

170808 Harborough AH Appraisals_v16_Schemes F-H - Version Notes

Date	Version	Comments
170808	v16	



F Lutterworth 30 Units

ASSUMPTIONS - RESIDENTIAL USES									
CIL Residential Rate									0 £ psm
CIL Commercial Rate									0 £ psm
Total number of units in scheme									30
AH Policy requirement %									40% AH Target
AH tenure split %									
	Affordable Rent								75%
	LCHO (Int/Sub-Market/Starter etc.)								25%
Open Market Sale (OMS) housing									60%
									100%
									10.0% % of total (>10%)
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units			
2 Bed houses	25%	5	20.0%	2	23%	7			
3 Bed houses	50%	9	25.0%	3	40%	12			
4 Bed houses	10%	2	2.5%	0	7%	2			
5 Bed houses	5%	1	0.0%	0	3%	1			
1 Bed Apartment	5%	1	42.5%	5	20%	6			
2 Bed Apartment	5%	1	10.0%	1	7%	2			
-	0%	0	0.0%	0	0%	0			
Total number of units	100%	18	100.0%	12	100%	30			
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)				
2 Bed houses	72.0	775		72.0	775				
3 Bed houses	95.0	1,023		95.0	1,023				
4 Bed houses	117.0	1,259		117.0	1,259				
5 Bed houses	128.0	1,378		128.0	1,378				
1 Bed Apartment	55.0	592	85.0%	64.7	696				
2 Bed Apartment	70.0	753	85.0%	82.4	886				
-	0.0	0	85.0%	0.0	0				
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)				
2 Bed houses	72.0	775		72.0	775				
3 Bed houses	95.0	1,023		95.0	1,023				
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1 Bed Apartment	55.0	592	85.0%	64.7	696				
2 Bed Apartment	70.0	753	85.0%	82.4	886				
-	0.0	0	85.0%	0.0	0				
Total Gross Floor areas -	Market Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)			
2 Bed houses	324	3,488	173	1,860	497	5,348			
3 Bed houses	855	9,203	285	3,068	1,140	12,271			
4 Bed houses	211	2,267	35	378	246	2,645			
5 Bed houses	115	1,240	0	0	115	1,240			
1 Bed Apartment	58	627	330	3,552	388	4,179			
2 Bed Apartment	74	798	99	1,064	173	1,862			
-	0	0	0	0	0	0			
	1,637	17,622	922	9,921	2,559	27,544			
									36.02% AH % by floor area due to mix
Open Market Sales values (£) -	Value zones (H, M, L)			£ OMS (per unit)					
	H	L	M	M	£psm	£psf	total MV (£ no AH)		
2 Bed houses	0	0	210,000	210,000	2,917	271	1,449,000		
3 Bed houses	0	0	250,000	250,000	2,632	244	3,000,000		
4 Bed houses	0	0	300,000	300,000	2,564	238	630,000		
5 Bed houses	0	0	370,000	370,000	2,891	269	333,000		
1 Bed Apartment	0	0	155,000	155,000	2,818	262	930,000		
2 Bed Apartment	0	0	175,000	175,000	2,500	232	367,500		
-	0	0	0	0			6,709,500		
Affordable Housing -	Aff. Rent £		LCHO £						
Transfer Values (£) (% of MV) -	45%		60%						
2 Bed houses	94,500		126,000						
3 Bed houses	112,500		150,000						
4 Bed houses	135,000		180,000						
5 Bed houses	166,500		222,000						
1 Bed Apartment	69,750		93,000						
2 Bed Apartment	78,750		105,000						
-	0		0						

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ASSUMPTIONS - COMMERCIAL USES					
Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
area 4	0	0	100.0%	0	0
area 5	0	0	100.0%	0	0
area 6	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0
Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)		
area 1	6.50	5.00%	0.0		
area 2	6.50	5.00%	0.0		
area 3	6.50	5.00%	0.0		
area 4	6.50	5.00%	0.0		
area 5	6.50	5.00%	0.0		
area 6	6.50	5.00%	0.0		
total floor area					

GROSS DEVELOPMENT VALUE						
OMS GDV -						
2 Bed houses	5	@	210,000			945,000
3 Bed houses	9	@	250,000			2,250,000
4 Bed houses	2	@	300,000			540,000
5 Bed houses	1	@	370,000			333,000
1 Bed Apartment	1	@	155,000			139,500
2 Bed Apartment	1	@	175,000			157,500
-	0	@	0			-
	18					4,365,000
Affordable Rent GDV -						
2 Bed houses	2	@	94,500			170,100
3 Bed houses	2	@	112,500			253,125
4 Bed houses	0	@	135,000			30,375
5 Bed houses	0	@	166,500			-
1 Bed Apartment	4	@	69,750			266,794
2 Bed Apartment	1	@	78,750			70,875
-	0	@	0			-
	9					791,269
LCHO GDV -						
2 Bed houses	1	@	126,000			75,600
3 Bed houses	1	@	150,000			112,500
4 Bed houses	0	@	180,000			13,500
5 