void	£659,491
<b>Arrangement Fee</b>						1.0%	Cost		£141,101		
<b>Development Profit</b>						20.0%	of GDV		£3,704,580		
<b>Total Cost</b>									<b>£19,160,531</b>		

### VIABILITY MARGIN

**-£637,631**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Ed/Ho/1	Mansfield Fringe	Apartments	2		
<b>SITE LOCATION</b>	South of Robin Hood Avenue		2 bed houses	10		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	14		
<b>DEVELOPMENT DETAILS</b>	40	Total Units	4 bed houses	8		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	6	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	3742	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	1980	£ per sqm	£257,400
10	2 Bed	70	sqm	1980	£ per sqm	£1,386,000
14	3 Bed	88	sqm	1980	£ per sqm	£2,439,360
8	4 Bed	105	sqm	1980	£ per sqm	£1,663,200
6	5 Bed	140	sqm	1980	£ per sqm	£1,663,200
<b>Intermediate Houses</b>						
		70%	Open Market Value			
0	Apt	65	sqm	1386	£ per sqm	£0
0	2 Bed	70	sqm	1386	£ per sqm	£0
0	3 Bed	88	sqm	1386	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
0	Apt	65	sqm	792	£ per sqm	£0
0	2 Bed	70	sqm	792	£ per sqm	£0
0	3 Bed	88	sqm	792	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		0%	Open Market Value			
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
40	Total Units					
<b>Development Value</b>						<b>£7,409,160</b>

### DEVELOPMENT COSTS

<b>Land</b>									
	Apt	2	Plots	4026	£ per plot	£8,052			
	2 Bed	10	Plots	9662	£ per plot	£96,624			
	3 Bed	14	Plots	12078	£ per plot	£169,092			
	4 Bed	8	Plots	19325	£ per plot	£154,598			
	5 Bed	6	Plots	24156	£ per plot	£144,936			
						Total Land £573,302			
<b>Stamp Duty Land Tax</b>						4.0%			
<b>Construction</b>									
2	Apt	65	sqm	1238	£ per sqm	£185,021			
10	2 Bed	70	sqm	1012	£ per sqm	£708,050			
14	3 Bed	88	sqm	1012	£ per sqm	£1,246,168			
8	4 Bed	105	sqm	1012	£ per sqm	£849,660			
6	5 Bed	140	sqm	1012	£ per sqm	£849,660			
40		3762	Total sqm						
<b>Abnormal Costs</b>									
				424378		£424,378			
Professional Fees @				8.0%	Construction Cost	£307,085			
Legal Fees				0.5%	GDV	£37,046			
Statutory Fees				1.1%	Construction Cost	£50,270			
Sales/Marketing Costs				2.0%	Market Units Value	£148,183			
Contingencies				5.0%	Construction Cost	£213,147			
Planning Obligations				7753	£ per Market Unit	inc			
CIL				0	£ per sqm Market Housing	£0			
Interest @				6.0%	12	Month Construction	6	Mth Sales Void	£252,671
Arrangement Fee				1.0%	Cost		£54,018		
Development Profit				20.0%	of GDV		£1,481,832		
<b>Total Cost</b>						<b>£7,403,422</b>			

### VIABILITY MARGIN

**£5,738**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Ed/Ho/2	Mansfield Fringe	Apartments	2		
<b>SITE LOCATION</b>	Land adj Edwinstowe Vicarage, Phased		2 bed houses	11		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	16		
<b>DEVELOPMENT DETAILS</b>	45	Total Units	4 bed houses	9		
<b>Affordable Proportion %</b>	0%	0	Affordable Units	5 bed house	7	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	4210	Sqm Market Housing	0	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	1980	£ per sqm	£289,575
11	2 Bed	70	sqm	1980	£ per sqm	£1,559,250
16	3 Bed	88	sqm	1980	£ per sqm	£2,744,280
9	4 Bed	105	sqm	1980	£ per sqm	£1,871,100
7	5 Bed	140	sqm	1980	£ per sqm	£1,871,100
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value						
0	Apt	65	sqm	1386	£ per sqm	£0
0	2 Bed	70	sqm	1386	£ per sqm	£0
0	3 Bed	88	sqm	1386	£ per sqm	£0
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value						
0	Apt	65	sqm	792	£ per sqm	£0
0	2 Bed	70	sqm	792	£ per sqm	£0
0	3 Bed	88	sqm	792	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
45	Total Units					
<b>Development Value</b>						<b>£8,335,305</b>

### DEVELOPMENT COSTS

<b>Land</b>											
	Apt	2	Plots	4026	£ per plot	£9,059					
	2 Bed	11	Plots	9662	£ per plot	£108,702					
	3 Bed	16	Plots	12078	£ per plot	£190,229					
	4 Bed	9	Plots	19325	£ per plot	£173,923					
	5 Bed	7	Plots	24156	£ per plot	£163,053					
<b>Stamp Duty Land Tax</b>						4.0%	£25,799				
<b>Construction</b>											
2	Apt	65	sqm	1238	£ per sqm	£208,149					
11	2 Bed	70	sqm	1012	£ per sqm	£796,556					
16	3 Bed	88	sqm	1012	£ per sqm	£1,401,939					
9	4 Bed	105	sqm	1012	£ per sqm	£955,868					
7	5 Bed	140	sqm	1012	£ per sqm	£955,868					
45		4232	Total sqm								
<b>Abnormal Costs</b>						488001	£488,001				
<b>Professional Fees @</b>						8.0%	Construction Cost	£345,470			
<b>Legal Fees</b>						0.5%	GDV	£41,677			
<b>Statutory Fees</b>						1.1%	Construction Cost	£56,670			
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£166,706			
<b>Contingencies</b>						5.0%	Construction Cost	£240,319			
<b>Planning Obligations</b>						7753	£ per Market Unit	inc			
<b>CIL</b>						0	£ per sqm Market Housing	£0			
<b>Interest @</b>						6.0%	12	Month Construction	6	Mth Sales Void	£284,759
<b>Arrangement Fee</b>						1.0%	Cost		£60,877		
<b>Development Profit</b>						20.0%	of GDV		£1,667,061		
<b>Total Cost</b>									<b>£8,340,683</b>		

### VIABILITY MARGIN

**-£5,378**



## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Bi/Ho/1	Ollerton	Apartments	1		
<b>SITE LOCATION</b>	North of Kirklington Road & (part of Bi/Ho/1)		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15	Total Units	4 bed houses	3		
<b>Affordable Proportion %</b>	10%	2	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	1263	Sqm Market Housing	108	Sqm Affordable Housing		

### DEVELOPMENT VALUE

Market Houses						
1	Apt	65	sqm	1600	£ per sqm	£70,200
3	2 Bed	70	sqm	1600	£ per sqm	£378,000
5	3 Bed	88	sqm	1600	£ per sqm	£665,280
3	4 Bed	105	sqm	1600	£ per sqm	£453,600
2	5 Bed	140	sqm	1600	£ per sqm	£453,600
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1120	£ per sqm	£32,760
1	2 Bed	70	sqm	1120	£ per sqm	£58,800
0	3 Bed	88	sqm	1120	£ per sqm	£29,568
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	640	£ per sqm	£0
0	2 Bed	70	sqm	640	£ per sqm	£0
0	3 Bed	88	sqm	640	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
15	Total Units					
<b>Development Value</b>						<b>£2,141,808</b>

### DEVELOPMENT COSTS

<b>Land</b>											
	Apt	1	Plots	3050	£ per plot	£2,059					
	2 Bed	3	Plots	7320	£ per plot	£24,705					
	3 Bed	5	Plots	9150	£ per plot	£43,234					
	4 Bed	3	Plots	14640	£ per plot	£39,528					
	5 Bed	2	Plots	18300	£ per plot	£37,058					
<b>Stamp Duty Land Tax</b>						<input type="text" value="1.0%"/>	£1,466				
<b>Construction</b>											
1	Apt	65	sqm	1040	£ per sqm	£87,458					
4	2 Bed	70	sqm	850	£ per sqm	£245,438					
5	3 Bed	88	sqm	850	£ per sqm	£375,870					
3	4 Bed	105	sqm	850	£ per sqm	£240,975					
2	5 Bed	140	sqm	850	£ per sqm	£240,975					
15		1382	Total sqm								
<b>Abnormal Costs</b>						<input type="text" value="69860"/>	£69,860				
<b>Professional Fees @</b>						<input type="text" value="8.0%"/>	Construction Cost	£95,257			
<b>Legal Fees</b>						<input type="text" value="0.5%"/>	GDV	£10,709			
<b>Statutory Fees</b>						<input type="text" value="1.1%"/>	Construction Cost	£14,914			
<b>Sales/Marketing Costs</b>						<input type="text" value="2.0%"/>	Market Units Value	£40,414			
<b>Contingencies</b>						<input type="text" value="5.0%"/>	Construction Cost	£63,029			
<b>Planning Obligations</b>						<input type="text" value="7753"/>	£ per Market Unit	inc			
<b>CIL</b>						<input type="text" value="0"/>	£ per sqm Market Housing	£0			
<b>Interest @</b>						<input type="text" value="6.0%"/>	<input type="text" value="12"/>	Month Construction	<input type="text" value="6"/>	Mth Sales Void	£73,483
<b>Arrangement Fee</b>						<input type="text" value="1.0%"/>	Cost		£15,699		
<b>Development Profit</b>						<input type="text" value="20.0%"/>	of GDV		£428,362		
<b>Total Cost</b>									<b>£2,150,490</b>		

### VIABILITY MARGIN

**-£8,682**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Bi/Ho/1 & Bi/Ho/2 for 75 Ollerton		Apartments	3
<b>SITE LOCATION</b>	North of Kirklington Road & (part of Bi/Ho/1)		2 bed houses	15
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21
<b>DEVELOPMENT DETAILS</b>	60 Total Units		4 bed houses	12
<b>Affordable Proportion %</b>	10%	6 Affordable Units	5 bed house	9
<b>Affordable Mix</b>	100%	%Intermediate 0%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	5052	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	2112	£ per sqm	£370,656
14	2 Bed	70	sqm	2112	£ per sqm	£1,995,840
19	3 Bed	88	sqm	2112	£ per sqm	£3,512,678
11	4 Bed	105	sqm	2112	£ per sqm	£2,395,008
8	5 Bed	140	sqm	2112	£ per sqm	£2,395,008
<b>Intermediate Houses</b> 70% Open Market Value						
2	Apt	65	sqm	1478.4	£ per sqm	£172,973
3	2 Bed	70	sqm	1478.4	£ per sqm	£310,464
1	3 Bed	88	sqm	1478.4	£ per sqm	£156,119
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
60	Total Units					
<b>Development Value</b>						<b>£11,308,746</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	3	Plots	4026	£ per plot	£10,870
	2 Bed	14	Plots	9662	£ per plot	£130,442
	3 Bed	19	Plots	12078	£ per plot	£228,274
	4 Bed	11	Plots	19325	£ per plot	£208,708
	5 Bed	8	Plots	24156	£ per plot	£195,664
<b>Stamp Duty Land Tax</b>						4.0%
<b>Construction</b>						
5	Apt	65	sqm	1238	£ per sqm	£416,298
17	2 Bed	70	sqm	1012	£ per sqm	£1,168,283
20	3 Bed	88	sqm	1012	£ per sqm	£1,789,141
11	4 Bed	105	sqm	1012	£ per sqm	£1,147,041
8	5 Bed	140	sqm	1012	£ per sqm	£1,147,041
60	5528		Total sqm			
<b>Abnormal Costs</b>						332890.6
<b>Professional Fees @</b>						8.0%
Construction Cost						£453,424
<b>Legal Fees</b>						0.5%
GDV						£56,544
<b>Statutory Fees</b>						1.1%
Construction Cost						£70,995
<b>Sales/Marketing Costs</b>						2.0%
Market Units Value						£213,384
<b>Contingencies</b>						5.0%
Construction Cost						£300,035
<b>Planning Obligations</b>						7753
£ per Market Unit						inc
<b>CIL</b>						0
£ per sqm Market Housing						£0
<b>Interest @</b>						6.0%
12 Month Construction						£355,500
<b>Arrangement Fee</b>						1.0%
Cost						£76,000
<b>Development Profit</b>						20.0%
of GDV						£2,261,749
<b>Total Cost</b>						<b>£10,593,241</b>

### VIABILITY MARGIN

**£715,505**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Bi/MU/1 for 75 Retail	Ollerton	Apartments	2
<b>SITE LOCATION</b>	Eaking Road		2 bed houses	9
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	12
<b>DEVELOPMENT DETAILS</b>	35 Total Units		4 bed houses	7
<b>Affordable Proportion %</b>	10%	4 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	100%	%Intermediate 0%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	2947	Sqm Market Housing	252	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
2	Apt	65 sqm	2560	£ per sqm	£262,080
8	2 Bed	70 sqm	2560	£ per sqm	£1,411,200
11	3 Bed	88 sqm	2560	£ per sqm	£2,483,712
6	4 Bed	105 sqm	2560	£ per sqm	£1,693,440
5	5 Bed	140 sqm	2560	£ per sqm	£1,693,440
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1792	£ per sqm	£122,304
2	2 Bed	70 sqm	1792	£ per sqm	£219,520
1	3 Bed	88 sqm	1792	£ per sqm	£110,387
<b>Social Rent Houses</b> 40% Open Market Value					
0	Apt	65 sqm	1024	£ per sqm	£0
0	2 Bed	70 sqm	1024	£ per sqm	£0
0	3 Bed	88 sqm	1024	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
35	Total Units				
<b>Development Value</b>					<b>£7,996,083</b>

### DEVELOPMENT COSTS

<b>Land</b>					
2	Apt	2 Plots	4880	£ per plot	£7,686
8	2 Bed	8 Plots	11712	£ per plot	£92,232
11	3 Bed	11 Plots	14640	£ per plot	£161,406
6	4 Bed	6 Plots	23424	£ per plot	£147,571
5	5 Bed	5 Plots	29280	£ per plot	£138,348
<b>Stamp Duty Land Tax</b>					4.0%
<b>Construction</b>					
3	Apt	65 sqm	1394	£ per sqm	£273,450
10	2 Bed	70 sqm	1139	£ per sqm	£767,401
12	3 Bed	88 sqm	1139	£ per sqm	£1,175,220
6	4 Bed	105 sqm	1139	£ per sqm	£753,449
5	5 Bed	140 sqm	1139	£ per sqm	£753,449
35	Total Units	3225 Total sqm			
<b>Abnormal Costs</b>					252107.6
<b>Professional Fees @</b>					
Legal Fees					8.0% Construction Cost
Statutory Fees					0.5% GDV
Sales/Marketing Costs					1.1% Construction Cost
Contingencies					2.0% Market Units Value
Planning Obligations					5.0% Construction Cost
CIL					7753 £ per Market Unit
Interest @					0 £ per sqm Market Housing
Arrangement Fee					6.0% 12 Month Construction
Development Profit					1.0% Cost
					20.0% of GDV
<b>Total Cost</b>					<b>£7,166,216</b>

### VIABILITY MARGIN

**£829,867**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/1	Ollerton	Apartments	1		
<b>SITE LOCATION</b>	Land on Wellow Rd, Adj Sherwood Energy Village		2 bed houses	6		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	9		
<b>DEVELOPMENT DETAILS</b>	25	Total Units	4 bed houses	5		
<b>Affordable Proportion %</b>	10%	3	Affordable Units	5 bed house	4	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	2105	Sqm Market Housing	180	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	1600	£ per sqm	£117,000
6	2 Bed	70	sqm	1600	£ per sqm	£630,000
8	3 Bed	88	sqm	1600	£ per sqm	£1,108,800
5	4 Bed	105	sqm	1600	£ per sqm	£756,000
3	5 Bed	140	sqm	1600	£ per sqm	£756,000
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value						
1	Apt	65	sqm	1120	£ per sqm	£54,600
1	2 Bed	70	sqm	1120	£ per sqm	£98,000
1	3 Bed	88	sqm	1120	£ per sqm	£49,280
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value						
0	Apt	65	sqm	640	£ per sqm	£0
0	2 Bed	70	sqm	640	£ per sqm	£0
0	3 Bed	88	sqm	640	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
25	Total Units					
<b>Development Value</b>						<b>£3,569,680</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	1	Plots	3050	£ per plot	£3,431
	2 Bed	6	Plots	7320	£ per plot	£41,175
	3 Bed	8	Plots	9150	£ per plot	£72,056
	4 Bed	5	Plots	14640	£ per plot	£65,880
	5 Bed	3	Plots	18300	£ per plot	£61,763
<b>Stamp Duty Land Tax</b>						£2,443
<b>Construction</b>						
2	Apt	65	sqm	1040	£ per sqm	£145,763
7	2 Bed	70	sqm	850	£ per sqm	£409,063
8	3 Bed	88	sqm	850	£ per sqm	£626,450
5	4 Bed	105	sqm	850	£ per sqm	£401,625
3	5 Bed	140	sqm	850	£ per sqm	£401,625
25		2303	Total sqm			
<b>Abnormal Costs</b>						
Professional Fees @				154500		£154,500
Legal Fees				8.0%	Construction Cost	£158,762
Statutory Fees				0.5%	GDV	£17,848
Sales/Marketing Costs				1.1%	Construction Cost	£25,276
Contingencies				2.0%	Market Units Value	£67,356
Planning Obligations				5.0%	Construction Cost	£106,951
CIL				7753	£ per Market Unit	inc
Interest @				0	£ per sqm Market Housing	£0
Arrangement Fee				6.0%	12	Month Construction
Development Profit				1.0%	Cost	6
				20.0%	of GDV	£124,288
						£26,550
						£713,936
<b>Total Cost</b>						<b>£3,626,741</b>

### VIABILITY MARGIN

**-£57,061**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Bi/MU/1 for 75 Retail	Ollerton	Apartments	2		
<b>SITE LOCATION</b>	Eaking Road		2 bed houses	10		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	14		
<b>DEVELOPMENT DETAILS</b>	40	Total Units	4 bed houses	8		
<b>Affordable Proportion %</b>	10%	4	Affordable Units	5 bed house	6	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	3368	Sqm Market Housing	288	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	2112	£ per sqm	£247,104
9	2 Bed	70	sqm	2112	£ per sqm	£1,330,560
13	3 Bed	88	sqm	2112	£ per sqm	£2,341,786
7	4 Bed	105	sqm	2112	£ per sqm	£1,596,672
5	5 Bed	140	sqm	2112	£ per sqm	£1,596,672
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
1	Apt	65	sqm	1478.4	£ per sqm	£115,315
2	2 Bed	70	sqm	1478.4	£ per sqm	£206,976
1	3 Bed	88	sqm	1478.4	£ per sqm	£104,079
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
40	Total Units					
<b>Development Value</b>						<b>£7,539,164</b>

### DEVELOPMENT COSTS

<b>Land</b>											
	Apt	2	Plots	4026	£ per plot	£7,247					
	2 Bed	9	Plots	9662	£ per plot	£86,962					
	3 Bed	13	Plots	12078	£ per plot	£152,183					
	4 Bed	7	Plots	19325	£ per plot	£139,139					
	5 Bed	5	Plots	24156	£ per plot	£130,442					
<b>Stamp Duty Land Tax</b>						4.0%	£20,639				
<b>Construction</b>											
3	Apt	65	sqm	1238	£ per sqm	£277,532					
11	2 Bed	70	sqm	1012	£ per sqm	£778,855					
13	3 Bed	88	sqm	1012	£ per sqm	£1,192,761					
7	4 Bed	105	sqm	1012	£ per sqm	£764,694					
5	5 Bed	140	sqm	1012	£ per sqm	£764,694					
40		3685	Total sqm								
<b>Abnormal Costs</b>						259372.4	£259,372				
<b>Professional Fees @</b>						8.0%	Construction Cost	£302,283			
<b>Legal Fees</b>						0.5%	GDV	£37,696			
<b>Statutory Fees</b>						1.1%	Construction Cost	£47,742			
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£142,256			
<b>Contingencies</b>						5.0%	Construction Cost	£201,895			
<b>Planning Obligations</b>						7753	£ per Market Unit	inc			
<b>CIL</b>						0	£ per sqm Market Housing	£0			
<b>Interest @</b>						6.0%	12	Month Construction	6	Mth Sales Void	£238,788
<b>Arrangement Fee</b>						1.0%	Cost		£51,045		
<b>Development Profit</b>						20.0%	of GDV		£1,507,833		
<b>Total Cost</b>								<b>£7,104,056</b>			

### VIABILITY MARGIN

**£435,108**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/2	Ollerton	Apartments	0
<b>SITE LOCATION</b>	Adjacent to Hollies Close		2 bed houses	1
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	2
<b>DEVELOPMENT DETAILS</b>	5	Total Units	4 bed houses	1
<b>Affordable Proportion %</b>	10%	1	Affordable Units	5 bed house
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent
<b>Development Floorspace</b>	421	Sqm Market Housing	36	Sqm Affordable Housing
<b>%Affordable Rent</b>			0%	

### DEVELOPMENT VALUE

<b>Market Houses</b>					
0	Apt	65 sqm	2560	£ per sqm	£37,440
1	2 Bed	70 sqm	2560	£ per sqm	£201,600
2	3 Bed	88 sqm	2560	£ per sqm	£354,816
1	4 Bed	105 sqm	2560	£ per sqm	£241,920
1	5 Bed	140 sqm	2560	£ per sqm	£241,920
<b>Intermediate Houses</b> 70% Open Market Value					
0	Apt	65 sqm	1792	£ per sqm	£17,472
0	2 Bed	70 sqm	1792	£ per sqm	£31,360
0	3 Bed	88 sqm	1792	£ per sqm	£15,770
<b>Social Rent Houses</b> 40% Open Market Value					
0	Apt	65 sqm	1024	£ per sqm	£0
0	2 Bed	70 sqm	1024	£ per sqm	£0
0	3 Bed	88 sqm	1024	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
5	Total Units				
<b>Development Value</b>					<b>£1,142,298</b>

### DEVELOPMENT COSTS

<b>Land</b>					
	Apt	0 Plots	5984	£ per plot	£1,346
	2 Bed	1 Plots	14362	£ per plot	£16,157
	3 Bed	2 Plots	17952	£ per plot	£28,274
	4 Bed	1 Plots	28723	£ per plot	£25,851
	5 Bed	1 Plots	35904	£ per plot	£24,235
<b>Stamp Duty Land Tax</b>					0.0%
<b>Construction</b>					
0	Apt	65 sqm	1394	£ per sqm	£39,064
1	2 Bed	70 sqm	1139	£ per sqm	£109,629
2	3 Bed	88 sqm	1139	£ per sqm	£167,889
1	4 Bed	105 sqm	1139	£ per sqm	£107,636
1	5 Bed	140 sqm	1139	£ per sqm	£107,636
5	Total sqm	461			
<b>Abnormal Costs</b>					37546.8
<b>Professional Fees @</b>					
Legal Fees					8.0% Construction Cost
Statutory Fees					0.5% GDV
Sales/Marketing Costs					1.1% Construction Cost
Contingencies					2.0% Market Units Value
Planning Obligations					5.0% Construction Cost
CIL					7753 £ per Market Unit
Interest @					0 £ per sqm Market Housing
Arrangement Fee					6 Mth Sales Void
Development Profit					12 Month Construction
					6 Mth Sales Void
					1.0% Cost
					20.0% of GDV
<b>Total Cost</b>					<b>£1,040,818</b>

### VIABILITY MARGIN

**£101,479**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/3	Ollerton	Apartments	0		
<b>SITE LOCATION</b>	Land at Rufford Avenue, Ollerton		2 bed houses	1		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	2		
<b>DEVELOPMENT DETAILS</b>	5 Total Units		4 bed houses	1		
<b>Affordable Proportion %</b>	10%	1 Affordable Units	5 bed house	1		
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	421	Sqm Market Housing	36	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>							
0	Apt	65	sqm	1600	£ per sqm	£23,400	
1	2 Bed	70	sqm	1600	£ per sqm	£126,000	
2	3 Bed	88	sqm	1600	£ per sqm	£221,760	
1	4 Bed	105	sqm	1600	£ per sqm	£151,200	
1	5 Bed	140	sqm	1600	£ per sqm	£151,200	
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value							
0	Apt	65	sqm	1120	£ per sqm	£10,920	
0	2 Bed	70	sqm	1120	£ per sqm	£19,600	
0	3 Bed	88	sqm	1120	£ per sqm	£9,856	
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value							
0	Apt	65	sqm	640	£ per sqm	£0	
0	2 Bed	70	sqm	640	£ per sqm	£0	
0	3 Bed	88	sqm	640	£ per sqm	£0	
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value							
0	Apt	65	sqm	0	£ per sqm	£0	
0	2 Bed	70	sqm	0	£ per sqm	£0	
0	3 Bed	88	sqm	0	£ per sqm	£0	
5	Total Units						
<b>Development Value</b>						<b>£713,936</b>	

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	0	Plots	3050	£ per plot	£686
	2 Bed	1	Plots	7320	£ per plot	£8,235
	3 Bed	2	Plots	9150	£ per plot	£14,411
	4 Bed	1	Plots	14640	£ per plot	£13,176
	5 Bed	1	Plots	18300	£ per plot	£12,353
						Total Land £48,861
<b>Stamp Duty Land Tax</b> <input type="checkbox"/> 0.0% £0						
<b>Construction</b>						
0	Apt	65	sqm	1040	£ per sqm	£29,153
1	2 Bed	70	sqm	850	£ per sqm	£81,813
2	3 Bed	88	sqm	850	£ per sqm	£125,290
1	4 Bed	105	sqm	850	£ per sqm	£80,325
1	5 Bed	140	sqm	850	£ per sqm	£80,325
5	Total sqm	461				
<b>Abnormal Costs</b> 27620 £27,620						
Professional Fees @ 8.0% Construction Cost £31,752						
Legal Fees 0.5% GDV £3,570						
Statutory Fees 1.1% Construction Cost £5,019						
Sales/Marketing Costs 2.0% Market Units Value £13,471						
Contingencies 5.0% Construction Cost £21,226						
Planning Obligations 7753 £ per Market Unit inc						
CIL 0 £ per sqm Market Housing £0						
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £24,679						
Arrangement Fee 1.0% Cost £5,272						
Development Profit 20.0% of GDV £142,787						
<b>Total Cost</b>						<b>£721,163</b>

### VIABILITY MARGIN

**-£7,227**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/1	Ollerton	Apartments	5		
<b>SITE LOCATION</b>	Land on Wellow Rd, Adj Sherwood Energy Village		2 bed houses	25		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	35		
<b>DEVELOPMENT DETAILS</b>	100	Total Units	4 bed houses	20		
<b>Affordable Proportion %</b>	10%	10	Affordable Units	5 bed house	15	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	8420	Sqm Market Housing	721	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
5	Apt	65	sqm	2112	£ per sqm	£617,760
23	2 Bed	70	sqm	2112	£ per sqm	£3,326,400
32	3 Bed	88	sqm	2112	£ per sqm	£5,854,464
18	4 Bed	105	sqm	2112	£ per sqm	£3,991,680
14	5 Bed	140	sqm	2112	£ per sqm	£3,991,680
<b>Intermediate Houses</b> <span style="float:right">70%</span> Open Market Value						
3	Apt	65	sqm	1478.4	£ per sqm	£288,288
5	2 Bed	70	sqm	1478.4	£ per sqm	£517,440
2	3 Bed	88	sqm	1478.4	£ per sqm	£260,198
<b>Social Rent Houses</b> <span style="float:right">40%</span> Open Market Value						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> <span style="float:right">0%</span> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£18,847,910</b>

### DEVELOPMENT COSTS

<b>Land</b>						
5	Plots	4026	£ per plot			£18,117
23	Plots	9662	£ per plot			£217,404
32	Plots	12078	£ per plot			£380,457
18	Plots	19325	£ per plot			£347,846
14	Plots	24156	£ per plot			£326,106
Total Land						£1,289,930
<b>Stamp Duty Land Tax</b>						5.0%
						£64,497
<b>Construction</b>						
8	Apt	65	sqm	1238	£ per sqm	£693,830
28	2 Bed	70	sqm	1012	£ per sqm	£1,947,138
34	3 Bed	88	sqm	1012	£ per sqm	£2,981,902
18	4 Bed	105	sqm	1012	£ per sqm	£1,911,735
14	5 Bed	140	sqm	1012	£ per sqm	£1,911,735
100	Total sqm	9214				
<b>Abnormal Costs</b>						814295
Professional Fees @						8.0%
Construction Cost						£755,707
Legal Fees						0.5%
GDV						£94,240
Statutory Fees						1.1%
Construction Cost						£121,180
Sales/Marketing Costs						2.0%
Market Units Value						£355,640
Contingencies						5.0%
Construction Cost						£513,032
Planning Obligations						7753
CIL						0
£ per sqm Market Housing						inc
Interest @						6.0%
12						Month Construction
Arrangement Fee						1.0%
Cost						£605,469
Development Profit						20.0%
of GDV						£129,418
						£3,769,582
<b>Total Cost</b>						<b>£17,959,328</b>

### VIABILITY MARGIN

**£888,583**



## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/3	Ollerton	Apartments	1		
<b>SITE LOCATION</b>	Land at Rufford Avenue, Ollerton		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15	Total Units	4 bed houses	3		
<b>Affordable Proportion %</b>	10%	2	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	1263	Sqm Market Housing	108	Sqm Affordable Housing		

### DEVELOPMENT VALUE

Market Houses						
1	Apt	65	sqm	2560	£ per sqm	£112,320
3	2 Bed	70	sqm	2560	£ per sqm	£604,800
5	3 Bed	88	sqm	2560	£ per sqm	£1,064,448
3	4 Bed	105	sqm	2560	£ per sqm	£725,760
2	5 Bed	140	sqm	2560	£ per sqm	£725,760
<b>Intermediate Houses</b> <input type="text" value="70%"/> Open Market Value						
0	Apt	65	sqm	1792	£ per sqm	£52,416
1	2 Bed	70	sqm	1792	£ per sqm	£94,080
0	3 Bed	88	sqm	1792	£ per sqm	£47,309
<b>Social Rent Houses</b> <input type="text" value="40%"/> Open Market Value						
0	Apt	65	sqm	1024	£ per sqm	£0
0	2 Bed	70	sqm	1024	£ per sqm	£0
0	3 Bed	88	sqm	1024	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="text" value="0%"/> Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
15	Total Units					
<b>Development Value</b>						<b>£3,426,893</b>

### DEVELOPMENT COSTS

<b>Land</b>	Apt	1	Plots	5984	£ per plot	£4,039	
	2 Bed	3	Plots	14362	£ per plot	£48,470	
	3 Bed	5	Plots	17952	£ per plot	£84,823	
	4 Bed	3	Plots	28723	£ per plot	£77,553	
	5 Bed	2	Plots	35904	£ per plot	£72,706	
<b>Stamp Duty Land Tax</b>						3.0%	£8,628
<b>Construction</b>							
1	Apt	65	sqm	1394	£ per sqm	£117,193	
4	2 Bed	70	sqm	1139	£ per sqm	£328,886	
5	3 Bed	88	sqm	1139	£ per sqm	£503,666	
3	4 Bed	105	sqm	1139	£ per sqm	£322,907	
2	5 Bed	140	sqm	1139	£ per sqm	£322,907	
15		1382	Total sqm				
<b>Abnormal Costs</b>				111836.4		£111,836	
<b>Professional Fees @</b>				8.0%	Construction Cost	£127,645	
<b>Legal Fees</b>				0.5%	GDV	£17,134	
<b>Statutory Fees</b>				1.1%	Construction Cost	£20,185	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£64,662	
<b>Contingencies</b>				5.0%	Construction Cost	£85,370	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				0	£ per sqm Market Housing	£0	
<b>Interest @</b>				6.0%	12	Month Construction	£104,337
<b>Arrangement Fee</b>				1.0%	Cost	£22,332	
<b>Development Profit</b>				20.0%	of GDV	£685,379	
<b>Total Cost</b>						<b>£3,130,658</b>	

### VIABILITY MARGIN

**£296,235**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	OB/MU/1	Ollerton	Apartments	0
<b>SITE LOCATION</b>	Whinney Lane, Phased		2 bed houses	1
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	2
<b>DEVELOPMENT DETAILS</b>	5 Total Units		4 bed houses	1
<b>Affordable Proportion %</b>	10%	1 Affordable Units	5 bed house	1
<b>Affordable Mix</b>	100%	%Intermediate 0%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	421	Sqm Market Housing	36	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
0	Apt	65 sqm	1600 £ per sqm	£23,400
1	2 Bed	70 sqm	1600 £ per sqm	£126,000
2	3 Bed	88 sqm	1600 £ per sqm	£221,760
1	4 Bed	105 sqm	1600 £ per sqm	£151,200
1	5 Bed	140 sqm	1600 £ per sqm	£151,200
<b>Intermediate Houses 70% Open Market Value</b>				
0	Apt	65 sqm	1120 £ per sqm	£10,920
0	2 Bed	70 sqm	1120 £ per sqm	£19,600
0	3 Bed	88 sqm	1120 £ per sqm	£9,856
<b>Social Rent Houses 40% Open Market Value</b>				
0	Apt	65 sqm	640 £ per sqm	£0
0	2 Bed	70 sqm	640 £ per sqm	£0
0	3 Bed	88 sqm	640 £ per sqm	£0
<b>Affordable Rent Houses 0% Open Market Value</b>				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
5	Total Units			
<b>Development Value</b>				<b>£713,936</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	0 Plots	3050 £ per plot	£686
	2 Bed	1 Plots	7320 £ per plot	£8,235
	3 Bed	2 Plots	9150 £ per plot	£14,411
	4 Bed	1 Plots	14640 £ per plot	£13,176
	5 Bed	1 Plots	18300 £ per plot	£12,353
				<b>Total Land £48,861</b>
<b>Stamp Duty Land Tax 0.0%</b>				
<b>Construction</b>				
0	Apt	65 sqm	1040 £ per sqm	£29,153
1	2 Bed	70 sqm	850 £ per sqm	£81,813
2	3 Bed	88 sqm	850 £ per sqm	£125,290
1	4 Bed	105 sqm	850 £ per sqm	£80,325
1	5 Bed	140 sqm	850 £ per sqm	£80,325
5	Total sqm	461		
<b>Abnormal Costs</b>				
			65720	£65,720
Professional Fees @			8.0%	Construction Cost
Legal Fees			0.5%	GDV
Statutory Fees			1.1%	Construction Cost
Sales/Marketing Costs			2.0%	Market Units Value
Contingencies			5.0%	Construction Cost
Planning Obligations			7753	£ per Market Unit
CIL			0	£ per sqm Market Housing
Interest @			6.0%	12 Month Construction
Arrangement Fee			1.0%	Cost
Development Profit			20.0%	of GDV
<b>Total Cost</b>				<b>£763,791</b>

### VIABILITY MARGIN

**-£49,855**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/2	Ollerton	Apartments	3		
<b>SITE LOCATION</b>	Adjacent to Hollies Close		2 bed houses	15		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	21		
<b>DEVELOPMENT DETAILS</b>	60	Total Units	4 bed houses	12		
<b>Affordable Proportion %</b>	10%	6	Affordable Units	5 bed house	9	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	5052	Sqm Market Housing	433	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	2112	£ per sqm	£370,656
14	2 Bed	70	sqm	2112	£ per sqm	£1,995,840
19	3 Bed	88	sqm	2112	£ per sqm	£3,512,678
11	4 Bed	105	sqm	2112	£ per sqm	£2,395,008
8	5 Bed	140	sqm	2112	£ per sqm	£2,395,008
<b>Intermediate Houses</b> 70% Open Market Value						
2	Apt	65	sqm	1478.4	£ per sqm	£172,973
3	2 Bed	70	sqm	1478.4	£ per sqm	£310,464
1	3 Bed	88	sqm	1478.4	£ per sqm	£156,119
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
60	Total Units					
<b>Development Value</b>						<b>£11,308,746</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	3	Plots	4937	£ per plot	£13,329	
	2 Bed	14	Plots	11848	£ per plot	£159,952	
	3 Bed	19	Plots	14810	£ per plot	£279,917	
	4 Bed	11	Plots	23697	£ per plot	£255,924	
	5 Bed	8	Plots	29621	£ per plot	£239,928	
<b>Stamp Duty Land Tax</b>						£37,962	
<b>Construction</b>							
5	Apt	65	sqm	1238	£ per sqm	£416,298	
17	2 Bed	70	sqm	1012	£ per sqm	£1,168,283	
20	3 Bed	88	sqm	1012	£ per sqm	£1,789,141	
11	4 Bed	105	sqm	1012	£ per sqm	£1,147,041	
8	5 Bed	140	sqm	1012	£ per sqm	£1,147,041	
60		5528	Total sqm				
<b>Abnormal Costs</b>							
Professional Fees @				148950.2		£148,950	
Legal Fees				8.0%	Construction Cost	£453,424	
Statutory Fees				0.5%	GDV	£56,544	
Sales/Marketing Costs				1.1%	Construction Cost	£68,972	
Contingencies				2.0%	Market Units Value	£213,384	
Planning Obligations				5.0%	Construction Cost	£290,838	
CIL				7753	£ per Market Unit	inc	
Interest @				0	£ per sqm Market Housing	£0	
Arrangement Fee				6.0%	12	Month Construction	
Development Profit				1.0%	Cost	6	Mth Sales Void
				20.0%	of GDV	£354,912	
						£75,961	
						£2,261,749	
<b>Total Cost</b>						<b>£10,579,549</b>	

### VIABILITY MARGIN

**£729,197**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	OB/MU/1	Ollerton	Apartments	5
<b>SITE LOCATION</b>	Whinney Lane, Phased		2 bed houses	24
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	33
<b>DEVELOPMENT DETAILS</b>	95 Total Units		4 bed houses	19
<b>Affordable Proportion %</b>	10%	10 Affordable Units	5 bed house	14
<b>Affordable Mix</b>	100%	%Intermediate 0%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	7999	Sqm Market Housing	685	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
4	Apt	65 sqm	2560	£ per sqm	£711,360
21	2 Bed	70 sqm	2560	£ per sqm	£3,830,400
30	3 Bed	88 sqm	2560	£ per sqm	£6,741,504
17	4 Bed	105 sqm	2560	£ per sqm	£4,596,480
13	5 Bed	140 sqm	2560	£ per sqm	£4,596,480
<b>Intermediate Houses</b> 70% Open Market Value					
3	Apt	65 sqm	1792	£ per sqm	£331,968
5	2 Bed	70 sqm	1792	£ per sqm	£595,840
2	3 Bed	88 sqm	1792	£ per sqm	£299,622
<b>Social Rent Houses</b> 40% Open Market Value					
0	Apt	65 sqm	1024	£ per sqm	£0
0	2 Bed	70 sqm	1024	£ per sqm	£0
0	3 Bed	88 sqm	1024	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
95	Total Units				
<b>Development Value</b>					<b>£21,703,654</b>

### DEVELOPMENT COSTS

<b>Land</b>								
4	Apt	4 Plots	4880	£ per plot	£20,862			
21	2 Bed	21 Plots	11712	£ per plot	£250,344			
30	3 Bed	30 Plots	14640	£ per plot	£438,102			
17	4 Bed	17 Plots	23424	£ per plot	£400,550			
13	5 Bed	13 Plots	29280	£ per plot	£375,516			
				Total Land	£1,485,374			
<b>Stamp Duty Land Tax</b>					5.0%	£74,269		
<b>Construction</b>								
7	Apt	65 sqm	1394	£ per sqm	£742,223			
26	2 Bed	70 sqm	1139	£ per sqm	£2,082,946			
32	3 Bed	88 sqm	1139	£ per sqm	£3,189,883			
17	4 Bed	105 sqm	1139	£ per sqm	£2,045,075			
13	5 Bed	140 sqm	1139	£ per sqm	£2,045,075			
95	8753 Total sqm							
<b>Abnormal Costs</b>					1691522	£1,691,522		
<b>Professional Fees @</b>					8.0%	Construction Cost	£808,416	
<b>Legal Fees</b>					0.5%	GDV	£108,518	
<b>Statutory Fees</b>					1.1%	Construction Cost	£138,657	
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£409,524	
<b>Contingencies</b>					5.0%	Construction Cost	£589,836	
<b>Planning Obligations</b>					7753	£ per Market Unit	inc	
<b>CIL</b>					0	£ per sqm Market Housing	£0	
<b>Interest @</b>					6.0%	12 Month Construction	6 Mth Sales Void	£693,509
<b>Arrangement Fee</b>					1.0%	Cost	£148,215	
<b>Development Profit</b>					20.0%	of GDV	£4,340,731	
<b>Total Cost</b>							<b>£20,593,773</b>	

### VIABILITY MARGIN

**£1,109,881**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	OB/Ho/3	Ollerton	Apartments	3		
<b>SITE LOCATION</b>	Land at Rufford Avenue, Ollerton		2 bed houses	13		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	18		
<b>DEVELOPMENT DETAILS</b>	50	Total Units	4 bed houses	10		
<b>Affordable Proportion %</b>	10%	5	Affordable Units	5 bed house	8	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	4210	Sqm Market Housing	361	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	2112	£ per sqm	£308,880
11	2 Bed	70	sqm	2112	£ per sqm	£1,663,200
16	3 Bed	88	sqm	2112	£ per sqm	£2,927,232
9	4 Bed	105	sqm	2112	£ per sqm	£1,995,840
7	5 Bed	140	sqm	2112	£ per sqm	£1,995,840
<b>Intermediate Houses</b> <span style="float:right">70% Open Market Value</span>						
2	Apt	65	sqm	1478.4	£ per sqm	£144,144
3	2 Bed	70	sqm	1478.4	£ per sqm	£258,720
1	3 Bed	88	sqm	1478.4	£ per sqm	£130,099
<b>Social Rent Houses</b> <span style="float:right">40% Open Market Value</span>						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> <span style="float:right">0% Open Market Value</span>						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
50	Total Units					
<b>Development Value</b>						<b>£9,423,955</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	2	Plots	4937	£ per plot	£11,108
	2 Bed	11	Plots	11848	£ per plot	£133,294
	3 Bed	16	Plots	14810	£ per plot	£233,264
	4 Bed	9	Plots	23697	£ per plot	£213,270
	5 Bed	7	Plots	29621	£ per plot	£199,940
						Total Land £790,875
<b>Stamp Duty Land Tax</b>				4.0%		£31,635
<b>Construction</b>						
4	Apt	65	sqm	1238	£ per sqm	£346,915
14	2 Bed	70	sqm	1012	£ per sqm	£973,569
17	3 Bed	88	sqm	1012	£ per sqm	£1,490,951
9	4 Bed	105	sqm	1012	£ per sqm	£955,868
7	5 Bed	140	sqm	1012	£ per sqm	£955,868
50		4607	Total sqm			
<b>Abnormal Costs</b>				375347		£375,347
<b>Professional Fees @</b>				8.0%	Construction Cost	£377,854
<b>Legal Fees</b>				0.5%	GDV	£47,120
<b>Statutory Fees</b>				1.1%	Construction Cost	£60,240
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£177,820
<b>Contingencies</b>				5.0%	Construction Cost	£254,926
<b>Planning Obligations</b>				7753	£ per Market Unit	inc
<b>CIL</b>				0	£ per sqm Market Housing	£0
<b>Interest @</b>				6.0%	12 Month Construction	£307,754
<b>Arrangement Fee</b>				1.0%	Cost	£65,841
<b>Development Profit</b>				20.0%	of GDV	£1,884,791
<b>Total Cost</b>						<b>£9,097,372</b>

### VIABILITY MARGIN

**£326,583**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	OB/MU/2	Ollerton	Apartments	3
<b>SITE LOCATION</b>	kirk Drive Publication Allocation		2 bed houses	15
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21
<b>DEVELOPMENT DETAILS</b>	60 Total Units		4 bed houses	12
<b>Affordable Proportion %</b>	10%	6 Affordable Units	5 bed house	9
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent
<b>Development Floorspace</b>	5052	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
3	Apt	65 sqm	2560	£ per sqm	£449,280
14	2 Bed	70 sqm	2560	£ per sqm	£2,419,200
19	3 Bed	88 sqm	2560	£ per sqm	£4,257,792
11	4 Bed	105 sqm	2560	£ per sqm	£2,903,040
8	5 Bed	140 sqm	2560	£ per sqm	£2,903,040
<b>Intermediate Houses</b> 70% Open Market Value					
2	Apt	65 sqm	1792	£ per sqm	£209,664
3	2 Bed	70 sqm	1792	£ per sqm	£376,320
1	3 Bed	88 sqm	1792	£ per sqm	£189,235
<b>Social Rent Houses</b> 40% Open Market Value					
0	Apt	65 sqm	1024	£ per sqm	£0
0	2 Bed	70 sqm	1024	£ per sqm	£0
0	3 Bed	88 sqm	1024	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
60	Total Units				
<b>Development Value</b>					<b>£13,707,571</b>

### DEVELOPMENT COSTS

<b>Land</b>					
	Apt	3 Plots	4880	£ per plot	£13,176
	2 Bed	14 Plots	11712	£ per plot	£158,112
	3 Bed	19 Plots	14640	£ per plot	£276,696
	4 Bed	11 Plots	23424	£ per plot	£252,979
	5 Bed	8 Plots	29280	£ per plot	£237,168
<b>Stamp Duty Land Tax</b>					4.0%
<b>Construction</b>					
5	Apt	65 sqm	1394	£ per sqm	£468,772
17	2 Bed	70 sqm	1139	£ per sqm	£1,315,545
20	3 Bed	88 sqm	1139	£ per sqm	£2,014,663
11	4 Bed	105 sqm	1139	£ per sqm	£1,291,626
8	5 Bed	140 sqm	1139	£ per sqm	£1,291,626
60		5528 Total sqm			
<b>Abnormal Costs</b>					868641.6
<b>Professional Fees @</b>					
Legal Fees					8.0% Construction Cost
Statutory Fees					0.5% GDV
Sales/Marketing Costs					1.1% Construction Cost
Contingencies					2.0% Market Units Value
Planning Obligations					5.0% Construction Cost
CIL					7753 £ per Market Unit
Interest @					0 £ per sqm Market Housing
Arrangement Fee					6.0% 12 Month Construction
Development Profit					1.0% Cost
					20.0% of GDV
<b>Total Cost</b>					<b>£12,773,274</b>

### VIABILITY MARGIN

**£934,297**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	OB/MU/1	Ollerton	Apartments	6		
<b>SITE LOCATION</b>	Whinney Lane, Phased		2 bed houses	31		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	44		
<b>DEVELOPMENT DETAILS</b>	125	Total Units	4 bed houses	25		
<b>Affordable Proportion %</b>	10%	13	Affordable Units	5 bed house	19	
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	10524	Sqm Market Housing	901	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
6	Apt	65	sqm	2112	£ per sqm	£772,200
28	2 Bed	70	sqm	2112	£ per sqm	£4,158,000
39	3 Bed	88	sqm	2112	£ per sqm	£7,318,080
23	4 Bed	105	sqm	2112	£ per sqm	£4,989,600
17	5 Bed	140	sqm	2112	£ per sqm	£4,989,600
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value						
4	Apt	65	sqm	1478.4	£ per sqm	£360,360
6	2 Bed	70	sqm	1478.4	£ per sqm	£646,800
3	3 Bed	88	sqm	1478.4	£ per sqm	£325,248
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
125	Total Units					
<b>Development Value</b>						<b>£23,559,888</b>

### DEVELOPMENT COSTS

<b>Land</b>									
6	Apt	6	Plots	4026	£ per plot	£22,646			
28	2 Bed	28	Plots	9662	£ per plot	£271,755			
39	3 Bed	39	Plots	12078	£ per plot	£475,571			
23	4 Bed	23	Plots	19325	£ per plot	£434,808			
17	5 Bed	17	Plots	24156	£ per plot	£407,633			
				Total Land	£1,612,413				
<b>Stamp Duty Land Tax</b>				5.0%		£80,621			
<b>Construction</b>									
9	Apt	65	sqm	1238	£ per sqm	£867,287			
34	2 Bed	70	sqm	1012	£ per sqm	£2,433,922			
42	3 Bed	88	sqm	1012	£ per sqm	£3,727,378			
23	4 Bed	105	sqm	1012	£ per sqm	£2,389,669			
17	5 Bed	140	sqm	1012	£ per sqm	£2,389,669			
125	Total sqm	11517							
<b>Abnormal Costs</b>				1977661		£1,977,661			
<b>Professional Fees @</b>				8.0%	Construction Cost	£944,634			
<b>Legal Fees</b>				0.5%	GDV	£117,799			
<b>Statutory Fees</b>				1.1%	Construction Cost	£162,032			
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£444,550			
<b>Contingencies</b>				5.0%	Construction Cost	£689,279			
<b>Planning Obligations</b>				7753	£ per Market Unit	inc			
<b>CIL</b>				0	£ per sqm Market Housing	£0			
<b>Interest @</b>				6.0%	12	Month Construction	6	Mth Sales Void	£802,661
<b>Arrangement Fee</b>				1.0%	Cost		£171,476		
<b>Development Profit</b>				20.0%	of GDV		£4,711,978		
<b>Total Cost</b>						<b>£23,523,028</b>			

### VIABILITY MARGIN

**£36,860**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	OB/MU/2	Ollerton	Apartments	3
<b>SITE LOCATION</b>	Kirk Drive Publication Allocation		2 bed houses	15
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21
<b>DEVELOPMENT DETAILS</b>	60 Total Units		4 bed houses	12
<b>Affordable Proportion %</b>	10%	6 Affordable Units	5 bed house	9
<b>Affordable Mix</b>	100%	%Intermediate	0%	%Social Rent
<b>Development Floorspace</b>	5052	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	2112	£ per sqm	£370,656
14	2 Bed	70	sqm	2112	£ per sqm	£1,995,840
19	3 Bed	88	sqm	2112	£ per sqm	£3,512,678
11	4 Bed	105	sqm	2112	£ per sqm	£2,395,008
8	5 Bed	140	sqm	2112	£ per sqm	£2,395,008
<b>Intermediate Houses</b> 70% Open Market Value						
2	Apt	65	sqm	1478.4	£ per sqm	£172,973
3	2 Bed	70	sqm	1478.4	£ per sqm	£310,464
1	3 Bed	88	sqm	1478.4	£ per sqm	£156,119
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	844.8	£ per sqm	£0
0	2 Bed	70	sqm	844.8	£ per sqm	£0
0	3 Bed	88	sqm	844.8	£ per sqm	£0
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
60	Total Units					
<b>Development Value</b>						<b>£11,308,746</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	3	Plots	4026	£ per plot	£10,870
	2 Bed	14	Plots	9662	£ per plot	£130,442
	3 Bed	19	Plots	12078	£ per plot	£228,274
	4 Bed	11	Plots	19325	£ per plot	£208,708
	5 Bed	8	Plots	24156	£ per plot	£195,664
<b>Stamp Duty Land Tax</b>						4.0%
<b>Construction</b>						
5	Apt	65	sqm	1238	£ per sqm	£416,298
17	2 Bed	70	sqm	1012	£ per sqm	£1,168,283
20	3 Bed	88	sqm	1012	£ per sqm	£1,789,141
11	4 Bed	105	sqm	1012	£ per sqm	£1,147,041
8	5 Bed	140	sqm	1012	£ per sqm	£1,147,041
60	Total Units	5528	Total sqm			
<b>Abnormal Costs</b>						771405.6
<b>Professional Fees @</b>						
Legal Fees						8.0% Construction Cost
Statutory Fees						0.5% GDV
Sales/Marketing Costs						1.1% Construction Cost
Contingencies						2.0% Market Units Value
Planning Obligations						5.0% Construction Cost
CIL						7753 £ per Market Unit
Interest @						0 £ per sqm Market Housing
Arrangement Fee						6.0% 12 Month Construction
Development Profit						1.0% Cost
						20.0% of GDV
<b>Total Cost</b>						<b>£11,083,876</b>

### VIABILITY MARGIN

**£224,871**



## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Co/MU/1	Newark Collingham	Apartments	3
<b>SITE LOCATION</b>	Land to the North of Station Road		2 bed houses	15
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21
<b>DEVELOPMENT DETAILS</b>	60 Total Units		4 bed houses	12
<b>Affordable Proportion %</b>	30%	18 Affordable Units	5 bed house	9
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	3929	Sqm Market Housing	1,298	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
2	Apt	65 sqm	2000 £ per sqm	£273,000
11	2 Bed	70 sqm	2000 £ per sqm	£1,470,000
15	3 Bed	88 sqm	2000 £ per sqm	£2,587,200
8	4 Bed	105 sqm	2000 £ per sqm	£1,764,000
6	5 Bed	140 sqm	2000 £ per sqm	£1,764,000
<b>Intermediate Houses</b> 70% Open Market Value				
2	Apt	65 sqm	1400 £ per sqm	£196,560
4	2 Bed	70 sqm	1400 £ per sqm	£352,800
1	3 Bed	88 sqm	1400 £ per sqm	£177,408
<b>Social Rent Houses</b> 40% Open Market Value				
3	Apt	65 sqm	800 £ per sqm	£168,480
5	2 Bed	70 sqm	800 £ per sqm	£302,400
2	3 Bed	88 sqm	800 £ per sqm	£152,064
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
60	Total Units			
<b>Development Value</b>				<b>£9,207,912</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	2 Plots	5550 £ per plot	£11,655
	2 Bed	11 Plots	13320 £ per plot	£139,860
	3 Bed	15 Plots	16650 £ per plot	£244,755
	4 Bed	8 Plots	26640 £ per plot	£223,776
	5 Bed	6 Plots	33300 £ per plot	£209,790
<b>Stamp Duty Land Tax</b>				4.0%
<b>Construction</b>				
8	Apt	65 sqm	1040 £ per sqm	£583,050
20	2 Bed	70 sqm	850 £ per sqm	£1,160,250
18	3 Bed	88 sqm	850 £ per sqm	£1,368,840
8	4 Bed	105 sqm	850 £ per sqm	£749,700
6	5 Bed	140 sqm	850 £ per sqm	£749,700
60		5300 Total sqm		
<b>Abnormal Costs</b>				535940
Professional Fees @				8.0% Construction Cost
Legal Fees				0.5% GDV
Statutory Fees				1.1% Construction Cost
Sales/Marketing Costs				2.0% Market Units Value
Contingencies				5.0% Construction Cost
Planning Obligations				7753 £ per Market Unit
CIL				45 £ per sqm Market Housing
Interest @				6.0% 12 Month Construction 6 Mth Sales Void
Arrangement Fee				1.0% Cost
Development Profit				20.0% of GDV
<b>Total Cost</b>				<b>£9,304,003</b>

### VIABILITY MARGIN

**-£96,091**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Co/MU/1	Newark Collingham	Apartments	1
<b>SITE LOCATION</b>	Land to the North of Station Road		2 bed houses	5
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	7
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	4
<b>Affordable Proportion %</b>	30%	6 Affordable Units	5 bed house	3
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1310	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2640	£ per sqm	£120,120
4	2 Bed	70 sqm	2640	£ per sqm	£646,800
5	3 Bed	88 sqm	2640	£ per sqm	£1,138,368
3	4 Bed	105 sqm	2640	£ per sqm	£776,160
2	5 Bed	140 sqm	2640	£ per sqm	£776,160
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1848	£ per sqm	£86,486
1	2 Bed	70 sqm	1848	£ per sqm	£155,232
0	3 Bed	88 sqm	1848	£ per sqm	£78,060
<b>Social Rent Houses</b> 40% Open Market Value					
1	Apt	65 sqm	1056	£ per sqm	£74,131
2	2 Bed	70 sqm	1056	£ per sqm	£133,056
1	3 Bed	88 sqm	1056	£ per sqm	£66,908
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
20	Total Units				
<b>Development Value</b>					<b>£4,051,481</b>

### DEVELOPMENT COSTS

<b>Land</b>								
	Apt	1 Plots	7326	£ per plot	£5,128			
	2 Bed	4 Plots	17582	£ per plot	£61,538			
	3 Bed	5 Plots	21978	£ per plot	£107,692			
	4 Bed	3 Plots	35165	£ per plot	£98,461			
	5 Bed	2 Plots	43956	£ per plot	£92,308			
<b>Stamp Duty Land Tax</b>					3.0%	£10,954		
<b>Construction</b>								
3	Apt	65 sqm	1238	£ per sqm	£231,277			
7	2 Bed	70 sqm	1012	£ per sqm	£460,233			
6	3 Bed	88 sqm	1012	£ per sqm	£542,973			
3	4 Bed	105 sqm	1012	£ per sqm	£297,381			
2	5 Bed	140 sqm	1012	£ per sqm	£297,381			
20	Total Units	1767 Total sqm						
<b>Abnormal Costs</b>					192288	£192,288		
<b>Professional Fees @</b>					8.0%	Construction Cost	£146,340	
<b>Legal Fees</b>					0.5%	GDV	£20,257	
<b>Statutory Fees</b>					1.1%	Construction Cost	£23,847	
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£69,152	
<b>Contingencies</b>					5.0%	Construction Cost	£101,077	
<b>Planning Obligations</b>					7753	£ per Market Unit	inc	
<b>CIL</b>					54	£ per sqm Market Housing	£70,134	
<b>Interest @</b>					6.0%	12 Month Construction	6 Mth Sales Void	£127,279
<b>Arrangement Fee</b>					1.0%	Cost	£26,572	
<b>Development Profit</b>					20.0%	of GDV	£810,296	
<b>Total Cost</b>							<b>£3,792,568</b>	

### VIABILITY MARGIN

**£258,913**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/4 Newark Collingham		Apartments	8
<b>SITE LOCATION</b>	Yorke Drive		2 bed houses	40
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	56
<b>DEVELOPMENT DETAILS</b>	160 Total Units		4 bed houses	32
<b>Affordable Proportion %</b>	30%	48 Affordable Units	5 bed house	24
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	10478	Sqm Market Housing	3,461	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
6	Apt	65 sqm	3200 £ per sqm	£1,164,800
28	2 Bed	70 sqm	3200 £ per sqm	£6,272,000
39	3 Bed	88 sqm	3200 £ per sqm	£11,038,720
22	4 Bed	105 sqm	3200 £ per sqm	£7,526,400
17	5 Bed	140 sqm	3200 £ per sqm	£7,526,400
<b>Intermediate Houses</b> 70% Open Market Value				
6	Apt	65 sqm	2240 £ per sqm	£838,656
10	2 Bed	70 sqm	2240 £ per sqm	£1,505,280
4	3 Bed	88 sqm	2240 £ per sqm	£756,941
<b>Social Rent Houses</b> 40% Open Market Value				
9	Apt	65 sqm	1280 £ per sqm	£718,848
14	2 Bed	70 sqm	1280 £ per sqm	£1,290,240
6	3 Bed	88 sqm	1280 £ per sqm	£648,806
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
160	Total Units			
<b>Development Value</b>				<b>£39,287,091</b>

### DEVELOPMENT COSTS

<b>Land</b>				
6	Plots	11173	£ per plot	£62,571
28	Plots	26816	£ per plot	£750,848
39	Plots	33520	£ per plot	£1,313,984
22	Plots	53632	£ per plot	£1,201,357
17	Plots	67040	£ per plot	£1,126,272
			Total Land	£4,455,031
<b>Stamp Duty Land Tax</b>				7.0%
				£311,852
<b>Construction</b>				
20	Apt	65 sqm	1394 £ per sqm	£2,083,432
52	2 Bed	70 sqm	1139 £ per sqm	£4,145,960
49	3 Bed	88 sqm	1139 £ per sqm	£4,891,322
22	4 Bed	105 sqm	1139 £ per sqm	£2,678,928
17	5 Bed	140 sqm	1139 £ per sqm	£2,678,928
160	Total sqm	14133		
<b>Abnormal Costs</b>				428800
Professional Fees @				8.0% Construction Cost
Legal Fees				0.5% GDV
Statutory Fees				1.1% Construction Cost
Sales/Marketing Costs				2.0% Market Units Value
Contingencies				5.0% Construction Cost
Planning Obligations				7753 £ per Market Unit
CIL				60 £ per sqm Market Housing
Interest @				6.0% 12 Month Construction 6 Mth Sales Void
Arrangement Fee				1.0% Cost
Development Profit				20.0% of GDV
<b>Total Cost</b>				<b>£34,784,383</b>

### VIABILITY MARGIN

**£4,502,708**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/2 Newark Collingham		Apartments	1
<b>SITE LOCATION</b>	Seven Hills & Quibells Lane		2 bed houses	5
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	7
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	4
<b>Affordable Proportion %</b>	30%	6 Affordable Units	5 bed house	3
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1310	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
1	Apt	65 sqm	2000 £ per sqm	£91,000
4	2 Bed	70 sqm	2000 £ per sqm	£490,000
5	3 Bed	88 sqm	2000 £ per sqm	£862,400
3	4 Bed	105 sqm	2000 £ per sqm	£588,000
2	5 Bed	140 sqm	2000 £ per sqm	£588,000
<b>Intermediate Houses</b> 70% Open Market Value				
1	Apt	65 sqm	1400 £ per sqm	£65,520
1	2 Bed	70 sqm	1400 £ per sqm	£117,600
0	3 Bed	88 sqm	1400 £ per sqm	£59,136
<b>Social Rent Houses</b> 40% Open Market Value				
1	Apt	65 sqm	800 £ per sqm	£56,160
2	2 Bed	70 sqm	800 £ per sqm	£100,800
1	3 Bed	88 sqm	800 £ per sqm	£50,688
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£3,069,304</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	1 Plots	5550 £ per plot	£3,885
	2 Bed	4 Plots	13320 £ per plot	£46,620
	3 Bed	5 Plots	16650 £ per plot	£81,585
	4 Bed	3 Plots	26640 £ per plot	£74,592
	5 Bed	2 Plots	33300 £ per plot	£69,930
				Total Land £276,612
<b>Stamp Duty Land Tax</b>				3.0%
				£8,298
<b>Construction</b>				
3	Apt	65 sqm	1040 £ per sqm	£194,350
7	2 Bed	70 sqm	850 £ per sqm	£386,750
6	3 Bed	88 sqm	850 £ per sqm	£456,280
3	4 Bed	105 sqm	850 £ per sqm	£249,900
2	5 Bed	140 sqm	850 £ per sqm	£249,900
20		1767 Total sqm		
<b>Abnormal Costs</b>				75100
<b>Professional Fees @</b>				
Legal Fees				8.0% Construction Cost
Statutory Fees				0.5% GDV
Sales/Marketing Costs				1.1% Construction Cost
Contingencies				2.0% Market Units Value
Planning Obligations				5.0% Construction Cost
CIL				7753 £ per Market Unit
Interest @				45 £ per sqm Market Housing
Arrangement Fee				6.0% 12 Month Construction
Development Profit				1.0% Cost
				20.0% of GDV
<b>Total Cost</b>				<b>£2,982,562</b>

### VIABILITY MARGIN

**£86,742**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/2 Newark Collingham		Apartments	3
<b>SITE LOCATION</b>	Seven Hills & Quibells Lane		2 bed houses	14
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	20
<b>DEVELOPMENT DETAILS</b>	57 Total Units		4 bed houses	11
<b>Affordable Proportion %</b>	30%	17 Affordable Units	5 bed house	9
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	3733	Sqm Market Housing	1,233	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
2	Apt	65 sqm	2640 £ per sqm	£342,342
10	2 Bed	70 sqm	2640 £ per sqm	£1,843,380
14	3 Bed	88 sqm	2640 £ per sqm	£3,244,349
8	4 Bed	105 sqm	2640 £ per sqm	£2,212,056
6	5 Bed	140 sqm	2640 £ per sqm	£2,212,056
<b>Intermediate Houses</b> 70% Open Market Value				
2	Apt	65 sqm	1848 £ per sqm	£246,486
3	2 Bed	70 sqm	1848 £ per sqm	£442,411
1	3 Bed	88 sqm	1848 £ per sqm	£222,470
<b>Social Rent Houses</b> 40% Open Market Value				
3	Apt	65 sqm	1056 £ per sqm	£211,274
5	2 Bed	70 sqm	1056 £ per sqm	£379,210
2	3 Bed	88 sqm	1056 £ per sqm	£190,688
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
57	Total Units			
<b>Development Value</b>				<b>£11,546,722</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	2 Plots	9218 £ per plot	£18,390
	2 Bed	10 Plots	22123 £ per plot	£220,679
	3 Bed	14 Plots	27654 £ per plot	£386,188
	4 Bed	8 Plots	44246 £ per plot	£353,086
	5 Bed	6 Plots	55308 £ per plot	£331,018
			Total Land	£1,309,362
<b>Stamp Duty Land Tax</b>			5.0%	£65,468
<b>Construction</b>				
7	Apt	65 sqm	1238 £ per sqm	£659,138
19	2 Bed	70 sqm	1012 £ per sqm	£1,311,663
17	3 Bed	88 sqm	1012 £ per sqm	£1,547,474
8	4 Bed	105 sqm	1012 £ per sqm	£847,536
6	5 Bed	140 sqm	1012 £ per sqm	£847,536
57	5035 Total sqm			
<b>Abnormal Costs</b>			254779	£254,779
<b>Professional Fees @</b>			8.0%	Construction Cost
<b>Legal Fees</b>			0.5%	GDV
<b>Statutory Fees</b>			1.1%	Construction Cost
<b>Sales/Marketing Costs</b>			2.0%	Market Units Value
<b>Contingencies</b>			5.0%	Construction Cost
<b>Planning Obligations</b>			7753	£ per Market Unit
<b>CIL</b>			54	£ per sqm Market Housing
<b>Interest @</b>			6.0%	12 Month Construction
<b>Arrangement Fee</b>			1.0%	Cost
<b>Development Profit</b>			20.0%	of GDV
<b>Total Cost</b>				<b>£10,800,385</b>

### VIABILITY MARGIN

**£746,336**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/2 Newark Collingham		Apartments	0
<b>SITE LOCATION</b>	Seven Hills & Quibells Lane		2 bed houses	2
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	3
<b>DEVELOPMENT DETAILS</b>	9 Total Units		4 bed houses	2
<b>Affordable Proportion %</b>	30%	3 Affordable Units	5 bed house	1
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	589	Sqm Market Housing	195	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
0	Apt	65 sqm	3200 £ per sqm	£65,520
2	2 Bed	70 sqm	3200 £ per sqm	£352,800
2	3 Bed	88 sqm	3200 £ per sqm	£620,928
1	4 Bed	105 sqm	3200 £ per sqm	£423,360
1	5 Bed	140 sqm	3200 £ per sqm	£423,360
<b>Intermediate Houses</b> 70% Open Market Value				
0	Apt	65 sqm	2240 £ per sqm	£47,174
1	2 Bed	70 sqm	2240 £ per sqm	£84,672
0	3 Bed	88 sqm	2240 £ per sqm	£42,578
<b>Social Rent Houses</b> 40% Open Market Value				
0	Apt	65 sqm	1280 £ per sqm	£40,435
1	2 Bed	70 sqm	1280 £ per sqm	£72,576
0	3 Bed	88 sqm	1280 £ per sqm	£36,495
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
9	Total Units			
<b>Development Value</b>				<b>£2,209,899</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	0 Plots	11173 £ per plot	£3,520
	2 Bed	2 Plots	26816 £ per plot	£42,235
	3 Bed	2 Plots	33520 £ per plot	£73,912
	4 Bed	1 Plots	53632 £ per plot	£67,576
	5 Bed	1 Plots	67040 £ per plot	£63,353
				Total Land £250,596
<b>Stamp Duty Land Tax</b>				3.0%
<b>Construction</b>				
1	Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net
3	2 Bed	70 sqm	1139 £ per sqm	
3	3 Bed	88 sqm	1139 £ per sqm	
1	4 Bed	105 sqm	1139 £ per sqm	
1	5 Bed	140 sqm	1139 £ per sqm	
9	Total sqm	795		
<b>Abnormal Costs</b>				
Professional Fees @			45024 8.0% Construction Cost	£45,024
Legal Fees			0.5% GDV	£11,049
Statutory Fees			1.1% Construction Cost	£11,507
Sales/Marketing Costs			2.0% Market Units Value	£37,719
Contingencies			5.0% Construction Cost	£48,597
Planning Obligations			7753 £ per Market Unit	inc
CIL			60 £ per sqm Market Housing	£35,539
Interest @			6.0% 12 Month Construction	£65,188
Arrangement Fee			1.0% Cost	£13,645
Development Profit			20.0% of GDV	£441,980
<b>Total Cost</b>				<b>£1,969,435</b>

### VIABILITY MARGIN

**£240,464**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/3	Newark Collingham	Apartments	1
<b>SITE LOCATION</b>	Lincoln Road		2 bed houses	3
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>	12 Total Units		4 bed houses	2
<b>Affordable Proportion %</b>	30%	4 Affordable Units	5 bed house	2
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	786	Sqm Market Housing	260	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
0	Apt	65 sqm	2000 £ per sqm	£54,600
2	2 Bed	70 sqm	2000 £ per sqm	£294,000
3	3 Bed	88 sqm	2000 £ per sqm	£517,440
2	4 Bed	105 sqm	2000 £ per sqm	£352,800
1	5 Bed	140 sqm	2000 £ per sqm	£352,800
<b>Intermediate Houses</b> 70% Open Market Value				
0	Apt	65 sqm	1400 £ per sqm	£39,312
1	2 Bed	70 sqm	1400 £ per sqm	£70,560
0	3 Bed	88 sqm	1400 £ per sqm	£35,482
<b>Social Rent Houses</b> 40% Open Market Value				
1	Apt	65 sqm	800 £ per sqm	£33,696
1	2 Bed	70 sqm	800 £ per sqm	£60,480
0	3 Bed	88 sqm	800 £ per sqm	£30,413
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
12	Total Units			
<b>Development Value</b>				<b>£1,841,582</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	0 Plots	5550 £ per plot	£2,331
	2 Bed	2 Plots	13320 £ per plot	£27,972
	3 Bed	3 Plots	16650 £ per plot	£48,951
	4 Bed	2 Plots	26640 £ per plot	£44,755
	5 Bed	1 Plots	33300 £ per plot	£41,958
				<b>Total Land £165,967</b>
<b>Stamp Duty Land Tax</b>				1.0%
<b>Construction</b>				
2	Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net
4	2 Bed	70 sqm	850 £ per sqm	
4	3 Bed	88 sqm	850 £ per sqm	
2	4 Bed	105 sqm	850 £ per sqm	
1	5 Bed	140 sqm	850 £ per sqm	
12		1060 Total sqm		
<b>Abnormal Costs</b>				33200
<b>Professional Fees @</b>				8.0% Construction Cost
<b>Legal Fees</b>				0.5% GDV
<b>Statutory Fees</b>				1.1% Construction Cost
<b>Sales/Marketing Costs</b>				2.0% Market Units Value
<b>Contingencies</b>				5.0% Construction Cost
<b>Planning Obligations</b>				7753 £ per Market Unit
<b>CIL</b>				45 £ per sqm Market Housing
<b>Interest @</b>				6.0% 12 Month Construction
<b>Arrangement Fee</b>				1.0% Cost
<b>Development Profit</b>				20.0% of GDV
<b>Total Cost</b>				<b>£1,772,766</b>

### VIABILITY MARGIN

**£68,816**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/3 Newark Collingham		Apartments	1
<b>SITE LOCATION</b>	Lincoln Road		2 bed houses	3
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>	12 Total Units		4 bed houses	2
<b>Affordable Proportion %</b>	30%	4 Affordable Units	5 bed house	2
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	786	Sqm Market Housing	260	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
0	Apt	65 sqm	2640 £ per sqm	£72,072
2	2 Bed	70 sqm	2640 £ per sqm	£388,080
3	3 Bed	88 sqm	2640 £ per sqm	£683,021
2	4 Bed	105 sqm	2640 £ per sqm	£465,696
1	5 Bed	140 sqm	2640 £ per sqm	£465,696
<b>Intermediate Houses 70% Open Market Value</b>				
0	Apt	65 sqm	1848 £ per sqm	£51,892
1	2 Bed	70 sqm	1848 £ per sqm	£93,139
0	3 Bed	88 sqm	1848 £ per sqm	£46,836
<b>Social Rent Houses 40% Open Market Value</b>				
1	Apt	65 sqm	1056 £ per sqm	£44,479
1	2 Bed	70 sqm	1056 £ per sqm	£79,834
0	3 Bed	88 sqm	1056 £ per sqm	£40,145
<b>Affordable Rent Houses 0% Open Market Value</b>				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
12	Total Units			
<b>Development Value</b>				<b>£2,430,889</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	0 Plots	7326 £ per plot	£3,077
	2 Bed	2 Plots	17582 £ per plot	£36,923
	3 Bed	3 Plots	21978 £ per plot	£64,615
	4 Bed	2 Plots	35165 £ per plot	£59,077
	5 Bed	1 Plots	43956 £ per plot	£55,385
			Total Land	£219,077
<b>Stamp Duty Land Tax</b>			1.0%	£2,191
<b>Construction</b>				
2	Apt	65 sqm	1238 £ per sqm	£138,766
4	2 Bed	70 sqm	1012 £ per sqm	£276,140
4	3 Bed	88 sqm	1012 £ per sqm	£325,784
2	4 Bed	105 sqm	1012 £ per sqm	£178,429
1	5 Bed	140 sqm	1012 £ per sqm	£178,429
12		1060 Total sqm		
<b>Abnormal Costs</b>			39508	£39,508
<b>Professional Fees @</b>			8.0%	Construction Cost
<b>Legal Fees</b>			0.5%	GDV
<b>Statutory Fees</b>			1.1%	Construction Cost
<b>Sales/Marketing Costs</b>			2.0%	Market Units Value
<b>Contingencies</b>			5.0%	Construction Cost
<b>Planning Obligations</b>			7753	£ per Market Unit
<b>CIL</b>			54	£ per sqm Market Housing
<b>Interest @</b>			6.0%	12 Month Construction
<b>Arrangement Fee</b>			1.0%	Cost
<b>Development Profit</b>			20.0%	of GDV
<b>Total Cost</b>				<b>£2,186,037</b>

### VIABILITY MARGIN

**£244,852**



## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/6	Newark Collingham	Apartments	0
<b>SITE LOCATION</b>	Edward Avenue		2 bed houses	1
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	1
<b>DEVELOPMENT DETAILS</b>	2	Total Units	4 bed houses	0
<b>Affordable Proportion %</b>	30%	1	Affordable Units	5 bed house
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent
<b>Development Floorspace</b>	131	Sqm Market Housing	43	Sqm Affordable Housing
<b>%Affordable Rent</b>	0%			

### DEVELOPMENT VALUE

<b>Market Houses</b>					
0	Apt	65	sqm	3200 £ per sqm	£14,560
0	2 Bed	70	sqm	3200 £ per sqm	£78,400
0	3 Bed	88	sqm	3200 £ per sqm	£137,984
0	4 Bed	105	sqm	3200 £ per sqm	£94,080
0	5 Bed	140	sqm	3200 £ per sqm	£94,080
<b>Intermediate Houses</b> 70% Open Market Value					
0	Apt	65	sqm	2240 £ per sqm	£10,483
0	2 Bed	70	sqm	2240 £ per sqm	£18,816
0	3 Bed	88	sqm	2240 £ per sqm	£9,462
<b>Social Rent Houses</b> 40% Open Market Value					
0	Apt	65	sqm	1280 £ per sqm	£8,986
0	2 Bed	70	sqm	1280 £ per sqm	£16,128
0	3 Bed	88	sqm	1280 £ per sqm	£8,110
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65	sqm	0 £ per sqm	£0
0	2 Bed	70	sqm	0 £ per sqm	£0
0	3 Bed	88	sqm	0 £ per sqm	£0
2	Total Units				
<b>Development Value</b>					<b>£491,089</b>

### DEVELOPMENT COSTS

<b>Land</b>										
0	Apt	0	Plots	11173 £ per plot	£782					
0	2 Bed	0	Plots	26816 £ per plot	£9,386					
0	3 Bed	0	Plots	33520 £ per plot	£16,425					
0	4 Bed	0	Plots	53632 £ per plot	£15,017					
0	5 Bed	0	Plots	67040 £ per plot	£14,078					
				Total Land	£55,688					
<b>Stamp Duty Land Tax</b>					0.0%					
<b>Construction</b>										
0	Apt	65	sqm	1394 £ per sqm	1.15 Gross/Net	£26,043				
1	2 Bed	70	sqm	1139 £ per sqm		£51,825				
1	3 Bed	88	sqm	1139 £ per sqm		£61,142				
0	4 Bed	105	sqm	1139 £ per sqm		£33,487				
0	5 Bed	140	sqm	1139 £ per sqm		£33,487				
2	177		Total sqm							
<b>Abnormal Costs</b>					6968	£6,968				
<b>Professional Fees @</b>					8.0%	Construction Cost	£16,479			
<b>Legal Fees</b>					0.5%	GDV	£2,455			
<b>Statutory Fees</b>					1.1%	Construction Cost	£2,524			
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£8,382			
<b>Contingencies</b>					5.0%	Construction Cost	£10,648			
<b>Planning Obligations</b>					7753	£ per Market Unit	inc			
<b>CIL</b>					60	£ per sqm Market Housing	£7,897			
<b>Interest @</b>					6.0%	12	Month Construction	6	Mth Sales Void	£14,266
<b>Arrangement Fee</b>					1.0%	Cost		£2,985		
<b>Development Profit</b>					20.0%	of GDV		£98,218		
<b>Total Cost</b>								<b>£432,491</b>		

### VIABILITY MARGIN

**£58,597**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/5 Newark Collingham		Apartments	6		
<b>SITE LOCATION</b>	Land North of Beacon Hill Rd, West of A1 adj. to 'C		2 bed houses	30		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	42		
<b>DEVELOPMENT DETAILS</b>	120	Total Units	4 bed houses	24		
<b>Affordable Proportion %</b>	30%	36	Affordable Units	5 bed house	18	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	7858	Sqm Market Housing	2,596	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
4	Apt	65	sqm	2000	£ per sqm	£546,000
21	2 Bed	70	sqm	2000	£ per sqm	£2,940,000
29	3 Bed	88	sqm	2000	£ per sqm	£5,174,400
17	4 Bed	105	sqm	2000	£ per sqm	£3,528,000
13	5 Bed	140	sqm	2000	£ per sqm	£3,528,000
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value						
4	Apt	65	sqm	1400	£ per sqm	£393,120
7	2 Bed	70	sqm	1400	£ per sqm	£705,600
3	3 Bed	88	sqm	1400	£ per sqm	£354,816
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value						
6	Apt	65	sqm	800	£ per sqm	£336,960
11	2 Bed	70	sqm	800	£ per sqm	£604,800
4	3 Bed	88	sqm	800	£ per sqm	£304,128
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
120	Total Units					
<b>Development Value</b>						<b>£18,415,824</b>

### DEVELOPMENT COSTS

<b>Land</b>							
4	Plots	5550	£ per plot			£23,310	
21	Plots	13320	£ per plot			£279,720	
29	Plots	16650	£ per plot			£489,510	
17	Plots	26640	£ per plot			£447,552	
13	Plots	33300	£ per plot			£419,580	
				Total Land	£1,659,672		
<b>Stamp Duty Land Tax</b>						£82,984	
<b>Construction</b>							
15	Apt	65	sqm	1040	£ per sqm	£1,166,100	
39	2 Bed	70	sqm	850	£ per sqm	£2,320,500	
37	3 Bed	88	sqm	850	£ per sqm	£2,737,680	
17	4 Bed	105	sqm	850	£ per sqm	£1,499,400	
13	5 Bed	140	sqm	850	£ per sqm	£1,199,400	
120	Total sqm	10600					
<b>Abnormal Costs</b>							
				301800		£301,800	
<b>Professional Fees @</b>				8.0%	Construction Cost	£737,846	
<b>Legal Fees</b>				0.5%	GDV	£92,079	
<b>Statutory Fees</b>				1.1%	Construction Cost	£112,890	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£314,328	
<b>Contingencies</b>				5.0%	Construction Cost	£476,244	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				45	£ per sqm Market Housing	£353,619	
<b>Interest @</b>				6.0%	12	Month Construction	£600,954
<b>Arrangement Fee</b>				1.0%	Cost	£125,247	
<b>Development Profit</b>				20.0%	of GDV	£3,683,165	
<b>Total Cost</b>						<b>£17,763,908</b>	

### VIABILITY MARGIN

**£651,916**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/4 Newark Collingham		Apartments	4
<b>SITE LOCATION</b>	Yorke Drive		2 bed houses	18
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	25
<b>DEVELOPMENT DETAILS</b>	70 Total Units		4 bed houses	14
<b>Affordable Proportion %</b>	30%	21 Affordable Units	5 bed house	11
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	4584	Sqm Market Housing	1,514	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
2	Apt	65 sqm	2640 £ per sqm	£420,420
12	2 Bed	70 sqm	2640 £ per sqm	£2,263,800
17	3 Bed	88 sqm	2640 £ per sqm	£3,984,288
10	4 Bed	105 sqm	2640 £ per sqm	£2,716,560
7	5 Bed	140 sqm	2640 £ per sqm	£2,716,560
<b>Intermediate Houses</b> 70% Open Market Value				
3	Apt	65 sqm	1848 £ per sqm	£302,702
4	2 Bed	70 sqm	1848 £ per sqm	£543,312
2	3 Bed	88 sqm	1848 £ per sqm	£273,208
<b>Social Rent Houses</b> 40% Open Market Value				
4	Apt	65 sqm	1056 £ per sqm	£259,459
6	2 Bed	70 sqm	1056 £ per sqm	£465,696
3	3 Bed	88 sqm	1056 £ per sqm	£234,179
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
70	Total Units			
<b>Development Value</b>				<b>£14,180,184</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	2 Plots	9218 £ per plot	£22,584
	2 Bed	12 Plots	22123 £ per plot	£271,009
	3 Bed	17 Plots	27654 £ per plot	£474,266
	4 Bed	10 Plots	44246 £ per plot	£433,615
	5 Bed	7 Plots	55308 £ per plot	£406,514
			Total Land	£1,607,988
<b>Stamp Duty Land Tax</b> 5.0%				
<b>Construction</b>				
9	Apt	65 sqm	1238 £ per sqm	£809,468
23	2 Bed	70 sqm	1012 £ per sqm	£1,610,814
21	3 Bed	88 sqm	1012 £ per sqm	£1,900,406
10	4 Bed	105 sqm	1012 £ per sqm	£1,040,834
7	5 Bed	140 sqm	1012 £ per sqm	£1,040,834
70		6183 Total sqm		
<b>Abnormal Costs</b> 166600				
Professional Fees @ 8.0% Construction Cost £512,188				
Legal Fees 0.5% GDV £70,901				
Statutory Fees 1.1% Construction Cost £77,893				
Sales/Marketing Costs 2.0% Market Units Value £242,033				
Contingencies 5.0% Construction Cost £328,448				
Planning Obligations 7753 £ per Market Unit inc				
CIL 54 £ per sqm Market Housing £245,471				
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £438,042				
Arrangement Fee 1.0% Cost £91,604				
Development Profit 20.0% of GDV £2,836,037				
<b>Total Cost</b>				<b>£13,099,958</b>

### VIABILITY MARGIN

**£1,080,227**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/8 Newark Collingham		Apartments	4
<b>SITE LOCATION</b>	Land at Bowbridge Road		2 bed houses	22
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	30
<b>DEVELOPMENT DETAILS</b>	86 Total Units		4 bed houses	17
<b>Affordable Proportion %</b>	30%	26 Affordable Units	5 bed house	13
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	5632	Sqm Market Housing	1,860	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
3	Apt	65 sqm	3200 £ per sqm	£626,080
15	2 Bed	70 sqm	3200 £ per sqm	£3,371,200
21	3 Bed	88 sqm	3200 £ per sqm	£5,933,312
12	4 Bed	105 sqm	3200 £ per sqm	£4,045,440
9	5 Bed	140 sqm	3200 £ per sqm	£4,045,440
<b>Intermediate Houses 70% Open Market Value</b>				
3	Apt	65 sqm	2240 £ per sqm	£450,778
5	2 Bed	70 sqm	2240 £ per sqm	£809,088
2	3 Bed	88 sqm	2240 £ per sqm	£406,856
<b>Social Rent Houses 40% Open Market Value</b>				
5	Apt	65 sqm	1280 £ per sqm	£386,381
8	2 Bed	70 sqm	1280 £ per sqm	£693,504
3	3 Bed	88 sqm	1280 £ per sqm	£348,733
<b>Affordable Rent Houses 0% Open Market Value</b>				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
86	Total Units			
<b>Development Value</b>				<b>£21,116,812</b>

### DEVELOPMENT COSTS

<b>Land</b>				
3	Apt	3 Plots	11173 £ per plot	£33,632
15	2 Bed	15 Plots	26816 £ per plot	£403,581
21	3 Bed	21 Plots	33520 £ per plot	£706,266
12	4 Bed	12 Plots	53632 £ per plot	£645,729
9	5 Bed	9 Plots	67040 £ per plot	£605,371
<b>Stamp Duty Land Tax 7.0%</b>				£167,621
<b>Construction</b>				
11	Apt	65 sqm	1394 £ per sqm	£1,119,845
28	2 Bed	70 sqm	1139 £ per sqm	£2,228,454
26	3 Bed	88 sqm	1139 £ per sqm	£2,629,085
12	4 Bed	105 sqm	1139 £ per sqm	£1,439,924
9	5 Bed	140 sqm	1139 £ per sqm	£1,439,924
86	Total Units	7597 Total sqm		
<b>Abnormal Costs</b>				
Professional Fees @			297212	£297,212
Legal Fees			8.0% Construction Cost	£708,578
Statutory Fees			0.5% GDV	£105,584
Sales/Marketing Costs			1.1% Construction Cost	£108,493
Contingencies			2.0% Market Units Value	£360,429
Planning Obligations			5.0% Construction Cost	£457,722
CIL			7753 £ per Market Unit	inc
Interest @			60 £ per sqm Market Housing	£339,592
Arrangement Fee			6 Month Construction	£620,867
Development Profit			6 Mth Sales Void	£129,997
			1.0% Cost	£4,223,362
			20.0% of GDV	
<b>Total Cost</b>				<b>£18,771,269</b>

### VIABILITY MARGIN

**£2,345,542**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/10	Newark Collingham	Apartments	2
<b>SITE LOCATION</b>	Part of Publication Allocation Lowfield Lane		2 bed houses	8
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	11
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	6
<b>Affordable Proportion %</b>	30%	9 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1965	Sqm Market Housing	649	Sqm Affordable Housing

### DEVELOPMENT VALUE

Market Houses					
1	Apt	65 sqm	2000	£ per sqm	£136,500
5	2 Bed	70 sqm	2000	£ per sqm	£735,000
7	3 Bed	88 sqm	2000	£ per sqm	£1,293,600
4	4 Bed	105 sqm	2000	£ per sqm	£882,000
3	5 Bed	140 sqm	2000	£ per sqm	£882,000
Intermediate Houses					
		70%	Open Market Value		
1	Apt	65 sqm	1400	£ per sqm	£98,280
2	2 Bed	70 sqm	1400	£ per sqm	£176,400
1	3 Bed	88 sqm	1400	£ per sqm	£88,704
Social Rent Houses					
		40%	Open Market Value		
2	Apt	65 sqm	800	£ per sqm	£84,240
3	2 Bed	70 sqm	800	£ per sqm	£151,200
1	3 Bed	88 sqm	800	£ per sqm	£76,032
Affordable Rent Houses					
		0%	Open Market Value		
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
30	Total Units				
<b>Development Value</b>					<b>£4,603,956</b>

### DEVELOPMENT COSTS

Land						
1	Apt	1 Plots	6983	£ per plot	£7,333	
5	2 Bed	5 Plots	16760	£ per plot	£87,990	
7	3 Bed	7 Plots	20950	£ per plot	£153,983	
4	4 Bed	4 Plots	33520	£ per plot	£140,784	
3	5 Bed	3 Plots	41900	£ per plot	£131,985	
				Total Land	£522,074	
<b>Stamp Duty Land Tax</b>				4.0%	£20,883	
Construction						
4	Apt	65 sqm	1040	£ per sqm	£291,525	
10	2 Bed	70 sqm	850	£ per sqm	£580,125	
9	3 Bed	88 sqm	850	£ per sqm	£684,420	
4	4 Bed	105 sqm	850	£ per sqm	£374,850	
3	5 Bed	140 sqm	850	£ per sqm	£374,850	
30	2650 Total sqm					
<b>Abnormal Costs</b>			110000		£110,000	
<b>Professional Fees @</b>			8.0%	Construction Cost	£184,462	
<b>Legal Fees</b>			0.5%	GDV	£23,020	
<b>Statutory Fees</b>			1.1%	Construction Cost	£28,603	
<b>Sales/Marketing Costs</b>			2.0%	Market Units Value	£78,582	
<b>Contingencies</b>			5.0%	Construction Cost	£120,789	
<b>Planning Obligations</b>			7753	£ per Market Unit	inc	
<b>CIL</b>			45	£ per sqm Market Housing	£88,405	
<b>Interest @</b>		6.0%	12	Month Construction	£156,716	
<b>Arrangement Fee</b>		1.0%	Cost	6	Mth Sales Void	£32,734
<b>Development Profit</b>		20.0%	of GDV		£920,791	
<b>Total Cost</b>					<b>£4,592,828</b>	

### VIABILITY MARGIN

**£11,128**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/5 Newark Collingham		Apartments	4
<b>SITE LOCATION</b>	Land North of Beacon Hill Rd, West of A1 adj. to 'C		2 bed houses	20
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	28
<b>DEVELOPMENT DETAILS</b>	80 Total Units		4 bed houses	16
<b>Affordable Proportion %</b>	30%	24 Affordable Units	5 bed house	12
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	5239	Sqm Market Housing	1,730	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
3	Apt	65 sqm	2640 £ per sqm	£480,480
14	2 Bed	70 sqm	2640 £ per sqm	£2,587,200
20	3 Bed	88 sqm	2640 £ per sqm	£4,553,472
11	4 Bed	105 sqm	2640 £ per sqm	£3,104,640
8	5 Bed	140 sqm	2640 £ per sqm	£3,104,640
<b>Intermediate Houses</b> 70% Open Market Value				
3	Apt	65 sqm	1848 £ per sqm	£345,946
5	2 Bed	70 sqm	1848 £ per sqm	£620,928
2	3 Bed	88 sqm	1848 £ per sqm	£312,238
<b>Social Rent Houses</b> 40% Open Market Value				
4	Apt	65 sqm	1056 £ per sqm	£296,525
7	2 Bed	70 sqm	1056 £ per sqm	£532,224
3	3 Bed	88 sqm	1056 £ per sqm	£267,633
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
80	Total Units			
<b>Development Value</b>				<b>£16,205,925</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	3 Plots	7326 £ per plot	£20,513
	2 Bed	14 Plots	17582 £ per plot	£246,154
	3 Bed	20 Plots	21978 £ per plot	£430,769
	4 Bed	11 Plots	35165 £ per plot	£393,846
	5 Bed	8 Plots	43956 £ per plot	£369,230
			Total Land	£1,460,511
<b>Stamp Duty Land Tax</b>				£73,026
<b>Construction</b>				
10	Apt	65 sqm	1238 £ per sqm	£925,106
26	2 Bed	70 sqm	1012 £ per sqm	£1,840,930
24	3 Bed	88 sqm	1012 £ per sqm	£2,171,893
11	4 Bed	105 sqm	1012 £ per sqm	£1,189,524
8	5 Bed	140 sqm	1012 £ per sqm	£1,189,524
80		7067 Total sqm		
<b>Abnormal Costs</b>				£239,428
Professional Fees @ 8.0% Construction Cost				£585,358
Legal Fees 0.5% GDV				£81,030
Statutory Fees 1.1% Construction Cost				£89,559
Sales/Marketing Costs 2.0% Market Units Value				£276,609
Contingencies 5.0% Construction Cost				£377,820
Planning Obligations 7753 £ per Market Unit				inc
CIL 54 £ per sqm Market Housing				£280,538
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void				£485,138
Arrangement Fee 1.0% Cost				£101,225
Development Profit 20.0% of GDV				£3,241,185
<b>Total Cost</b>				<b>£14,608,404</b>

### VIABILITY MARGIN

**£1,597,521**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/9 Newark Collingham		Apartments	8
<b>SITE LOCATION</b>	Bowbridge Road		2 bed houses	38
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	53
<b>DEVELOPMENT DETAILS</b>	150 Total Units		4 bed houses	30
<b>Affordable Proportion %</b>	30%	45 Affordable Units	5 bed house	23
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	9823	Sqm Market Housing	3,245	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
5	Apt	65 sqm	3200 £ per sqm	£1,092,000
26	2 Bed	70 sqm	3200 £ per sqm	£5,880,000
37	3 Bed	88 sqm	3200 £ per sqm	£10,348,800
21	4 Bed	105 sqm	3200 £ per sqm	£7,056,000
16	5 Bed	140 sqm	3200 £ per sqm	£7,056,000
<b>Intermediate Houses</b> 70% Open Market Value				
5	Apt	65 sqm	2240 £ per sqm	£786,240
9	2 Bed	70 sqm	2240 £ per sqm	£1,411,200
4	3 Bed	88 sqm	2240 £ per sqm	£709,632
<b>Social Rent Houses</b> 40% Open Market Value				
8	Apt	65 sqm	1280 £ per sqm	£673,920
14	2 Bed	70 sqm	1280 £ per sqm	£1,209,600
5	3 Bed	88 sqm	1280 £ per sqm	£608,256
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
150	Total Units			
<b>Development Value</b>				<b>£36,831,648</b>

### DEVELOPMENT COSTS

<b>Land</b>				
5	Plots	11173	£ per plot	£58,660
26	Plots	26816	£ per plot	£703,920
37	Plots	33520	£ per plot	£1,231,860
21	Plots	53632	£ per plot	£1,126,272
16	Plots	67040	£ per plot	£1,055,880
				Total Land £4,176,592
<b>Stamp Duty Land Tax</b> 7.0%				
<b>Construction</b>				
19	Apt	65 sqm	1394 £ per sqm	£1,953,218
49	2 Bed	70 sqm	1139 £ per sqm	£3,886,838
46	3 Bed	88 sqm	1139 £ per sqm	£4,585,614
21	4 Bed	105 sqm	1139 £ per sqm	£2,511,495
16	5 Bed	140 sqm	1139 £ per sqm	£2,511,495
150	Total sqm	13250		
<b>Abnormal Costs</b> 610550				
<b>Professional Fees @</b> 8.0% Construction Cost £1,235,893				
<b>Legal Fees</b> 0.5% GDV £184,158				
<b>Statutory Fees</b> 1.1% Construction Cost £190,246				
<b>Sales/Marketing Costs</b> 2.0% Market Units Value £628,656				
<b>Contingencies</b> 5.0% Construction Cost £802,960				
<b>Planning Obligations</b> 7753 £ per Market Unit inc				
<b>CIL</b> 60 £ per sqm Market Housing £592,312				
<b>Interest @</b> 6.0% 12 Month Construction 6 Mth Sales Void £1,087,307				
<b>Arrangement Fee</b> 1.0% Cost £227,671				
<b>Development Profit</b> 20.0% of GDV £7,366,330				
<b>Total Cost</b>				<b>£32,843,696</b>

### VIABILITY MARGIN

**£3,987,952**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/6	Newark Collingham	Apartments	0
<b>SITE LOCATION</b>	Edward Avenue		2 bed houses	2
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	3
<b>DEVELOPMENT DETAILS</b>	8	Total Units	4 bed houses	2
<b>Affordable Proportion %</b>	30%	2	Affordable Units	5 bed house
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent
<b>Development Floorspace</b>	524	Sqm Market Housing	173	Sqm Affordable Housing
<b>%Affordable Rent</b>	0%			

### DEVELOPMENT VALUE

Market Houses						
0	Apt	65	sqm	2000	£ per sqm	£36,400
1	2 Bed	70	sqm	2000	£ per sqm	£196,000
2	3 Bed	88	sqm	2000	£ per sqm	£344,960
1	4 Bed	105	sqm	2000	£ per sqm	£235,200
1	5 Bed	140	sqm	2000	£ per sqm	£235,200
Intermediate Houses						
		70%	Open Market Value			
0	Apt	65	sqm	1400	£ per sqm	£26,208
0	2 Bed	70	sqm	1400	£ per sqm	£47,040
0	3 Bed	88	sqm	1400	£ per sqm	£23,654
Social Rent Houses						
		40%	Open Market Value			
0	Apt	65	sqm	800	£ per sqm	£22,464
1	2 Bed	70	sqm	800	£ per sqm	£40,320
0	3 Bed	88	sqm	800	£ per sqm	£20,275
Affordable Rent Houses						
		0%	Open Market Value			
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
8	Total Units					
<b>Development Value</b>						<b>£1,227,722</b>

### DEVELOPMENT COSTS

Land						
Apt	0	Plots	6983	£ per plot	£1,955	
2 Bed	1	Plots	16760	£ per plot	£23,464	
3 Bed	2	Plots	20950	£ per plot	£41,062	
4 Bed	1	Plots	33520	£ per plot	£37,542	
5 Bed	1	Plots	41900	£ per plot	£35,196	
					Total Land £139,220	
<b>Stamp Duty Land Tax</b>			1.0%		£1,392	
Construction						
1	Apt	65	sqm	1040	£ per sqm	£77,740
3	2 Bed	70	sqm	850	£ per sqm	£154,700
2	3 Bed	88	sqm	850	£ per sqm	£182,512
1	4 Bed	105	sqm	850	£ per sqm	£99,960
1	5 Bed	140	sqm	850	£ per sqm	£99,960
8	707		Total sqm			
Abnormal Costs						
Professional Fees @			21200		£21,200	
Legal Fees			8.0%	Construction Cost	£49,190	
Statutory Fees			0.5%	GDV	£6,139	
Sales/Marketing Costs			1.1%	Construction Cost	£7,538	
Contingencies			2.0%	Market Units Value	£20,955	
Planning Obligations			5.0%	Construction Cost	£31,804	
CIL			7753	£ per Market Unit	inc	
Interest @			45	£ per sqm Market Housing	£23,575	
Arrangement Fee			6.0%	12	Month Construction	
Development Profit			1.0%	Cost	6	
			20.0%	of GDV	£8,605	
<b>Total Cost</b>						<b>£1,211,248</b>

### VIABILITY MARGIN

**£16,474**



## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/MU/3 Newark Collingham		Apartments	8
<b>SITE LOCATION</b>	NSK Europe Ltd, Northern Road		2 bed houses	38
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	53
<b>DEVELOPMENT DETAILS</b>	150 Total Units		4 bed houses	30
<b>Affordable Proportion %</b>	30%	45 Affordable Units	5 bed house	23
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	9823	Sqm Market Housing	3,245	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
5	Apt	65 sqm	2640 £ per sqm	£900,900
26	2 Bed	70 sqm	2640 £ per sqm	£4,851,000
37	3 Bed	88 sqm	2640 £ per sqm	£8,537,760
21	4 Bed	105 sqm	2640 £ per sqm	£5,821,200
16	5 Bed	140 sqm	2640 £ per sqm	£5,821,200
<b>Intermediate Houses</b> 70% Open Market Value				
5	Apt	65 sqm	1848 £ per sqm	£648,648
9	2 Bed	70 sqm	1848 £ per sqm	£1,164,240
4	3 Bed	88 sqm	1848 £ per sqm	£585,446
<b>Social Rent Houses</b> 40% Open Market Value				
8	Apt	65 sqm	1056 £ per sqm	£555,984
14	2 Bed	70 sqm	1056 £ per sqm	£997,920
5	3 Bed	88 sqm	1056 £ per sqm	£501,811
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
150	Total Units			
<b>Development Value</b>				<b>£30,386,110</b>

### DEVELOPMENT COSTS

<b>Land</b>				
5	Apt	5 Plots	9218 £ per plot	£48,395
26	2 Bed	26 Plots	22123 £ per plot	£580,734
37	3 Bed	37 Plots	27654 £ per plot	£1,016,285
21	4 Bed	21 Plots	44246 £ per plot	£929,174
16	5 Bed	16 Plots	55308 £ per plot	£871,101
			Total Land	£3,445,688
<b>Stamp Duty Land Tax</b>				7.0%
				£241,198
<b>Construction</b>				
19	Apt	65 sqm	1238 £ per sqm	£1,734,574
49	2 Bed	70 sqm	1012 £ per sqm	£3,451,744
46	3 Bed	88 sqm	1012 £ per sqm	£4,072,299
21	4 Bed	105 sqm	1012 £ per sqm	£2,230,358
16	5 Bed	140 sqm	1012 £ per sqm	£2,230,358
150		13250 Total sqm		
<b>Abnormal Costs</b>				477309
<b>Professional Fees @</b>				
Legal Fees				8.0% Construction Cost
Statutory Fees				0.5% GDV
Sales/Marketing Costs				1.1% Construction Cost
Contingencies				2.0% Market Units Value
Planning Obligations				5.0% Construction Cost
CIL				7753 £ per Market Unit
Interest @				54 £ per sqm Market Housing
Arrangement Fee				6.0% 12 Month Construction
Development Profit				1.0% Cost
				20.0% of GDV
<b>Total Cost</b>				<b>£28,278,650</b>

### VIABILITY MARGIN

**£2,107,460**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/1 Newark Collingham		Apartments	1
<b>SITE LOCATION</b>	North of Alexander Avenue		2 bed houses	5
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	7
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	4
<b>Affordable Proportion %</b>	30%	6 Affordable Units	5 bed house	3
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1310	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
1	Apt	65 sqm	3200 £ per sqm	£145,600
4	2 Bed	70 sqm	3200 £ per sqm	£784,000
5	3 Bed	88 sqm	3200 £ per sqm	£1,379,840
3	4 Bed	105 sqm	3200 £ per sqm	£940,800
2	5 Bed	140 sqm	3200 £ per sqm	£940,800
<b>Intermediate Houses</b> 70% Open Market Value				
1	Apt	65 sqm	2240 £ per sqm	£104,832
1	2 Bed	70 sqm	2240 £ per sqm	£188,160
0	3 Bed	88 sqm	2240 £ per sqm	£94,618
<b>Social Rent Houses</b> 40% Open Market Value				
1	Apt	65 sqm	1280 £ per sqm	£89,856
2	2 Bed	70 sqm	1280 £ per sqm	£161,280
1	3 Bed	88 sqm	1280 £ per sqm	£81,101
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£4,910,886</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	1 Plots	8880 £ per plot	£6,216
	2 Bed	4 Plots	21312 £ per plot	£74,592
	3 Bed	5 Plots	26640 £ per plot	£130,536
	4 Bed	3 Plots	42624 £ per plot	£119,347
	5 Bed	2 Plots	53280 £ per plot	£111,888
<b>Stamp Duty Land Tax</b>				3.0%
<b>Construction</b>				
3	Apt	65 sqm	1394 £ per sqm	£260,429
7	2 Bed	70 sqm	1139 £ per sqm	£518,245
6	3 Bed	88 sqm	1139 £ per sqm	£611,415
3	4 Bed	105 sqm	1139 £ per sqm	£334,866
2	5 Bed	140 sqm	1139 £ per sqm	£334,866
20		1767 Total sqm		
<b>Abnormal Costs</b>				66732
<b>Professional Fees @</b>				
Legal Fees				8.0% Construction Cost
Statutory Fees				0.5% GDV
Sales/Marketing Costs				1.1% Construction Cost
Contingencies				2.0% Market Units Value
Planning Obligations				5.0% Construction Cost
CIL				7753 £ per Market Unit
Interest @				60 £ per sqm Market Housing
Arrangement Fee				6 Mth Sales Void
Development Profit				12 Month Construction
				1.0% Cost
				20.0% of GDV
<b>Total Cost</b>				<b>£4,215,037</b>

### VIABILITY MARGIN

**£695,850**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/MU/4 Newark Collingham		Apartments	3
<b>SITE LOCATION</b>	Bowbridge Road, Elm Avenue (inc. site 08_0245 )		2 bed houses	13
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	18
<b>DEVELOPMENT DETAILS</b>	50 Total Units		4 bed houses	10
<b>Affordable Proportion %</b>	30%	15 Affordable Units	5 bed house	8
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	3274 Sqm Market Housing		1,082 Sqm Affordable Housing	

### DEVELOPMENT VALUE

<b>Market Houses</b>				
2	Apt	65 sqm	2640 £ per sqm	£300,300
9	2 Bed	70 sqm	2640 £ per sqm	£1,617,000
12	3 Bed	88 sqm	2640 £ per sqm	£2,845,920
7	4 Bed	105 sqm	2640 £ per sqm	£1,940,400
5	5 Bed	140 sqm	2640 £ per sqm	£1,940,400
<b>Intermediate Houses 70% Open Market Value</b>				
2	Apt	65 sqm	1848 £ per sqm	£216,216
3	2 Bed	70 sqm	1848 £ per sqm	£388,080
1	3 Bed	88 sqm	1848 £ per sqm	£195,149
<b>Social Rent Houses 40% Open Market Value</b>				
3	Apt	65 sqm	1056 £ per sqm	£185,328
5	2 Bed	70 sqm	1056 £ per sqm	£332,640
2	3 Bed	88 sqm	1056 £ per sqm	£167,270
<b>Affordable Rent Houses 0% Open Market Value</b>				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
50	Total Units			
<b>Development Value</b>				<b>£10,128,703</b>

### DEVELOPMENT COSTS

<b>Land</b>				
2	Apt	2 Plots	7326 £ per plot	£12,821
9	2 Bed	9 Plots	17582 £ per plot	£153,846
12	3 Bed	12 Plots	21978 £ per plot	£269,231
7	4 Bed	7 Plots	35165 £ per plot	£246,154
5	5 Bed	5 Plots	43956 £ per plot	£230,769
				Total Land £912,820
<b>Stamp Duty Land Tax</b>				4.0%
<b>Construction</b>				
6	Apt	65 sqm	1238 £ per sqm	£578,191
16	2 Bed	70 sqm	1012 £ per sqm	£1,150,581
15	3 Bed	88 sqm	1012 £ per sqm	£1,357,433
7	4 Bed	105 sqm	1012 £ per sqm	£743,453
5	5 Bed	140 sqm	1012 £ per sqm	£743,453
50		4417 Total sqm		
<b>Abnormal Costs</b>				
Professional Fees @			173264	£173,264
Legal Fees			8.0% Construction Cost	£365,849
Statutory Fees			0.5% GDV	£50,644
Sales/Marketing Costs			1.1% Construction Cost	£56,234
Contingencies			2.0% Market Units Value	£172,880
Planning Obligations			5.0% Construction Cost	£237,319
CIL			7753 £ per Market Unit	inc
Interest @			54 £ per sqm Market Housing	£175,336
Arrangement Fee			6.0% 12 Month Construction	£303,929
Development Profit			1.0% Cost	£63,413
			20.0% of GDV	£2,025,741
<b>Total Cost</b>				<b>£9,147,051</b>

### VIABILITY MARGIN

**£981,652**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	NUA/Ho/10	Newark Collingham	Apartments	5		
<b>SITE LOCATION</b>	Lowfield Lane Part of Publication Allocation		2 bed houses	23		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	32		
<b>DEVELOPMENT DETAILS</b>	90	Total Units	4 bed houses	18		
<b>Affordable Proportion %</b>	30%	27	Affordable Units	5 bed house	14	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	5894	Sqm Market Housing	1,947	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
3	Apt	65	sqm	2640	£ per sqm	£540,540
16	2 Bed	70	sqm	2640	£ per sqm	£2,910,600
22	3 Bed	88	sqm	2640	£ per sqm	£5,122,656
13	4 Bed	105	sqm	2640	£ per sqm	£3,492,720
9	5 Bed	140	sqm	2640	£ per sqm	£3,492,720
<b>Intermediate Houses</b> 70% Open Market Value						
3	Apt	65	sqm	1848	£ per sqm	£389,189
5	2 Bed	70	sqm	1848	£ per sqm	£698,544
2	3 Bed	88	sqm	1848	£ per sqm	£351,268
<b>Social Rent Houses</b> 40% Open Market Value						
5	Apt	65	sqm	1056	£ per sqm	£333,590
8	2 Bed	70	sqm	1056	£ per sqm	£598,752
3	3 Bed	88	sqm	1056	£ per sqm	£301,087
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
90	Total Units					
<b>Development Value</b>						<b>£18,231,666</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	3	Plots	7326	£ per plot	£23,077	
	2 Bed	16	Plots	17582	£ per plot	£276,923	
	3 Bed	22	Plots	21978	£ per plot	£484,615	
	4 Bed	13	Plots	35165	£ per plot	£443,076	
	5 Bed	9	Plots	43956	£ per plot	£415,384	
				Total Land	£1,643,075		
<b>Stamp Duty Land Tax</b>				5.0%		£82,154	
<b>Construction</b>							
11	Apt	65	sqm	1238	£ per sqm	£1,040,744	
29	2 Bed	70	sqm	1012	£ per sqm	£2,071,046	
27	3 Bed	88	sqm	1012	£ per sqm	£2,443,379	
13	4 Bed	105	sqm	1012	£ per sqm	£1,338,215	
9	5 Bed	140	sqm	1012	£ per sqm	£1,338,215	
90		7950	Total sqm				
<b>Abnormal Costs</b>				469372		£469,372	
<b>Professional Fees @</b>				8.0%	Construction Cost	£658,528	
<b>Legal Fees</b>				0.5%	GDV	£91,158	
<b>Statutory Fees</b>				1.1%	Construction Cost	£102,954	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£311,185	
<b>Contingencies</b>				5.0%	Construction Cost	£435,049	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				54	£ per sqm Market Housing	£315,605	
<b>Interest @</b>				6.0%	12	Month Construction	£555,331
<b>Arrangement Fee</b>				1.0%	Cost	£115,900	
<b>Development Profit</b>				20.0%	of GDV	£3,646,333	
<b>Total Cost</b>						<b>£16,658,243</b>	

### VIABILITY MARGIN

**£1,573,423**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	ST/MU/1	Newark Rural North	Apartments	1
<b>SITE LOCATION</b>	Land at Hemplands Lane		2 bed houses	5
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	7
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	4
<b>Affordable Proportion %</b>	30%	6 Affordable Units	5 bed house	3
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1310	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

Market Houses					
1	Apt	65 sqm	2100	£ per sqm	£95,550
4	2 Bed	70 sqm	2100	£ per sqm	£514,500
5	3 Bed	88 sqm	2100	£ per sqm	£905,520
3	4 Bed	105 sqm	2100	£ per sqm	£617,400
2	5 Bed	140 sqm	2100	£ per sqm	£617,400
Intermediate Houses					
		70%	Open Market Value		
1	Apt	65 sqm	1470	£ per sqm	£68,796
1	2 Bed	70 sqm	1470	£ per sqm	£123,480
0	3 Bed	88 sqm	1470	£ per sqm	£62,093
Social Rent Houses					
		40%	Open Market Value		
1	Apt	65 sqm	840	£ per sqm	£58,968
2	2 Bed	70 sqm	840	£ per sqm	£105,840
1	3 Bed	88 sqm	840	£ per sqm	£53,222
Affordable Rent Houses					
		0%	Open Market Value		
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
20	Total Units				
<b>Development Value</b>					<b>£3,222,769</b>

### DEVELOPMENT COSTS

Land					
Apt	1 Plots	7050	£ per plot		£4,935
2 Bed	4 Plots	16920	£ per plot		£59,220
3 Bed	5 Plots	21150	£ per plot		£103,635
4 Bed	3 Plots	33840	£ per plot		£94,752
5 Bed	2 Plots	42300	£ per plot		£88,830
<b>Stamp Duty Land Tax</b>					£10,541
					3.0%
Construction					
3	Apt	65 sqm	1040	£ per sqm	£194,350
7	2 Bed	70 sqm	850	£ per sqm	£386,750
6	3 Bed	88 sqm	850	£ per sqm	£456,280
3	4 Bed	105 sqm	850	£ per sqm	£249,900
2	5 Bed	140 sqm	850	£ per sqm	£249,900
20	Total sqm	1767			
<b>Abnormal Costs</b>					£133,840
Professional Fees @					8.0% Construction Cost
Legal Fees					0.5% GDV
Statutory Fees					1.1% Construction Cost
Sales/Marketing Costs					2.0% Market Units Value
Contingencies					5.0% Construction Cost
Planning Obligations					7753 £ per Market Unit
CIL					55 £ per sqm Market Housing
Interest @					6.0% 12 Month Construction 6 Mth Sales Void
Arrangement Fee					1.0% Cost
Development Profit					20.0% of GDV
<b>Total Cost</b>					<b>£3,177,474</b>

### VIABILITY MARGIN

**£45,295**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	ST/MU/1	Newark Rural North	Apartments	1
<b>SITE LOCATION</b>	Land at Hemplands Lane		2 bed houses	4
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	17 Total Units		4 bed houses	3
<b>Affordable Proportion %</b>	30%	5 Affordable Units	5 bed house	3
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1113	Sqm Market Housing	368	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2772	£ per sqm	£107,207
3	2 Bed	70 sqm	2772	£ per sqm	£577,269
4	3 Bed	88 sqm	2772	£ per sqm	£1,015,993
2	4 Bed	105 sqm	2772	£ per sqm	£692,723
2	5 Bed	140 sqm	2772	£ per sqm	£692,723
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1940	£ per sqm	£77,189
1	2 Bed	70 sqm	1940	£ per sqm	£138,545
0	3 Bed	88 sqm	1940	£ per sqm	£69,668
<b>Social Rent Houses</b> 40% Open Market Value					
1	Apt	65 sqm	1109	£ per sqm	£66,162
2	2 Bed	70 sqm	1109	£ per sqm	£118,752
1	3 Bed	88 sqm	1109	£ per sqm	£59,716
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
17	Total Units				
<b>Development Value</b>					<b>£3,615,947</b>

### DEVELOPMENT COSTS

<b>Land</b>					
1	Apt	1 Plots	9306	£ per plot	£5,537
3	2 Bed	3 Plots	22334	£ per plot	£66,445
4	3 Bed	4 Plots	27918	£ per plot	£116,278
2	4 Bed	2 Plots	44669	£ per plot	£106,312
2	5 Bed	2 Plots	55836	£ per plot	£99,667
<b>Stamp Duty Land Tax</b>					3.0%
<b>Construction</b>					
2	Apt	65 sqm	1238	£ per sqm	£196,585
6	2 Bed	70 sqm	1012	£ per sqm	£391,198
5	3 Bed	88 sqm	1012	£ per sqm	£461,527
2	4 Bed	105 sqm	1012	£ per sqm	£252,774
2	5 Bed	140 sqm	1012	£ per sqm	£252,774
17	Total Units	1502 Total sqm			
<b>Abnormal Costs</b>					135688.6
Professional Fees @					8.0% Construction Cost
Legal Fees					0.5% GDV
Statutory Fees					1.1% Construction Cost
Sales/Marketing Costs					2.0% Market Units Value
Contingencies					5.0% Construction Cost
Planning Obligations					7753
CIL					65
Interest @					6.0% 12 Month Construction
Arrangement Fee					1.0% Cost
Development Profit					20.0% of GDV
<b>Total Cost</b>					<b>£3,336,067</b>

### VIABILITY MARGIN

**£279,880**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Fa/MU/1	Nottingham Fringe	Apartments	2
<b>SITE LOCATION</b>	Ash Farm, Cockett Lane		2 bed houses	8
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	11
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	6
<b>Affordable Proportion %</b>	30%	9 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1965	Sqm Market Housing	649	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2150	£ per sqm	£146,738
5	2 Bed	70 sqm	2150	£ per sqm	£790,125
7	3 Bed	88 sqm	2150	£ per sqm	£1,390,620
4	4 Bed	105 sqm	2150	£ per sqm	£948,150
3	5 Bed	140 sqm	2150	£ per sqm	£948,150
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1505	£ per sqm	£105,651
2	2 Bed	70 sqm	1505	£ per sqm	£189,630
1	3 Bed	88 sqm	1505	£ per sqm	£95,357
<b>Social Rent Houses</b> 40% Open Market Value					
2	Apt	65 sqm	860	£ per sqm	£90,558
3	2 Bed	70 sqm	860	£ per sqm	£162,540
1	3 Bed	88 sqm	860	£ per sqm	£81,734
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
30	Total Units				
<b>Development Value</b>					<b>£4,949,253</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	1 Plots	7550	£ per plot	£7,928	
	2 Bed	5 Plots	18120	£ per plot	£95,130	
	3 Bed	7 Plots	22650	£ per plot	£166,478	
	4 Bed	4 Plots	36240	£ per plot	£152,208	
	5 Bed	3 Plots	45300	£ per plot	£142,695	
<b>Stamp Duty Land Tax</b>					4.0%	£22,578
<b>Construction</b>						
4	Apt	65 sqm	1040	£ per sqm	£291,525	
10	2 Bed	70 sqm	850	£ per sqm	£580,125	
9	3 Bed	88 sqm	850	£ per sqm	£684,420	
4	4 Bed	105 sqm	850	£ per sqm	£374,850	
3	5 Bed	140 sqm	850	£ per sqm	£374,850	
30	Total sqm	2650				
<b>Abnormal Costs</b>					225120	£225,120
<b>Professional Fees @</b>						
Legal Fees					8.0% Construction Cost	£184,462
Statutory Fees					0.5% GDV	£24,746
Sales/Marketing Costs					1.1% Construction Cost	£29,869
Contingencies					2.0% Market Units Value	£84,476
Planning Obligations					5.0% Construction Cost	£126,545
CIL					7753	£ per Market Unit
Interest @					65	£ per sqm Market Housing
Arrangement Fee					6.0%	12 Month Construction
Development Profit					1.0% Cost	6 Mth Sales Void
					20.0%	of GDV
<b>Total Cost</b>						<b>£4,886,270</b>

### VIABILITY MARGIN

**£62,983**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Fa/Ho/1	Nottingham Fringe	Apartments	1
<b>SITE LOCATION</b>	Off Mill Dale, Ridgeway Estate		2 bed houses	5
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	7
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	4
<b>Affordable Proportion %</b>	30%	6 Affordable Units	5 bed house	3
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1310	Sqm Market Housing	433	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2838	£ per sqm	£129,129
4	2 Bed	70 sqm	2838	£ per sqm	£695,310
5	3 Bed	88 sqm	2838	£ per sqm	£1,223,746
3	4 Bed	105 sqm	2838	£ per sqm	£834,372
2	5 Bed	140 sqm	2838	£ per sqm	£834,372
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1987	£ per sqm	£92,973
1	2 Bed	70 sqm	1987	£ per sqm	£166,874
0	3 Bed	88 sqm	1987	£ per sqm	£83,914
<b>Social Rent Houses</b> 40% Open Market Value					
1	Apt	65 sqm	1135	£ per sqm	£79,691
2	2 Bed	70 sqm	1135	£ per sqm	£143,035
1	3 Bed	88 sqm	1135	£ per sqm	£71,926
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
20	Total Units				
<b>Development Value</b>					<b>£4,355,342</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	1 Plots	9966	£ per plot	£6,976	
	2 Bed	4 Plots	23918	£ per plot	£83,714	
	3 Bed	5 Plots	29898	£ per plot	£146,500	
	4 Bed	3 Plots	47837	£ per plot	£133,943	
	5 Bed	2 Plots	59796	£ per plot	£125,572	
<b>Stamp Duty Land Tax</b>					3.0%	£14,901
<b>Construction</b>						
3	Apt	65 sqm	1238	£ per sqm	£231,277	
7	2 Bed	70 sqm	1012	£ per sqm	£460,233	
6	3 Bed	88 sqm	1012	£ per sqm	£542,973	
3	4 Bed	105 sqm	1012	£ per sqm	£297,381	
2	5 Bed	140 sqm	1012	£ per sqm	£297,381	
20	Total sqm	1767				
<b>Abnormal Costs</b>					231907.2	£231,907
<b>Professional Fees @</b>						
Legal Fees					8.0% Construction Cost	£146,340
Statutory Fees					0.5% GDV	£21,777
Sales/Marketing Costs					1.1% Construction Cost	£24,282
Contingencies					2.0% Market Units Value	£74,339
Planning Obligations					5.0% Construction Cost	£103,058
CIL					7753	£ per Market Unit
Interest @					77	£ per sqm Market Housing
Arrangement Fee					6.0%	12 Month Construction
Development Profit					1.0% Cost	6 Mth Sales Void
					20.0%	of GDV
<b>Total Cost</b>						<b>£4,080,295</b>

### VIABILITY MARGIN

**£275,047**



## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Lo/Ho/3	Nottingham Fringe	Apartments	0
<b>SITE LOCATION</b>	Publication Allocation Neighbours Lane		2 bed houses	1
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	1
<b>DEVELOPMENT DETAILS</b>	3 Total Units		4 bed houses	1
<b>Affordable Proportion %</b>	30%	1 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	196	Sqm Market Housing	65	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>						
0	Apt	65	sqm	3440	£ per sqm	£23,478
1	2 Bed	70	sqm	3440	£ per sqm	£126,420
1	3 Bed	88	sqm	3440	£ per sqm	£222,499
0	4 Bed	105	sqm	3440	£ per sqm	£151,704
0	5 Bed	140	sqm	3440	£ per sqm	£151,704
<b>Intermediate Houses</b> 70% Open Market Value						
0	Apt	65	sqm	2408	£ per sqm	£16,904
0	2 Bed	70	sqm	2408	£ per sqm	£30,341
0	3 Bed	88	sqm	2408	£ per sqm	£15,257
<b>Social Rent Houses</b> 40% Open Market Value						
0	Apt	65	sqm	1376	£ per sqm	£14,489
0	2 Bed	70	sqm	1376	£ per sqm	£26,006
0	3 Bed	88	sqm	1376	£ per sqm	£13,078
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
3	Total Units					
<b>Development Value</b>						<b>£791,880</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	0	Plots	12080	£ per plot	£1,268
	2 Bed	1	Plots	28992	£ per plot	£15,221
	3 Bed	1	Plots	36240	£ per plot	£26,636
	4 Bed	0	Plots	57984	£ per plot	£24,353
	5 Bed	0	Plots	72480	£ per plot	£22,831
<b>Stamp Duty Land Tax</b>						0.0%
<b>Construction</b>						
0	Apt	65	sqm	1394	£ per sqm	£39,064
1	2 Bed	70	sqm	1139	£ per sqm	£77,737
1	3 Bed	88	sqm	1139	£ per sqm	£91,712
0	4 Bed	105	sqm	1139	£ per sqm	£50,230
0	5 Bed	140	sqm	1139	£ per sqm	£50,230
3	Total sqm					
<b>Abnormal Costs</b>						34722.08
<b>Professional Fees @</b>						8.0%
<b>Legal Fees</b>						0.5%
<b>Statutory Fees</b>						1.1%
<b>Sales/Marketing Costs</b>						2.0%
<b>Contingencies</b>						5.0%
<b>Planning Obligations</b>						7753
<b>CIL</b>						87
<b>Interest @</b>						6.0%
<b>Arrangement Fee</b>						1.0%
<b>Development Profit</b>						20.0%
<b>Total Cost</b>						<b>£700,880</b>

### VIABILITY MARGIN

**£91,000**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	Lo/Ho/1 & Lo/Ho/2	Nottingham Fringe	Apartments	0		
<b>SITE LOCATION</b>	North of Epperstone Road		2 bed houses	1		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	1		
<b>DEVELOPMENT DETAILS</b>	2	Total Units	4 bed houses	0		
<b>Affordable Proportion %</b>	30%	1	Affordable Units	5 bed house	0	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	131	Sqm Market Housing	43	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
0	Apt	65	sqm	2150	£ per sqm	£9,783
0	2 Bed	70	sqm	2150	£ per sqm	£52,675
0	3 Bed	88	sqm	2150	£ per sqm	£92,708
0	4 Bed	105	sqm	2150	£ per sqm	£63,210
0	5 Bed	140	sqm	2150	£ per sqm	£63,210
<b>Intermediate Houses</b> <input type="checkbox"/> 70% Open Market Value						
0	Apt	65	sqm	1505	£ per sqm	£7,043
0	2 Bed	70	sqm	1505	£ per sqm	£12,642
0	3 Bed	88	sqm	1505	£ per sqm	£6,357
<b>Social Rent Houses</b> <input type="checkbox"/> 40% Open Market Value						
0	Apt	65	sqm	860	£ per sqm	£6,037
0	2 Bed	70	sqm	860	£ per sqm	£10,836
0	3 Bed	88	sqm	860	£ per sqm	£5,449
<b>Affordable Rent Houses</b> <input type="checkbox"/> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
2	Total Units					
<b>Development Value</b>						<b>£329,950</b>

### DEVELOPMENT COSTS

<b>Land</b>						
0	Apt	0	Plots	7550	£ per plot	£529
	2 Bed	0	Plots	18120	£ per plot	£6,342
	3 Bed	0	Plots	22650	£ per plot	£11,099
	4 Bed	0	Plots	36240	£ per plot	£10,147
	5 Bed	0	Plots	45300	£ per plot	£9,513
						Total Land £37,629
<b>Stamp Duty Land Tax</b> <input type="checkbox"/> 0.0% £0						
<b>Construction</b>						
0	Apt	65	sqm	1040	£ per sqm	£19,435
1	2 Bed	70	sqm	850	£ per sqm	£38,675
1	3 Bed	88	sqm	850	£ per sqm	£45,628
0	4 Bed	105	sqm	850	£ per sqm	£24,990
0	5 Bed	140	sqm	850	£ per sqm	£24,990
2	Total sqm	177				
<b>Abnormal Costs</b> <input type="checkbox"/> 12608 £12,608						
Professional Fees @ <input type="checkbox"/> 8.0% Construction Cost £12,297						
Legal Fees <input type="checkbox"/> 0.5% GDV £1,650						
Statutory Fees <input type="checkbox"/> 1.1% Construction Cost £1,965						
Sales/Marketing Costs <input type="checkbox"/> 2.0% Market Units Value £5,632						
Contingencies <input type="checkbox"/> 5.0% Construction Cost £8,316						
Planning Obligations <input type="checkbox"/> 7753 £ per Market Unit inc						
CIL <input type="checkbox"/> 65 £ per sqm Market Housing £8,513						
Interest @ <input type="checkbox"/> 6.0% <input type="checkbox"/> 12 Month Construction <input type="checkbox"/> 6 Mth Sales Void £10,905						
Arrangement Fee <input type="checkbox"/> 1.0% Cost £2,255						
Development Profit <input type="checkbox"/> 20.0% of GDV £65,990						
<b>Total Cost</b>						<b>£321,478</b>

### VIABILITY MARGIN

**£8,472**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	Fa/MU/1	Nottingham Fringe	Apartments	2		
<b>SITE LOCATION</b>	Ash Farm, Cockett Lane		2 bed houses	10		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	14		
<b>DEVELOPMENT DETAILS</b>	40	Total Units	4 bed houses	8		
<b>Affordable Proportion %</b>	30%	12	Affordable Units	5 bed house	6	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	2619	Sqm Market Housing	865	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	2838	£ per sqm	£258,258
7	2 Bed	70	sqm	2838	£ per sqm	£1,390,620
10	3 Bed	88	sqm	2838	£ per sqm	£2,447,491
6	4 Bed	105	sqm	2838	£ per sqm	£1,668,744
4	5 Bed	140	sqm	2838	£ per sqm	£1,668,744
<b>Intermediate Houses</b> 70% Open Market Value						
1	Apt	65	sqm	1987	£ per sqm	£185,946
2	2 Bed	70	sqm	1987	£ per sqm	£333,749
1	3 Bed	88	sqm	1987	£ per sqm	£167,828
<b>Social Rent Houses</b> 40% Open Market Value						
2	Apt	65	sqm	1135	£ per sqm	£159,382
4	2 Bed	70	sqm	1135	£ per sqm	£286,070
1	3 Bed	88	sqm	1135	£ per sqm	£143,853
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
40	Total Units					
<b>Development Value</b>						<b>£8,710,685</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1	Plots	9966	£ per plot	£13,952	
	2 Bed	7	Plots	23918	£ per plot	£167,429	
	3 Bed	10	Plots	29898	£ per plot	£293,000	
	4 Bed	6	Plots	47837	£ per plot	£267,886	
	5 Bed	4	Plots	59796	£ per plot	£251,143	
				Total Land	£993,411		
<b>Stamp Duty Land Tax</b>				4.0%		£39,736	
<b>Construction</b>							
5	Apt	65	sqm	1238	£ per sqm	£462,553	
13	2 Bed	70	sqm	1012	£ per sqm	£920,465	
12	3 Bed	88	sqm	1012	£ per sqm	£1,085,946	
6	4 Bed	105	sqm	1012	£ per sqm	£594,762	
4	5 Bed	140	sqm	1012	£ per sqm	£594,762	
40		3533	Total sqm				
<b>Abnormal Costs</b>				357190.4		£357,190	
<b>Professional Fees @</b>				8.0%	Construction Cost	£292,679	
<b>Legal Fees</b>				0.5%	GDV	£43,553	
<b>Statutory Fees</b>				1.1%	Construction Cost	£47,392	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£148,677	
<b>Contingencies</b>				5.0%	Construction Cost	£200,784	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				77	£ per sqm Market Housing	£202,611	
<b>Interest @</b>				6.0%	12	Month Construction	£269,303
<b>Arrangement Fee</b>				1.0%	Cost	£55,811	
<b>Development Profit</b>				20.0%	of GDV	£1,742,137	
<b>Total Cost</b>						<b>£8,051,774</b>	

### VIABILITY MARGIN

**£658,911**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	Fa/Ho/1	Nottingham Fringe	Apartments	1		
<b>SITE LOCATION</b>	Off Mill Dale, Ridgeway Estate		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15	Total Units	4 bed houses	3		
<b>Affordable Proportion %</b>	30%	5	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	982	Sqm Market Housing	324	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	3440	£ per sqm	£117,390
3	2 Bed	70	sqm	3440	£ per sqm	£632,100
4	3 Bed	88	sqm	3440	£ per sqm	£1,112,496
2	4 Bed	105	sqm	3440	£ per sqm	£758,520
2	5 Bed	140	sqm	3440	£ per sqm	£758,520
<b>Intermediate Houses</b> 70% Open Market Value						
1	Apt	65	sqm	2408	£ per sqm	£84,521
1	2 Bed	70	sqm	2408	£ per sqm	£151,704
0	3 Bed	88	sqm	2408	£ per sqm	£76,285
<b>Social Rent Houses</b> 40% Open Market Value						
1	Apt	65	sqm	1376	£ per sqm	£72,446
1	2 Bed	70	sqm	1376	£ per sqm	£130,032
1	3 Bed	88	sqm	1376	£ per sqm	£65,388
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
15	Total Units					
<b>Development Value</b>						<b>£3,959,402</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1	Plots	12080	£ per plot	£6,342	
	2 Bed	3	Plots	28992	£ per plot	£76,104	
	3 Bed	4	Plots	36240	£ per plot	£133,182	
	4 Bed	2	Plots	57984	£ per plot	£121,766	
	5 Bed	2	Plots	72480	£ per plot	£114,156	
					Total Land	£451,550	
<b>Stamp Duty Land Tax</b>				3.0%		£13,547	
<b>Construction</b>							
2	Apt	65	sqm	1394	£ per sqm	£195,322	
5	2 Bed	70	sqm	1139	£ per sqm	£388,684	
5	3 Bed	88	sqm	1139	£ per sqm	£458,561	
2	4 Bed	105	sqm	1139	£ per sqm	£251,150	
2	5 Bed	140	sqm	1139	£ per sqm	£251,150	
15		1325	Total sqm				
<b>Abnormal Costs</b>				195854.4		£195,854	
<b>Professional Fees @</b>				8.0%	Construction Cost	£123,589	
<b>Legal Fees</b>				0.5%	GDV	£19,797	
<b>Statutory Fees</b>				1.1%	Construction Cost	£20,507	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£67,581	
<b>Contingencies</b>				5.0%	Construction Cost	£87,036	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				87	£ per sqm Market Housing	£85,556	
<b>Interest @</b>		6.0%	12	Month Construction	6	Mth Sales Void	£117,445
<b>Arrangement Fee</b>		1.0%	Cost				£24,373
<b>Development Profit</b>		20.0%	of GDV				£791,880
<b>Total Cost</b>						<b>£3,543,582</b>	

### VIABILITY MARGIN

**£415,820**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	0 Nottingham Fringe		Apartments	0
<b>SITE LOCATION</b>	North of Epperstone Road		2 bed houses	2
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	3
<b>DEVELOPMENT DETAILS</b>	8 Total Units		4 bed houses	2
<b>Affordable Proportion %</b>	30%	2 Affordable Units	5 bed house	1
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	524 Sqm Market Housing		173 Sqm Affordable Housing	

### DEVELOPMENT VALUE

<b>Market Houses</b>				
0	Apt	65 sqm	2838 £ per sqm	£51,652
1	2 Bed	70 sqm	2838 £ per sqm	£278,124
2	3 Bed	88 sqm	2838 £ per sqm	£489,498
1	4 Bed	105 sqm	2838 £ per sqm	£333,749
1	5 Bed	140 sqm	2838 £ per sqm	£333,749
<b>Intermediate Houses</b> 70% Open Market Value				
0	Apt	65 sqm	1987 £ per sqm	£37,189
0	2 Bed	70 sqm	1987 £ per sqm	£66,750
0	3 Bed	88 sqm	1987 £ per sqm	£33,566
<b>Social Rent Houses</b> 40% Open Market Value				
0	Apt	65 sqm	1135 £ per sqm	£31,876
1	2 Bed	70 sqm	1135 £ per sqm	£57,214
0	3 Bed	88 sqm	1135 £ per sqm	£28,771
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
8	Total Units			
<b>Development Value</b>				<b>£1,742,137</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	0 Plots	9966 £ per plot	£2,790
	2 Bed	1 Plots	23918 £ per plot	£33,486
	3 Bed	2 Plots	29898 £ per plot	£58,600
	4 Bed	1 Plots	47837 £ per plot	£53,577
	5 Bed	1 Plots	59796 £ per plot	£50,229
<b>Stamp Duty Land Tax</b>				1.0%
<b>Construction</b>				
1	Apt	65 sqm	1238 £ per sqm	£92,511
3	2 Bed	70 sqm	1012 £ per sqm	£184,093
2	3 Bed	88 sqm	0 £ per sqm	£0
1	4 Bed	105 sqm	1012 £ per sqm	£118,952
1	5 Bed	140 sqm	1012 £ per sqm	£118,952
8	Total sqm	707		
<b>Abnormal Costs</b> 60014.08 £60,014				
Professional Fees @ 8.0% Construction Cost £41,161				
Legal Fees 0.5% GDV £8,711				
Statutory Fees 1.1% Construction Cost £6,773				
Sales/Marketing Costs 2.0% Market Units Value £29,735				
Contingencies 5.0% Construction Cost £28,726				
Planning Obligations 7753 £ per Market Unit inc				
CIL 77 £ per sqm Market Housing £40,522				
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £41,887				
Arrangement Fee 1.0% Cost £8,616				
Development Profit 20.0% of GDV £348,427				
<b>Total Cost</b>				<b>£1,329,749</b>

### VIABILITY MARGIN

**£412,388**

## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/1	Southwell Rural	Apartments	2
<b>SITE LOCATION</b>	Halam Road		2 bed houses	9
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	12
<b>DEVELOPMENT DETAILS</b>	35 Total Units		4 bed houses	7
<b>Affordable Proportion %</b>	30%	11 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	2292	Sqm Market Housing	757	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2200	£ per sqm	£175,175
6	2 Bed	70 sqm	2200	£ per sqm	£943,250
9	3 Bed	88 sqm	2200	£ per sqm	£1,660,120
5	4 Bed	105 sqm	2200	£ per sqm	£1,131,900
4	5 Bed	140 sqm	2200	£ per sqm	£1,131,900
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1540	£ per sqm	£126,126
2	2 Bed	70 sqm	1540	£ per sqm	£226,380
1	3 Bed	88 sqm	1540	£ per sqm	£113,837
<b>Social Rent Houses</b> 40% Open Market Value					
2	Apt	65 sqm	880	£ per sqm	£108,108
3	2 Bed	70 sqm	880	£ per sqm	£194,040
1	3 Bed	88 sqm	880	£ per sqm	£97,574
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
35	Total Units				
<b>Development Value</b>					<b>£5,908,410</b>

### DEVELOPMENT COSTS

<b>Land</b>					
1	Apt	1 Plots	8300	£ per plot	£10,168
6	2 Bed	6 Plots	19920	£ per plot	£122,010
9	3 Bed	9 Plots	24900	£ per plot	£213,518
5	4 Bed	5 Plots	39840	£ per plot	£195,216
4	5 Bed	4 Plots	49800	£ per plot	£183,015
<b>Stamp Duty Land Tax</b> 4.0%					£28,957
<b>Construction</b>					
4	Apt	65 sqm	1040	£ per sqm	£340,113
11	2 Bed	70 sqm	850	£ per sqm	£676,813
11	3 Bed	88 sqm	850	£ per sqm	£798,490
5	4 Bed	105 sqm	850	£ per sqm	£437,325
4	5 Bed	140 sqm	850	£ per sqm	£437,325
35	Total sqm	3092			
<b>Abnormal Costs</b>					£172,285
Professional Fees @ 8.0% Construction Cost					£215,205
Legal Fees 0.5% GDV					£29,542
Statutory Fees 1.1% Construction Cost					£33,853
Sales/Marketing Costs 2.0% Market Units Value					£100,847
Contingencies 5.0% Construction Cost					£143,118
Planning Obligations 7753 £ per Market Unit					inc
CIL 75 £ per sqm Market Housing					£171,898
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void					£193,936
Arrangement Fee 1.0% Cost					£39,947
Development Profit 20.0% of GDV					£1,181,682
<b>Total Cost</b>					<b>£5,725,261</b>

### VIABILITY MARGIN

**£183,149**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/1	Southwell Rural	Apartments	2
<b>SITE LOCATION</b>	Halam Road		2 bed houses	8
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	11
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	6
<b>Affordable Proportion %</b>	30%	9 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1965	Sqm Market Housing	649	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
1	Apt	65 sqm	2904 £ per sqm	£198,198
5	2 Bed	70 sqm	2904 £ per sqm	£1,067,220
7	3 Bed	88 sqm	2904 £ per sqm	£1,878,307
4	4 Bed	105 sqm	2904 £ per sqm	£1,280,664
3	5 Bed	140 sqm	2904 £ per sqm	£1,280,664
<b>Intermediate Houses</b> 70% Open Market Value				
1	Apt	65 sqm	2033 £ per sqm	£142,703
2	2 Bed	70 sqm	2033 £ per sqm	£256,133
1	3 Bed	88 sqm	2033 £ per sqm	£128,798
<b>Social Rent Houses</b> 40% Open Market Value				
2	Apt	65 sqm	1162 £ per sqm	£122,316
3	2 Bed	70 sqm	1162 £ per sqm	£219,542
1	3 Bed	88 sqm	1162 £ per sqm	£110,398
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
30	Total Units			
<b>Development Value</b>				<b>£6,684,944</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	1 Plots	10956 £ per plot	£11,504
	2 Bed	5 Plots	26294 £ per plot	£138,046
	3 Bed	7 Plots	32868 £ per plot	£241,580
	4 Bed	4 Plots	52589 £ per plot	£220,873
	5 Bed	3 Plots	65736 £ per plot	£207,068
			Total Land	£819,071
<b>Stamp Duty Land Tax</b>				£32,763
<b>Construction</b>				
4	Apt	65 sqm	1238 £ per sqm	£346,915
10	2 Bed	70 sqm	1012 £ per sqm	£690,349
9	3 Bed	88 sqm	1012 £ per sqm	£814,460
4	4 Bed	105 sqm	1012 £ per sqm	£446,072
3	5 Bed	140 sqm	1012 £ per sqm	£446,072
30	2650 Total sqm			
<b>Abnormal Costs</b>			136290.7	£136,291
<b>Professional Fees @</b>			8.0%	Construction Cost
<b>Legal Fees</b>			0.5%	GDV
<b>Statutory Fees</b>			1.1%	Construction Cost
<b>Sales/Marketing Costs</b>			2.0%	Market Units Value
<b>Contingencies</b>			5.0%	Construction Cost
<b>Planning Obligations</b>			7753	£ per Market Unit
<b>CIL</b>			89	£ per sqm Market Housing
<b>Interest @</b>			6.0%	12 Month Construction
<b>Arrangement Fee</b>			1.0%	Cost
<b>Development Profit</b>			20.0%	of GDV
<b>Total Cost</b>				<b>£6,031,147</b>

### VIABILITY MARGIN

**£653,797**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/4	Southwell Rural	Apartments	2		
<b>SITE LOCATION</b>	Publication Allocation East of Kirklington Road		2 bed houses	11		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	16		
<b>DEVELOPMENT DETAILS</b>	45	Total Units	4 bed houses	9		
<b>Affordable Proportion %</b>	30%	14	Affordable Units	5 bed house	7	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	2947	Sqm Market Housing	973	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
2	Apt	65	sqm	3520	£ per sqm	£360,360
8	2 Bed	70	sqm	3520	£ per sqm	£1,940,400
11	3 Bed	88	sqm	3520	£ per sqm	£3,415,104
6	4 Bed	105	sqm	3520	£ per sqm	£2,328,480
5	5 Bed	140	sqm	3520	£ per sqm	£2,328,480
<b>Intermediate Houses</b> 70% Open Market Value						
2	Apt	65	sqm	2464	£ per sqm	£259,459
3	2 Bed	70	sqm	2464	£ per sqm	£465,696
1	3 Bed	88	sqm	2464	£ per sqm	£234,179
<b>Social Rent Houses</b> 40% Open Market Value						
2	Apt	65	sqm	1408	£ per sqm	£222,394
4	2 Bed	70	sqm	1408	£ per sqm	£399,168
2	3 Bed	88	sqm	1408	£ per sqm	£200,724
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
45	Total Units					
<b>Development Value</b>						<b>£12,154,444</b>

### DEVELOPMENT COSTS

<b>Land</b>							
2	Apt	2	Plots	13280	£ per plot	£20,916	
8	2 Bed	8	Plots	31872	£ per plot	£250,992	
11	3 Bed	11	Plots	39840	£ per plot	£439,236	
6	4 Bed	6	Plots	63744	£ per plot	£401,587	
5	5 Bed	5	Plots	79680	£ per plot	£376,488	
					Total Land	£1,489,219	
<b>Stamp Duty Land Tax</b>				5.0%		£74,461	
<b>Construction</b>							
6	Apt	65	sqm	1394	£ per sqm	£585,965	
15	2 Bed	70	sqm	1139	£ per sqm	£1,166,051	
14	3 Bed	88	sqm	1139	£ per sqm	£1,375,684	
6	4 Bed	105	sqm	1139	£ per sqm	£753,449	
5	5 Bed	140	sqm	1139	£ per sqm	£753,449	
45		3975	Total sqm				
<b>Abnormal Costs</b>				251645.3		£251,645	
<b>Professional Fees @</b>				8.0%	Construction Cost	£370,768	
<b>Legal Fees</b>				0.5%	GDV	£60,772	
<b>Statutory Fees</b>				1.1%	Construction Cost	£57,827	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£207,456	
<b>Contingencies</b>				5.0%	Construction Cost	£244,312	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				101	£ per sqm Market Housing	£296,156	
<b>Interest @</b>				6.0%	12	Month Construction	£345,925
<b>Arrangement Fee</b>				1.0%	Cost	£71,467	
<b>Development Profit</b>				20.0%	of GDV	£2,430,889	
<b>Total Cost</b>						<b>£10,535,496</b>	

### VIABILITY MARGIN

**£1,618,948**



## Residential Viability Appraisal 0-5 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/2	Southwell Rural	Apartments	2
<b>SITE LOCATION</b>	Land off Halloughton Road		2 bed houses	8
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	11
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	6
<b>Affordable Proportion %</b>	30%	9 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1965	Sqm Market Housing	649	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2200	£ per sqm	£150,150
5	2 Bed	70 sqm	2200	£ per sqm	£808,500
7	3 Bed	88 sqm	2200	£ per sqm	£1,422,960
4	4 Bed	105 sqm	2200	£ per sqm	£970,200
3	5 Bed	140 sqm	2200	£ per sqm	£970,200
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	1540	£ per sqm	£108,108
2	2 Bed	70 sqm	1540	£ per sqm	£194,040
1	3 Bed	88 sqm	1540	£ per sqm	£97,574
<b>Social Rent Houses</b> 40% Open Market Value					
2	Apt	65 sqm	880	£ per sqm	£92,664
3	2 Bed	70 sqm	880	£ per sqm	£166,320
1	3 Bed	88 sqm	880	£ per sqm	£83,635
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
30	Total Units				
<b>Development Value</b>					<b>£5,064,352</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1 Plots	8300	£ per plot	£8,715		
	2 Bed	5 Plots	19920	£ per plot	£104,580		
	3 Bed	7 Plots	24900	£ per plot	£183,015		
	4 Bed	4 Plots	39840	£ per plot	£167,328		
	5 Bed	3 Plots	49800	£ per plot	£156,870		
<b>Stamp Duty Land Tax</b>					4.0%	£24,820	
<b>Construction</b>							
4	Apt	65 sqm	1040	£ per sqm	£291,525		
10	2 Bed	70 sqm	850	£ per sqm	£580,125		
9	3 Bed	88 sqm	0	£ per sqm	£0		
4	4 Bed	105 sqm	850	£ per sqm	£374,850		
3	5 Bed	140 sqm	850	£ per sqm	£374,850		
30	Total sqm	2650					
<b>Abnormal Costs</b>					143330	£143,330	
<b>Professional Fees @</b>					8.0%	Construction Cost	£129,708
<b>Legal Fees</b>					0.5%	GDV	£25,322
<b>Statutory Fees</b>					1.1%	Construction Cost	£20,838
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£86,440
<b>Contingencies</b>					5.0%	Construction Cost	£88,234
<b>Planning Obligations</b>					7753	£ per Market Unit	inc
<b>CIL</b>					75	£ per sqm Market Housing	£147,341
<b>Interest @</b>					6.0%	12 Month Construction	£130,855
<b>Arrangement Fee</b>					1.0%	Cost	£26,723
<b>Development Profit</b>					20.0%	of GDV	£1,012,870
<b>Total Cost</b>							<b>£4,078,340</b>

### VIABILITY MARGIN

**£986,011**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/2	Southwell Rural	Apartments	1		
<b>SITE LOCATION</b>	Land off Halloughton Road		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15 Total Units		4 bed houses	3		
<b>Affordable Proportion %</b>	30%	5 Affordable Units	5 bed house	2		
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	982 Sqm Market Housing		324 Sqm Affordable Housing			

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2904	£ per sqm	£99,099
3	2 Bed	70 sqm	2904	£ per sqm	£533,610
4	3 Bed	88 sqm	2904	£ per sqm	£939,154
2	4 Bed	105 sqm	2904	£ per sqm	£640,332
2	5 Bed	140 sqm	2904	£ per sqm	£640,332
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	2033	£ per sqm	£71,351
1	2 Bed	70 sqm	2033	£ per sqm	£128,066
0	3 Bed	88 sqm	2033	£ per sqm	£64,399
<b>Social Rent Houses</b> 40% Open Market Value					
1	Apt	65 sqm	1162	£ per sqm	£61,158
1	2 Bed	70 sqm	1162	£ per sqm	£109,771
1	3 Bed	88 sqm	1162	£ per sqm	£55,199
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
15	Total Units				
<b>Development Value</b>					<b>£3,342,472</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1 Plots	10956	£ per plot	£5,752		
	2 Bed	3 Plots	26294	£ per plot	£69,023		
	3 Bed	4 Plots	32868	£ per plot	£120,790		
	4 Bed	2 Plots	52589	£ per plot	£110,436		
	5 Bed	2 Plots	65736	£ per plot	£103,534		
<b>Stamp Duty Land Tax</b>					£12,286		
<b>Construction</b>							
2	Apt	65 sqm	1238	£ per sqm	£173,457		
5	2 Bed	70 sqm	1012	£ per sqm	£345,174		
5	3 Bed	88 sqm	0	£ per sqm	£0		
2	4 Bed	105 sqm	1012	£ per sqm	£223,036		
2	5 Bed	140 sqm	1012	£ per sqm	£223,036		
15		1325 Total sqm					
<b>Abnormal Costs</b>							
Professional Fees @			85281.35	8.0%	Construction Cost	£77,176	
Legal Fees				0.5%	GDV	£16,712	
Statutory Fees				1.1%	Construction Cost	£12,399	
Sales/Marketing Costs				2.0%	Market Units Value	£57,051	
Contingencies				5.0%	Construction Cost	£52,499	
Planning Obligations			7753		£ per Market Unit	inc	
CIL			89		£ per sqm Market Housing	£87,668	
Interest @			6.0%	12	Month Construction	£79,889	
Arrangement Fee			1.0%	Cost	6	Mth Sales Void	£16,351
Development Profit			20.0%		of GDV	£668,494	
<b>Total Cost</b>					<b>£2,540,046</b>		

### VIABILITY MARGIN

**£802,426**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/5	Southwell Rural	Apartments	3
<b>SITE LOCATION</b>	Land to r/o High Gables, Lower Kiklington Rd		2 bed houses	15
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	21
<b>DEVELOPMENT DETAILS</b>	60 Total Units		4 bed houses	12
<b>Affordable Proportion %</b>	30%	18 Affordable Units	5 bed house	9
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	3929	Sqm Market Housing	1,298	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
2	Apt	65 sqm	3520	£ per sqm	£480,480
11	2 Bed	70 sqm	3520	£ per sqm	£2,587,200
15	3 Bed	88 sqm	3520	£ per sqm	£4,553,472
8	4 Bed	105 sqm	3520	£ per sqm	£3,104,640
6	5 Bed	140 sqm	3520	£ per sqm	£3,104,640
<b>Intermediate Houses</b> 70% Open Market Value					
2	Apt	65 sqm	2464	£ per sqm	£345,946
4	2 Bed	70 sqm	2464	£ per sqm	£620,928
1	3 Bed	88 sqm	2464	£ per sqm	£312,238
<b>Social Rent Houses</b> 40% Open Market Value					
3	Apt	65 sqm	1408	£ per sqm	£296,525
5	2 Bed	70 sqm	1408	£ per sqm	£532,224
2	3 Bed	88 sqm	1408	£ per sqm	£267,633
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
60	Total Units				
<b>Development Value</b>					<b>£16,205,925</b>

### DEVELOPMENT COSTS

<b>Land</b>							
2	Apt	2 Plots	13280	£ per plot	£27,888		
11	2 Bed	11 Plots	31872	£ per plot	£334,656		
15	3 Bed	15 Plots	39840	£ per plot	£585,648		
8	4 Bed	8 Plots	63744	£ per plot	£535,450		
6	5 Bed	6 Plots	79680	£ per plot	£501,984		
					Total Land £1,985,626		
<b>Stamp Duty Land Tax</b>					5.0%	£99,281	
<b>Construction</b>							
8	Apt	65 sqm	1394	£ per sqm	£781,287		
20	2 Bed	70 sqm	1139	£ per sqm	£1,554,735		
18	3 Bed	88 sqm	0	£ per sqm	£0		
8	4 Bed	105 sqm	1139	£ per sqm	£1,004,598		
6	5 Bed	140 sqm	1139	£ per sqm	£1,004,598		
60		5300 Total sqm					
<b>Abnormal Costs</b>					526700.4	£526,700	
<b>Professional Fees @</b>					8.0%	Construction Cost	£347,617
<b>Legal Fees</b>					0.5%	GDV	£81,030
<b>Statutory Fees</b>					1.1%	Construction Cost	£57,415
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£276,609
<b>Contingencies</b>					5.0%	Construction Cost	£243,596
<b>Planning Obligations</b>					7753	£ per Market Unit	inc
<b>CIL</b>					101	£ per sqm Market Housing	£394,875
<b>Interest @</b>					6.0%	12 Month Construction	£376,108
<b>Arrangement Fee</b>					1.0%	Cost	£77,195
<b>Development Profit</b>					20.0%	of GDV	£3,241,185
<b>Total Cost</b>							<b>£12,052,455</b>

### VIABILITY MARGIN

**£4,153,470**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/3	Southwell Rural	Apartments	2
<b>SITE LOCATION</b>	Publication Allocation Nottingham Road		2 bed houses	8
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	11
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	6
<b>Affordable Proportion %</b>	30%	9 Affordable Units	5 bed house	5
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	1965	Sqm Market Housing	649	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>					
1	Apt	65 sqm	2904	£ per sqm	£198,198
5	2 Bed	70 sqm	2904	£ per sqm	£1,067,220
7	3 Bed	88 sqm	2904	£ per sqm	£1,878,307
4	4 Bed	105 sqm	2904	£ per sqm	£1,280,664
3	5 Bed	140 sqm	2904	£ per sqm	£1,280,664
<b>Intermediate Houses</b> 70% Open Market Value					
1	Apt	65 sqm	2033	£ per sqm	£142,703
2	2 Bed	70 sqm	2033	£ per sqm	£256,133
1	3 Bed	88 sqm	2033	£ per sqm	£128,798
<b>Social Rent Houses</b> 40% Open Market Value					
2	Apt	65 sqm	1162	£ per sqm	£122,316
3	2 Bed	70 sqm	1162	£ per sqm	£219,542
1	3 Bed	88 sqm	1162	£ per sqm	£110,398
<b>Affordable Rent Houses</b> 0% Open Market Value					
0	Apt	65 sqm	0	£ per sqm	£0
0	2 Bed	70 sqm	0	£ per sqm	£0
0	3 Bed	88 sqm	0	£ per sqm	£0
30	Total Units				
<b>Development Value</b>					<b>£6,684,944</b>

### DEVELOPMENT COSTS

<b>Land</b>					
1	Apt	1 Plots	10956	£ per plot	£11,504
5	2 Bed	5 Plots	26294	£ per plot	£138,046
7	3 Bed	7 Plots	32868	£ per plot	£241,580
4	4 Bed	4 Plots	52589	£ per plot	£220,873
3	5 Bed	3 Plots	65736	£ per plot	£207,068
<b>Stamp Duty Land Tax</b> 4.0%					£32,763
<b>Construction</b>					
4	Apt	65 sqm	1238	£ per sqm	£346,915
10	2 Bed	70 sqm	1012	£ per sqm	£690,349
9	3 Bed	88 sqm	0	£ per sqm	£0
4	4 Bed	105 sqm	1012	£ per sqm	£446,072
3	5 Bed	140 sqm	1012	£ per sqm	£446,072
30	Total sqm	2650			
<b>Abnormal Costs</b>					197099.7
Professional Fees @ 8.0% Construction Cost					£154,353
Legal Fees 0.5% GDV					£33,425
Statutory Fees 1.1% Construction Cost					£25,089
Sales/Marketing Costs 2.0% Market Units Value					£114,101
Contingencies 5.0% Construction Cost					£106,325
Planning Obligations 7753					inc
CIL 89					£ per sqm Market Housing
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void					£175,336
Arrangement Fee 1.0% Cost					£161,414
Development Profit 20.0% of GDV					£33,053
<b>Total Cost</b>					<b>£5,118,424</b>

### VIABILITY MARGIN

**£1,566,520**

## Residential Viability Appraisal 10-15 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/6	Southwell Rural	Apartments	1
<b>SITE LOCATION</b>	The Burgage (Rainbow & Sons)		2 bed houses	3
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>	10	Total Units	4 bed houses	2
<b>Affordable Proportion %</b>	30%	3	Affordable Units	5 bed house
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent
<b>Development Floorspace</b>	655	Sqm Market Housing	216	Sqm Affordable Housing
<b>%Affordable Rent</b>	0%			

### DEVELOPMENT VALUE

<b>Market Houses</b>						
0	Apt	65	sqm	3520	£ per sqm	£80,080
2	2 Bed	70	sqm	3520	£ per sqm	£431,200
2	3 Bed	88	sqm	3520	£ per sqm	£758,912
1	4 Bed	105	sqm	3520	£ per sqm	£517,440
1	5 Bed	140	sqm	3520	£ per sqm	£517,440
<b>Intermediate Houses</b> 70% Open Market Value						
0	Apt	65	sqm	2464	£ per sqm	£57,658
1	2 Bed	70	sqm	2464	£ per sqm	£103,488
0	3 Bed	88	sqm	2464	£ per sqm	£52,040
<b>Social Rent Houses</b> 40% Open Market Value						
1	Apt	65	sqm	1408	£ per sqm	£49,421
1	2 Bed	70	sqm	1408	£ per sqm	£88,704
0	3 Bed	88	sqm	1408	£ per sqm	£44,605
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
10	Total Units					
<b>Development Value</b>						<b>£2,700,988</b>

### DEVELOPMENT COSTS

<b>Land</b>						
	Apt	0	Plots	15040	£ per plot	£5,264
	2 Bed	2	Plots	36096	£ per plot	£63,168
	3 Bed	2	Plots	45120	£ per plot	£110,544
	4 Bed	1	Plots	72192	£ per plot	£101,069
	5 Bed	1	Plots	90240	£ per plot	£94,752
<b>Stamp Duty Land Tax</b>						3.0%
<b>Construction</b>						
1	Apt	65	sqm	1394	£ per sqm	£130,215
3	2 Bed	70	sqm	1139	£ per sqm	£259,123
3	3 Bed	88	sqm	0	£ per sqm	£0
1	4 Bed	105	sqm	1139	£ per sqm	£167,433
1	5 Bed	140	sqm	1139	£ per sqm	£167,433
10	Total sqm	883				
<b>Abnormal Costs</b>						62591.4
<b>Professional Fees @</b>						
Legal Fees						8.0% Construction Cost
Statutory Fees						0.5% GDV
Sales/Marketing Costs						1.1% Construction Cost
Contingencies						2.0% Market Units Value
Planning Obligations						5.0% Construction Cost
CIL						7753 £ per Market Unit
Interest @						101 £ per sqm Market Housing
Arrangement Fee						6.0% 12 Month Construction
Development Profit						1.0% Cost
						20.0% of GDV
<b>Total Cost</b>						<b>£2,021,233</b>

### VIABILITY MARGIN

**£679,754**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/6	Southwell Rural	Apartments	1		
<b>SITE LOCATION</b>	The Burgage (Rainbow & Sons)		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15	Total Units	4 bed houses	3		
<b>Affordable Proportion %</b>	30%	5	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	982	Sqm Market Housing	324	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	2904	£ per sqm	£99,099
3	2 Bed	70	sqm	2904	£ per sqm	£533,610
4	3 Bed	88	sqm	2904	£ per sqm	£939,154
2	4 Bed	105	sqm	2904	£ per sqm	£640,332
2	5 Bed	140	sqm	2904	£ per sqm	£640,332
<b>Intermediate Houses</b> 70% Open Market Value						
1	Apt	65	sqm	2033	£ per sqm	£71,351
1	2 Bed	70	sqm	2033	£ per sqm	£128,066
0	3 Bed	88	sqm	2033	£ per sqm	£64,399
<b>Social Rent Houses</b> 40% Open Market Value						
1	Apt	65	sqm	1162	£ per sqm	£61,158
1	2 Bed	70	sqm	1162	£ per sqm	£109,771
1	3 Bed	88	sqm	1162	£ per sqm	£55,199
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
15	Total Units					
<b>Development Value</b>						<b>£3,342,472</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1	Plots	12408	£ per plot	£6,514	
	2 Bed	3	Plots	29779	£ per plot	£78,170	
	3 Bed	4	Plots	37224	£ per plot	£136,798	
	4 Bed	2	Plots	59558	£ per plot	£125,073	
	5 Bed	2	Plots	74448	£ per plot	£117,256	
<b>Stamp Duty Land Tax</b>						3.0%	£13,914
<b>Construction</b>							
2	Apt	65	sqm	1238	£ per sqm	£173,457	
5	2 Bed	70	sqm	1012	£ per sqm	£345,174	
5	3 Bed	88	sqm	0	£ per sqm	£0	
2	4 Bed	105	sqm	1012	£ per sqm	£223,036	
2	5 Bed	140	sqm	1012	£ per sqm	£223,036	
15		1325	Total sqm				
<b>Abnormal Costs</b>				83377.35		£83,377	
<b>Professional Fees @</b>				8.0%	Construction Cost	£77,176	
<b>Legal Fees</b>				0.5%	GDV	£16,712	
<b>Statutory Fees</b>				1.1%	Construction Cost	£12,378	
<b>Sales/Marketing Costs</b>				2.0%	Market Units Value	£57,051	
<b>Contingencies</b>				5.0%	Construction Cost	£52,404	
<b>Planning Obligations</b>				7753	£ per Market Unit	inc	
<b>CIL</b>				89	£ per sqm Market Housing	£87,668	
<b>Interest @</b>				6.0%	12	Month Construction	£82,314
<b>Arrangement Fee</b>				1.0%	Cost	£16,891	
<b>Development Profit</b>				20.0%	of GDV	£668,494	
<b>Total Cost</b>						<b>£2,596,894</b>	

### VIABILITY MARGIN

**£745,578**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	So/Ho/7	Southwell Rural	Apartments	1		
<b>SITE LOCATION</b>	Fiskerton Road		2 bed houses	4		
<b>DEVELOPMENT SCENARIO</b>	Brownfield		3 Bed houses	5		
<b>DEVELOPMENT DETAILS</b>	15	Total Units	4 bed houses	3		
<b>Affordable Proportion %</b>	30%	5	Affordable Units	5 bed house	2	
<b>Affordable Mix</b>	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Rent
<b>Development Floorspace</b>	982	Sqm Market Housing	324	Sqm Affordable Housing		

### DEVELOPMENT VALUE

<b>Market Houses</b>						
1	Apt	65	sqm	2904	£ per sqm	£99,099
3	2 Bed	70	sqm	2904	£ per sqm	£533,610
4	3 Bed	88	sqm	2904	£ per sqm	£939,154
2	4 Bed	105	sqm	2904	£ per sqm	£640,332
2	5 Bed	140	sqm	2904	£ per sqm	£640,332
<b>Intermediate Houses</b> 70% Open Market Value						
1	Apt	65	sqm	2033	£ per sqm	£71,351
1	2 Bed	70	sqm	2033	£ per sqm	£128,066
0	3 Bed	88	sqm	2033	£ per sqm	£64,399
<b>Social Rent Houses</b> 40% Open Market Value						
1	Apt	65	sqm	1162	£ per sqm	£61,158
1	2 Bed	70	sqm	1162	£ per sqm	£109,771
1	3 Bed	88	sqm	1162	£ per sqm	£55,199
<b>Affordable Rent Houses</b> 0% Open Market Value						
0	Apt	65	sqm	0	£ per sqm	£0
0	2 Bed	70	sqm	0	£ per sqm	£0
0	3 Bed	88	sqm	0	£ per sqm	£0
15	Total Units					
<b>Development Value</b>						<b>£3,342,472</b>

### DEVELOPMENT COSTS

<b>Land</b>							
	Apt	1	Plots	12408	£ per plot	£6,514	
	2 Bed	3	Plots	29779	£ per plot	£78,170	
	3 Bed	4	Plots	37224	£ per plot	£136,798	
	4 Bed	2	Plots	59558	£ per plot	£125,073	
	5 Bed	2	Plots	74448	£ per plot	£117,256	
<b>Stamp Duty Land Tax</b>						3.0%	£13,914
<b>Construction</b>							
2	Apt	65	sqm	1238	£ per sqm	£173,457	
5	2 Bed	70	sqm	1012	£ per sqm	£345,174	
5	3 Bed	88	sqm	0	£ per sqm	£0	
2	4 Bed	105	sqm	1012	£ per sqm	£223,036	
2	5 Bed	140	sqm	1012	£ per sqm	£223,036	
15		1325	Total sqm				
<b>Abnormal Costs</b>							
Professional Fees @				68145.35		£68,145	
Legal Fees				8.0%	Construction Cost	£77,176	
Statutory Fees				0.5%	GDV	£16,712	
Sales/Marketing Costs				1.1%	Construction Cost	£12,210	
Contingencies				2.0%	Market Units Value	£57,051	
Planning Obligations				5.0%	Construction Cost	£51,642	
CIL				7753	£ per Market Unit	inc	
Interest @				89	£ per sqm Market Housing	£87,668	
Arrangement Fee				6.0%	12	Month Construction	£81,587
Development Profit				1.0%	Cost	£16,737	
				20.0%	of GDV	£668,494	
<b>Total Cost</b>						<b>£2,579,852</b>	

### VIABILITY MARGIN

**£762,620**

## Residential Viability Appraisal 5-10 Year Delivery

<b>SITE REFERENCE</b>	So/MU/1	Southwell Rural	Apartments	1
<b>SITE LOCATION</b>	Publication Allocation Former Minster School		2 bed houses	3
<b>DEVELOPMENT SCENARIO</b>	Greenfield		3 Bed houses	5
<b>DEVELOPMENT DETAILS</b>	13 Total Units		4 bed houses	3
<b>Affordable Proportion %</b>	30%	4 Affordable Units	5 bed house	2
<b>Affordable Mix</b>	40%	%Intermediate 60%	%Social Rent 0%	%Affordable Rent
<b>Development Floorspace</b>	851	Sqm Market Housing	281	Sqm Affordable Housing

### DEVELOPMENT VALUE

<b>Market Houses</b>				
0	Apt	65 sqm	2904 £ per sqm	£85,886
2	2 Bed	70 sqm	2904 £ per sqm	£462,462
3	3 Bed	88 sqm	2904 £ per sqm	£813,933
2	4 Bed	105 sqm	2904 £ per sqm	£554,954
1	5 Bed	140 sqm	2904 £ per sqm	£554,954
<b>Intermediate Houses</b> 70% Open Market Value				
0	Apt	65 sqm	2033 £ per sqm	£61,838
1	2 Bed	70 sqm	2033 £ per sqm	£110,991
0	3 Bed	88 sqm	2033 £ per sqm	£55,813
<b>Social Rent Houses</b> 40% Open Market Value				
1	Apt	65 sqm	1162 £ per sqm	£53,004
1	2 Bed	70 sqm	1162 £ per sqm	£95,135
0	3 Bed	88 sqm	1162 £ per sqm	£47,839
<b>Affordable Rent Houses</b> 0% Open Market Value				
0	Apt	65 sqm	0 £ per sqm	£0
0	2 Bed	70 sqm	0 £ per sqm	£0
0	3 Bed	88 sqm	0 £ per sqm	£0
13	Total Units			
<b>Development Value</b>				<b>£2,896,809</b>

### DEVELOPMENT COSTS

<b>Land</b>				
	Apt	0 Plots	10956 £ per plot	£4,985
	2 Bed	2 Plots	26294 £ per plot	£59,820
	3 Bed	3 Plots	32868 £ per plot	£104,685
	4 Bed	2 Plots	52589 £ per plot	£95,712
	5 Bed	1 Plots	65736 £ per plot	£89,730
			Total Land	£354,931
<b>Stamp Duty Land Tax</b> 3.0%				
<b>Construction</b>				
2	Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net
4	2 Bed	70 sqm	1012 £ per sqm	
4	3 Bed	88 sqm	0 £ per sqm	
2	4 Bed	105 sqm	1012 £ per sqm	
1	5 Bed	140 sqm	1012 £ per sqm	
13		1148 Total sqm		
<b>Abnormal Costs</b> 76449.17				
Professional Fees @			8.0%	Construction Cost
Legal Fees			0.5%	GDV
Statutory Fees			1.1%	Construction Cost
Sales/Marketing Costs			2.0%	Market Units Value
Contingencies			5.0%	Construction Cost
Planning Obligations			7753	£ per Market Unit
CIL			89	£ per sqm Market Housing
Interest @			6.0%	12 Month Construction
Arrangement Fee			1.0%	Cost
Development Profit			20.0%	of GDV
<b>Total Cost</b>				<b>£2,204,214</b>

### VIABILITY MARGIN

**£692,596**



<b>DEVELOPMENT TYPE</b>	Retail
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT REF &amp; LOCATION</b>	Bi/NU/1 East of Kirklington Rd, Bilsthorpe
<b>DEVELOPMENT DETAILS</b>	460 Sqm Total Floorspace

### Development Value

Industrial	B1b B1c B2 B8		sqm	646	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1	460	sqm	1540	£ per sqm	£708,400
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
<b>Development Value</b>						<b>£708,400</b>

### Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	13.92	£ per sqm	£0
Office	200%	0	sqm	0.6	£ per sqm	£0
Food Retail	200%	920	sqm	132.6	£ per sqm	£121,992
Other Retail	150%	0	sqm	0.6	£ per sqm	£0
Residential Inst	150%	0	sqm	0.6	£ per sqm	£0
Hotels	200%	0	sqm	0.6	£ per sqm	£0
Community	150%	0	sqm	0.6	£ per sqm	£0
Leisure	300%	0	sqm	0.6	£ per sqm	£0
Agricultural	200%	0	sqm	1.5	£ per sqm	£0
Car Showroom	200%	0	sqm	0.6	£ per sqm	£0
Car Repairs	200%	0	sqm	0.6	£ per sqm	£0

Construction		Stamp Duty		1.0%	£1,220
Gross/Net				CIL Rate	
Industrial	1.0 0	sqm	400	£ per sqm	£0
Office	1.2 0	sqm	1270	£ per sqm	£0
Food Retail	1.0 460	sqm	600	£ per sqm	£276,000
Other Retail	1.0 0	sqm	440	£ per sqm	£0
Residential Inst	1.2 0	sqm	1040	£ per sqm	£0
Hotels	1.2 0	sqm	1560	£ per sqm	£0
Community	1.0 0	sqm	1620	£ per sqm	£0
Leisure	1.0 0	sqm	1480	£ per sqm	£0
Agricultural	1.0 0	sqm	420	£ per sqm	£0
Car Showroom	1.0 0	sqm	800	£ per sqm	£0
Car Repairs	1.0 0	sqm	440	£ per sqm	£0

Abnormal Costs		0	£ sqm	£0
Professional Fees @		8.0%	Build Cost	£22,080
Legal Fees		0.5%	GDV	£3,542
Statutory Fees		0.6%	Build Cost	£1,656
Sales/Marketing Costs		2.0%	GDV	£14,168
Contingencies		5.0%	Build Cost	£13,800
Planning Obligations		0	£	£0
CIL				£46,000
Interest @	6.0%	12	Month Build	£18,767
Arrangement Fee	1.0%		Cost	£5,005
Development Profit		17.5%	of GDV	£123,970
<b>Total Cost</b>				<b>£648,200</b>

DEVELOPMENT TYPE	
BASE LAND VALUE SCENARIO	
DEVELOPMENT REF & LOCATION	
DEVELOPMENT DETAILS	Sqm Total Floorspace

### Development Value

Industrial	B1b B1c B2 B8	13750	sqm	646	£ per sqm	£8,882,500
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	1540	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Showroom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
<b>Development Value</b>						<b>£8,882,500</b>

### Development Costs

Land	Plot Ratio	Value			
Industrial	200%	27500	sqm	#NAME?	£ per sqm
Office	200%	0	sqm	#NAME?	£ per sqm
Food Retail	300%	0	sqm	#NAME?	£ per sqm
Other Retail	150%	0	sqm	#NAME?	£ per sqm
Residential Inst	150%	0	sqm	#NAME?	£ per sqm
Hotels	200%	0	sqm	#NAME?	£ per sqm
Community	150%	0	sqm	#NAME?	£ per sqm
Leisure	300%	0	sqm	#NAME?	£ per sqm
Agricultural	200%	0	sqm	#NAME?	£ per sqm
Car Showroom	200%	0	sqm	#NAME?	£ per sqm
Car Repairs	200%	0	sqm	#NAME?	£ per sqm

### Construction

	Gross/Net			Stamp Duty	#NAME?	#NAME?
Industrial	1.0	13750	sqm	400	£ per sqm	£5,500,000
Office	1.2	0	sqm	1270	£ per sqm	£0
Food Retail	1.0	0	sqm	600	£ per sqm	£0
Other Retail	1.0	0	sqm	440	£ per sqm	£0
Residential Inst	1.2	0	sqm	1040	£ per sqm	£0
Hotels	1.2	0	sqm	1560	£ per sqm	£0
Community	1.0	0	sqm	1620	£ per sqm	£0
Leisure	1.0	0	sqm	1480	£ per sqm	£0
Agricultural	1.0	0	sqm	420	£ per sqm	£0
Car Showroom	1.0	0	sqm	800	£ per sqm	£0
Car Repairs	1.0	0	sqm	440	£ per sqm	£0

Abnormal Costs		£ sqm	£123,750
Professional Fees @	8.0%	Build Cost	£440,000
Legal Fees	0.5%	GDV	£44,413
Statutory Fees	0.6%	Build Cost	£33,000
Sales/Marketing Costs	2.0%	GDV	£177,650
Contingencies	5.0%	Build Cost	£275,000
Planning Obligations	0	£	£0
CIL			£0
Interest @	6.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	#NAME?
Development Profit	17.5%	of GDV	#NAME?
<b>Total Cost</b>			<b>£1,554,438</b>

DEVELOPMENT TYPE	Mixed Use - Industrial & Retail
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	CL/MU/1 Clipstone Colliery
DEVELOPMENT DETAILS	30,000 Sqm Total Floorspace

#### Development Value

Use Class	Code	Area (sqm)	Rate (£ per sqm)	Value (£)
Industrial	B1b B1c B2 B8	30000	769	£23,062,200
Office	B1a	0	0	£0
Food Retail	A1	450	1833	£824,670
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

#### Development Value

**£23,886,870**

#### Development Costs

Land	Plot Ratio	Area (sqm)	Value (£ per sqm)	Total Value (£)
Industrial	200%	60000	16.6	£993,888
Office	200%	0	0.7	£0
Food Retail	300%	0	157.8	£0
Other Retail	150%	0	0.7	£0
Residential Inst	150%	0	0.7	£0
Hotels	200%	0	0.7	£0
Community	150%	0	0.7	£0
Leisure	300%	0	0.7	£0
Agricultural	200%	0	1.8	£0
Car Showroom	200%	0	0.7	£0
Car Repairs	200%	0	0.7	£0

#### Construction

#### Stamp Duty

4.0%

£39,756

Use Class	Gross/Net		Stamp Duty (£ per sqm)	CIL Rate	Total (£)
	Ratio	Area (sqm)			
Industrial	1.0	30000	476	0	£14,280,000
Office	1.2	0	1511.3	0	£0
Food Retail	1.0	450	714	119	£321,300
Other Retail	1.0	0	523.6	0	£0
Residential Inst	1.2	0	1237.6	0	£0
Hotels	1.2	0	1856.4	0	£0
Community	1.0	0	1927.8	0	£0
Leisure	1.0	0	1761.2	0	£0
Agricultural	1.0	0	499.8	0	£0
Car Showroom	1.0	0	952	0	£0
Car Repairs	1.0	0	523.6	0	£0

Abnormal Costs	357000	£ sqm	£357,000
Professional Fees @	8.0%	Build Cost	£1,168,104
Legal Fees	0.5%	GDV	£119,434
Statutory Fees	0.6%	Build Cost	£87,608
Sales/Marketing Costs	2.0%	GDV	£477,737
Contingencies	5.0%	Build Cost	£730,065
Planning Obligations	0	£	£0
CIL			£53,550
Interest @	6.0%	12 Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost	£186,284
Development Profit	17.5%	of GDV	£4,180,202

#### Total Cost

**£23,693,495**

#### VIABILITY MARGIN

**£193,375**

DEVELOPMENT TYPE	Retail
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT REF & LOCATION	Ra/MU/1 Shopping Development, Rainworth
DEVELOPMENT DETAILS	250 Sqm Total Floorspace

### Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1	250	sqm	1833	£ per sqm	£458,250
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0

### Development Value

**£458,250**

### Development Costs

Land	Plot Ratio			Value		
Industrial	200%	0	sqm	16.6	£ per sqm	£0
Office	200%	0	sqm	0.7	£ per sqm	£0
Food Retail	200%	500	sqm	157.8	£ per sqm	£78,897
Other Retail	150%	0	sqm	0.7	£ per sqm	£0
Residential Inst	150%	0	sqm	0.7	£ per sqm	£0
Hotels	200%	0	sqm	0.7	£ per sqm	£0
Community	150%	0	sqm	0.7	£ per sqm	£0
Leisure	300%	0	sqm	0.7	£ per sqm	£0
Agricultural	200%	0	sqm	1.8	£ per sqm	£0
0	200%	0	sqm	0.7	£ per sqm	£0
0	200%	0	sqm	0.7	£ per sqm	£0

### Construction

### Stamp Duty

1.0%

£789

	Gross/Net					CIL Rate	
Industrial	1.0	0	sqm	476	£ per sqm	0	£0
Office	1.2	0	sqm	1511	£ per sqm	0	£0
Food Retail	1.0	250	sqm	714	£ per sqm	119	£178,500
Other Retail	1.0	0	sqm	524	£ per sqm	0	£0
Residential Inst	1.2	0	sqm	1238	£ per sqm	0	£0
Hotels	1.2	0	sqm	1856	£ per sqm	0	£0
Community	1.0	0	sqm	1928	£ per sqm	0	£0
Leisure	1.0	0	sqm	1761	£ per sqm	0	£0
Agricultural	1.0	0	sqm	500	£ per sqm	0	£0
0	1.0	0	sqm	952	£ per sqm	0	£0
0	1.0	0	sqm	524	£ per sqm	0	£0

Abnormal Costs		0	£ sqm		£0
Professional Fees @		8.0%	Build Cost		£14,280
Legal Fees		0.5%	GDV		£2,291
Statutory Fees		0.6%	Build Cost		£1,071
Sales/Marketing Costs		2.0%	GDV		£9,165
Contingencies		5.0%	Build Cost		£8,925
Planning Obligations		0.0%	£		£0
CIL					£29,750
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%	Cost			£3,237
Development Profit		17.5%	of GDV		£80,194

### Total Cost

**£419,236**

### VIABILITY MARGIN

**£39,014**

<b>DEVELOPMENT TYPE</b>	Retail
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT REF &amp; LOCATION</b>	ST/MU/1 E of Hemplands Lane, Sutton on Trent
<b>DEVELOPMENT DETAILS</b>	250 Sqm Total Floorspace

#### Development Value

Industrial	B1b B1c B2 B8		sqm	0	£ per sqm	£0
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1	250	sqm	1833	£ per sqm	£458,250
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0
Sui Generis		0	sqm	0	£ per sqm	£0
<b>Development Value</b>						<b>£458,250</b>

#### Development Costs

Land	Plot Ratio			Value		
Industrial	0%	0	sqm	0.0	£ per sqm	£0
Office	0%	0	sqm	0.0	£ per sqm	£0
Food Retail	200%	500	sqm	157.8	£ per sqm	£78,900
Other Retail	0%	0	sqm	0.0	£ per sqm	£0
Residential Inst	0%	0	sqm	0.0	£ per sqm	£0
Hotels	0%	0	sqm	0.0	£ per sqm	£0
Community	0%	0	sqm	0.0	£ per sqm	£0
Leisure	0%	0	sqm	0.0	£ per sqm	£0
Agricultural	0%	0	sqm	0.0	£ per sqm	£0
0	0%	0	sqm	0.0	£ per sqm	£0
0	0%	0	sqm	0.0	£ per sqm	£0

Construction	Gross/Net			Stamp Duty		1.0%	£789
						CIL Rate	
Industrial	0.0	0	sqm	476	£ per sqm	0	£0
Office	0.0	0	sqm	1511	£ per sqm	0	£0
Food Retail	1.0	250	sqm	714	£ per sqm	119	£178,500
Other Retail	0.0	0	sqm	524	£ per sqm	0	£0
Residential Inst	0.0	0	sqm	1238	£ per sqm	0	£0
Hotels	0.0	0	sqm	1856	£ per sqm	0	£0
Community	0.0	0	sqm	1928	£ per sqm	0	£0
Leisure	0.0	0	sqm	1761	£ per sqm	0	£0
Agricultural	0.0	0	sqm	500	£ per sqm	0	£0
0	0.0	0	sqm	952	£ per sqm	0	£0
0	0.0	0	sqm	524	£ per sqm	0	£0

Abnormal Costs		0	£ sqm		£0
Professional Fees @		8.0%	Build Cost		£14,280
Legal Fees		0.5%	GDV		£2,291
Statutory Fees		0.6%	Build Cost		£1,071
Sales/Marketing Costs		2.0%	GDV		£9,165
Contingencies		5.0%	Build Cost		£8,925
Planning Obligations		0.0%	£		£0
CIL					£29,750
Interest @	6.0%	12	Month Build	3	Mth Sale Void
Arrangement Fee	1.0%		Cost		£3,237
Development Profit		17.5%	of GDV		£80,194
<b>Total Cost</b>					<b>£419,239</b>

<b>DEVELOPMENT TYPE</b>	Mixed Use - Industrial & Retail
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT REF &amp; LOCATION</b>	CL/MU/1 Clipstone Colliery
<b>DEVELOPMENT DETAILS</b>	30,000 Sqm Total Floorspace

### Development Value

Use Class	Code	Area (sqm)	Rate (£/sqm)	Total Value (£)
Industrial	B1b B1c B2 B8	30000	866	£25,969,200
Office	B1a	0	0	£0
Food Retail	A1	2064	0	£0
Other Retail	A 1 A2 A3 A4 A5	0	0	£0
Residential Inst	C2	0	0	£0
Hotels	C3	0	0	£0
Community	D1	0	0	£0
Leisure	D2	0	0	£0
Agricultural		0	0	£0
Sui Generis	Car Showroom	0	0	£0
Sui Generis	Car Repairs	0	0	£0

### Development Value

**£25,969,200**

### Development Costs

Land	Plot Ratio	Area (sqm)	Value (£/sqm)	Total Value (£)
Industrial	200%	60000	18.7	£1,119,168
Office	200%	0	0.8	£0
Food Retail	300%	0	177.7	£0
Other Retail	150%	0	0.8	£0
Residential Inst	150%	0	0.8	£0
Hotels	200%	0	0.8	£0
Community	150%	0	0.8	£0
Leisure	300%	0	0.8	£0
Agricultural	200%	0	2.0	£0
Car Showroom	200%	0	0.8	£0
Car Repairs	200%	0	0.8	£0

### Construction

### Stamp Duty

4.0%

£44,767

Use Class	Gross/Net		Area (sqm)	Stamp Duty (£/sqm)	CIL Rate	Total Value (£)
	Ratio	Area (sqm)				
Industrial	1.0	30000	536	£0	£16,080,000	
Office	1.2	0	1701.8	£0	£0	
Food Retail	1.0	0	804	£0	£0	
Other Retail	1.0	0	589.6	£0	£0	
Residential Inst	1.2	0	1393.6	£0	£0	
Hotels	1.2	0	2090.4	£0	£0	
Community	1.0	0	2170.8	£0	£0	
Leisure	1.0	0	1983.2	£0	£0	
Agricultural	1.0	0	562.8	£0	£0	
Car Showroom	1.0	0	1072	£0	£0	
Car Repairs	1.0	0	589.6	£0	£0	

Abnormal Costs	0	£/sqm	£0
Professional Fees @	8.0%	Build Cost	£1,286,400
Legal Fees	0.5%	GDV	£129,846
Statutory Fees	0.6%	Build Cost	£96,480
Sales/Marketing Costs	2.0%	GDV	£519,384
Contingencies	5.0%	Build Cost	£804,000
Planning Obligations	0	£	£0
CIL			£0
Interest @	6.0%	12 Month Build	£753,002
Arrangement Fee	1.0%	Cost	£200,800
Development Profit	17.5%	of GDV	£4,544,610

### Total Cost

**£25,578,457**

### VIABILITY MARGIN

**£390,743**

## Viability Assumptions

# ZONE 1 Mansfield Fringe

## Affordable Housing

Affordable Proportion %	0%				
Affordable Mix	40%	%Intermediate	60%	%Social Rent	%Affordable Rent
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	Affordable Rent

House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed
House Sizes (Sqm)	65	70	88	105	140

Professional Fees @			8.0%	Construction Cost
Legal Fees			0.5%	GDV
Statutory Fees			1.1%	Construction Cost
Sales/Marketing Costs			2.0%	Market Units Value
Contingencies			5.0%	Construction Cost
Interest @	6.0%	12	Month Construction	6 Mth Sales Void
Arrangement Fee	1.0%	Cost		
Development Profit		20.0%	of GDV	

Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	120	50	40	25	20

## ZONE 1 Mansfield Fringe

Delivery 0-5 Year Delivery

## LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	3050	7320	9150	14640	18300
Brownfield	3740	8976	11220	17952	22440
Recycled	5000	12000	15000	24000	30000

## SALES VALUES

Sqm	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	1500	1500	1500	1500	1500

## CONSTRUCTION COSTS

Sqm	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	1040	850	850	850	850

## COMMUNITY INFRASTRUCTURE LEVY

£ Per Sqm

## Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
10000	25000	20000	25000	7753	20000	20000	10000

## Land Value

15000	Existing Greenfield (agricultural) Per Ha
222000	Brownfield (Industrial) Per Ha
600000	Residential per Ha
	Uplift
	60%



<b>ZONE 1</b>	Mansfield Fringe	<b>Delivery</b> 5-10 Year Delivery	1.32	Values Adjustment Factor
			1.19	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	4026	9662	12078	19325	24156
Brownfield	4937	11848	14810	23697	29621
Recycled	6600	15840	19800	31680	39600

SALES VALUES

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1980	1980	1980	1980	1980

CONSTRUCTION COSTS

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1238	1012	1012	1012	1012

COMMUNITY INFRASTRUCTURE LEVY

0	£ Per Sqm
---	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	9226	23800	23800	11900

<b>ZONE 1</b>	Mansfield Fringe	<b>Delivery</b> 10-15 Year Delivery	1.60	Values Adjustment Factor
			1.34	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	4880	11712	14640	23424	29280
Brownfield	5984	14362	17952	28723	35904
Recycled	8000	19200	24000	38400	48000

SALES VALUES

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2400	2400	2400	2400	2400

CONSTRUCTION COSTS

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1394	1139	1139	1139	1139

COMMUNITY INFRASTRUCTURE LEVY

0	£ Per Sqm
---	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13400	33500	26800	33500	10389	26800	26800	13400

## ZONE 2 Ollerton

### Affordable Housing

Affordable Proportion %	10%				
Affordable Mix	100%	%Intermediate	0%	%Social Rent	0%
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%

House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed
House Sizes (Sqm)	65	70	88	105	140

Professional Fees @		8.0%	Construction Cost
Legal Fees		0.5%	GDV
Statutory Fees		1.1%	Construction Cost
Sales/Marketing Costs		2.0%	Market Units Value
Contingencies		5.0%	Construction Cost
Interest @	6.0%	12	Month Construction
Arrangement Fee	1.0%	Cost	6 Mth Sales Void
Development Profit		20.0%	of GDV

Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	120	50	40	25	20

## ZONE 1 Ollerton

**Delivery 0-5 Year Delivery**

### LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	3050	7320	9150	14640	18300
Brownfield	3740	8976	11220	17952	22440
Recycled	5000	12000	15000	24000	30000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1600	1600	1600	1600	1600

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1040	850	850	850	850

COMMUNITY INFRASTRUCTURE LEVY  £ Per Sqm

### Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
10000	25000	20000	25000	4324	20000	20000	10000

Land Value	15000	Existing Greenfield (agricultural) Per Ha	
	222000	Brownfield (Industrial) Per Ha	
	600000	Residential per Ha	
		Uplift	<input type="text"/> 60%

<b>ZONE 1</b>	Ollerton	<b>Delivery</b>	<b>5-10 Year Delivery</b>	1.32	Values Adjustment Factor
				1.19	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	4026	9662	12078	19325	24156
Brownfield	4937	11848	14810	23697	29621
Recycled	6600	15840	19800	31680	39600

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2112	2112	2112	2112	2112

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1238	1012	1012	1012	1012

COMMUNITY INFRASTRUCTURE LEVY	0	£ Per Sqm
-------------------------------	---	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	5146	23800	23800	11900

<b>ZONE 1</b>	Ollerton	<b>Delivery</b>	<b>10-15 Year Delivery</b>	1.60	Values Adjustment Factor
				1.34	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	4880	11712	14640	23424	29280
Brownfield	5984	14362	17952	28723	35904
Recycled	8000	19200	24000	38400	48000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2560	2560	2560	2560	2560

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1394	1139	1139	1139	1139

COMMUNITY INFRASTRUCTURE LEVY	0	£ Per Sqm
-------------------------------	---	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13400	33500	26800	33500	5794	26800	26800	13400



<b>ZONE 1</b>	Newark Collingham	<b>Delivery</b>	<b>5-10 Year Delivery</b>	1.32	Values Adjustment Factor
				1.19	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	7326	17582	21978	35165	43956
Brownfield	9218	22123	27654	44246	55308
Recycled	12100	29040	36300	58080	72600

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2640	2640	2640	2640	2640

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1238	1012	1012	1012	1012

COMMUNITY INFRASTRUCTURE LEVY	54	£ Per Sqm
-------------------------------	----	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	2380	23800	23800	11900

<b>ZONE 1</b>	Newark Collingham	<b>Delivery</b>	<b>10-15 Year Delivery</b>	1.60	Values Adjustment Factor
				1.34	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	8880	21312	26640	42624	53280
Brownfield	11173	26816	33520	53632	67040
Recycled	14667	35200	44000	70400	88000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	3200	3200	3200	3200	3200

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1394	1139	1139	1139	1139

COMMUNITY INFRASTRUCTURE LEVY	60	£ Per Sqm
-------------------------------	----	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13400	33500	26800	33500	2680	26800	26800	13400

## ZONE 4 Newark Rural North

### Affordable Housing

Affordable Proportion %	30%				
Affordable Mix	40%	%Intermediate	60%	%Social Rent	0%
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%

House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed
House Sizes (Sqm)	65	70	88	105	140

Professional Fees @		8.0%	Construction Cost
Legal Fees		0.5%	GDV
Statutory Fees		1.1%	Construction Cost
Sales/Marketing Costs		2.0%	Market Units Value
Contingencies		5.0%	Construction Cost
Interest @	6.0%	12	Month Construction
Arrangement Fee	1.0%		Cost
Development Profit		20.0%	of GDV

Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	120	50	40	25	20

## ZONE 1 Newark Rural North Delivery 0-5 Year Delivery

### LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	7050	16920	21150	33840	42300
Brownfield	7990	19176	23970	38352	47940
Recycled	11667	28000	35000	56000	70000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2100	2100	2100	2100	2100

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1040	850	850	850	850

COMMUNITY INFRASTRUCTURE LEVY 55 £ Per Sqm

### Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
10000	25000	20000	25000	4472	20000	20000	10000

Land Value	15000	Existing Greenfield (agricultural) Per Ha	
	297000	Brownfield (Industrial) Per Ha	
	1400000	Residential per Ha	
		Uplift	
			60%

<b>ZONE 1</b>	Newark Rural North	<b>Delivery</b>	5-10 Year Delivery	1.32	Values Adjustment Factor
				1.19	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	9306	22334	27918	44669	55836
Brownfield	10547	25312	31640	50625	63281
Recycled	15400	36960	46200	73920	92400

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2772	2772	2772	2772	2772

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1238	1012	1012	1012	1012

COMMUNITY INFRASTRUCTURE LEVY	65	£ Per Sqm
-------------------------------	----	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	5322	23800	23800	11900

<b>ZONE 1</b>	Newark Rural North	<b>Delivery</b>	10-15 Year Delivery	1.60	Values Adjustment Factor
				1.34	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	11280	27072	33840	54144	67680
Brownfield	12784	30682	38352	61363	76704
Recycled	18667	44800	56000	89600	112000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	3360	3360	3360	3360	3360

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1394	1139	1139	1139	1139

COMMUNITY INFRASTRUCTURE LEVY	74	£ Per Sqm
-------------------------------	----	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13400	33500	26800	33500	5992	26800	26800	13400

# ZONE 5 Nottingham Fringe

## Affordable Housing

Affordable Proportion %	30%				
Affordable Mix	40%	%Intermediate	60%	%Social Rent	0%
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%

House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed
House Sizes (Sqm)	65	70	88	105	140

Professional Fees @			8.0%	Construction Cost
Legal Fees			0.5%	GDV
Statutory Fees			1.1%	Construction Cost
Sales/Marketing Costs			2.0%	Market Units Value
Contingencies			5.0%	Construction Cost
Interest @	6.0%	12	Month Construction	6
Arrangement Fee	1.0%	Cost		
Development Profit		20.0%	of GDV	

Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	120	50	40	25	20

## ZONE 1 Nottingham Fringe Delivery 0-5 Year Delivery

### LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	7550	18120	22650	36240	45300
Brownfield	8860	21264	26580	42528	53160
Recycled	12500	30000	37500	60000	75000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2150	2150	2150	2150	2150

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1040	850	850	850	850

COMMUNITY INFRASTRUCTURE LEVY 65 £ Per Sqm

### Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
10000	25000	20000	25000	5304	20000	20000	10000

Land Value	15000	Existing Greenfield (agricultural) Per Ha	
	408000	Brownfield (Industrial) Per Ha	
	1500000	Residential per Ha	
		Uplift	60%



<b>ZONE 1</b>	Nottingham Fringe	<b>Delivery</b>	<b>5-10 Year Delivery</b>	1.32	Values Adjustment Factor
				1.19	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	9966	23918	29898	47837	59796
Brownfield	11695	28068	35086	56137	70171
Recycled	16500	39600	49500	79200	99000

SALES VALUES

Sqm	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	2838	2838	2838	2838	2838

CONSTRUCTION COSTS

Sqm	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	1238	1012	1012	1012	1012

COMMUNITY INFRASTRUCTURE LEVY

77 £ Per Sqm

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	6312	23800	23800	11900

<b>ZONE 1</b>	Nottingham Fringe	<b>Delivery</b>	<b>10-15 Year Delivery</b>	1.60	Values Adjustment Factor
				1.34	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	12080	28992	36240	57984	72480
Brownfield	14176	34022	42528	68045	85056
Recycled	20000	48000	60000	96000	120000

SALES VALUES

Sqm	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	3440	3440	3440	3440	3440

CONSTRUCTION COSTS

Sqm	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	1394	1139	1139	1139	1139

COMMUNITY INFRASTRUCTURE LEVY

87 £ Per Sqm

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13400	33500	26800	33500	7107	26800	26800	13400

# ZONE 6 Southwell Rural

## Affordable Housing

Affordable Proportion %	30%				
Affordable Mix	40%	%Intermediate	60%	%Social Rent	0%
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%

House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed
House Sizes (Sqm)	65	70	88	105	140

Professional Fees @		8.0%	Construction Cost
Legal Fees		0.5%	GDV
Statutory Fees		1.1%	Construction Cost
Sales/Marketing Costs		2.0%	Market Units Value
Contingencies		5.0%	Construction Cost
Interest @	6.0%	12	Month Construction
Arrangement Fee	1.0%	Cost	6 Mth Sales Void
Development Profit		20.0%	of GDV

Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed
	120	50	40	25	20

## ZONE 1 Southwell Rural Delivery 0-5 Year Delivery

### LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	8300	19920	24900	39840	49800
Brownfield	9400	22560	28200	45120	56400
Recycled	13750	33000	41250	66000	82500

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2200	2200	2200	2200	2200

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1040	850	850	850	850

COMMUNITY INFRASTRUCTURE LEVY 75 £ Per Sqm

### Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
10000	25000	20000	25000	3311	20000	20000	10000

Land Value	15000	Existing Greenfield (agricultural) Per Ha	
	345000	Brownfield (Industrial) Per Ha	
	1650000	Residential per Ha	
		Uplift	
			60%

<b>ZONE 1</b>	Southwell Rural	<b>Delivery</b>	<b>5-10 Year Delivery</b>	1.32	Values Adjustment Factor
				1.19	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	10956	26294	32868	52589	65736
Brownfield	12408	29779	37224	59558	74448
Recycled	18150	43560	54450	87120	108900

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	2904	2904	2904	2904	2904

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1238	1012	1012	1012	1012

COMMUNITY INFRASTRUCTURE LEVY	89	£ Per Sqm
-------------------------------	----	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	3940	23800	23800	11900

<b>ZONE 1</b>	Southwell Rural	<b>Delivery</b>	<b>10-15 Year Delivery</b>	1.60	Values Adjustment Factor
				1.34	Costs Adjustment Factor

LAND VALUES (Plot Values)

	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	13280	31872	39840	63744	79680
Brownfield	15040	36096	45120	72192	90240
Recycled	22000	52800	66000	105600	132000

SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	3520	3520	3520	3520	3520

CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed
Sqm	1394	1139	1139	1139	1139

COMMUNITY INFRASTRUCTURE LEVY	101	£ Per Sqm
-------------------------------	-----	-----------

Abnormal Costs

Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13400	33500	26800	33500	4437	26800	26800	13400

# Assumptions

# Mansfield Fringe

## Sales Values Sqm

Industrial	B1b B1c B2 B8	646
Office	B1a	
Food Retail	A1	1540
Other Retail	A 1 A2 A3 A4 A5	
Residential Inst	C2	
Hotels	C3	
Community	D1	
Leisure	D2	
Agricultural		
Sui Generis	Car Shorwoom	
Sui Generis	Car Repairs	

## Construction Costs Sqm

Industrial	400
Office	1270
Food Retail	600
Other Retail	440
Residential Inst	1040
Hotels	1560
Community	1620
Leisure	1480
Agricultural	420
Sui Generis	Car Shorwoom 800
Sui Generis	Car Repairs 440

## Land Values per Sqm

	Greenfield	Brownfield	Recycled	Uplift
Industrial	13.9	22.2	22.2	60%
Office	0.6	8.9		
Food Retail	132.6	140.9	220.0	
Other Retail	0.6	8.9		
Residential Inst	0.6	8.9		
Hotels	0.6	8.9		
Community	0.6	8.9		
Leisure	0.6	8.9		
Agricultural	1.5	9.8	1.5	
Sui Generis	Car Shorwoom 0.6	8.9		
Sui Generis	Car Repairs 0.6	8.9		

## Development Sample Unit Size & Land Plot Ratio

	Unit Size	Sqr Plot Ratio %	Gross:Net	Sample Development
Industrial	1000	200%	1	Factory Unit
Office	2000	200%	1.2	Office Building
Food Retail	3000	300%	1	Supermarket
General Retail	300	150%	1	Roadside Retail Unit
Residential Inst	4000	150%	1.2	Nursing Home
Hotels	3000	200%	1.2	Mid Range Hotel
Community	200	150%	1	Community Centre
Leisure	2500	300%	1	Bowling Alley
Agricultural	500	200%	1	Farm Store
Sui Generis	Car Shorwoom	200%	1	
Sui Generis	Car Repairs	200%	1	

## Fees & Rates

Abnormal Costs		£ sqm
Professional Fees @	8.0%	Build Cost
Legal Fees	0.5%	GDV
Statutory Fees	0.6%	Build Cost
Sales/Marketing Costs	2.0%	GDV
Contingencies	5.0%	Build Cost
Planning Obligations		£
CIL		£ sqm
Interest @	6.0%	12 Month Build
Arrangement Fee	1.0%	Cost
Development Profit	17.5%	of GDV

3 Mth Sale Void

# 5-10 YEAR ASSUMPTIONS

Value Factor	1.19
Costs Factor	1.19

## Sales Values Sqm

Industrial	B1b B1c B2 B8	769
Office	B1a	0
Food Retail	A1	1833
Other Retail	A 1 A2 A3 A4 A5	0
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

## Construction Costs Sqm

Industrial	476
Office	1511
Food Retail	714
Other Retail	524
Residential Inst	1238
Hotels	1856
Community	1928
Leisure	1761
Agricultural	500
Sui Generis	Car Showroom 952
Sui Generis	Car Repairs 524

## Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	16.6	26.4	26.4
Office	0.7	10.6	0.0
Food Retail	157.8	167.6	261.8
Other Retail	0.7	10.6	0.0
Residential Inst	0.7	10.6	0.0
Hotels	0.7	10.6	0.0
Community	0.7	10.6	0.0
Leisure	0.7	10.6	0.0
Agricultural	1.8	11.6	1.8
Sui Generis	Car Showroom 0.7	10.6	0.0
Sui Generis	Car Repairs 0.7	10.6	0.0

# 10-15 YEAR ASSUMPTIONS

Value Factor	1.34
Costs Factor	1.34

## Sales Values Sqm

Industrial	B1b B1c B2 B8	866
Office	B1a	0
Food Retail	A1	2064
Other Retail	A 1 A2 A3 A4 A5	0
Residential Inst	C2	0
Hotels	C3	0
Community	D1	0
Leisure	D2	0
Agricultural		0
Sui Generis	Car Showroom	0
Sui Generis	Car Repairs	0

## Construction Costs Sqm

Industrial	536
Office	1702
Food Retail	804
Other Retail	590
Residential Inst	1394
Hotels	2090
Community	2171
Leisure	1983
Agricultural	563
Sui Generis	Car Showroom 1072
Sui Generis	Car Repairs 590

## Land Values per Sqm

	Greenfield	Brownfield	Recycled
Industrial	18.7	29.7	29.7
Office	0.8	11.9	0.0
Food Retail	177.7	188.8	294.8
Other Retail	0.8	11.9	0.0
Residential Inst	0.8	11.9	0.0
Hotels	0.8	11.9	0.0
Community	0.8	11.9	0.0
Leisure	0.8	11.9	0.0
Agricultural	2.0	13.1	2.0
Sui Generis	Car Showroom 0.8	11.9	0.0
Sui Generis	Car Repairs 0.8	11.9	0.0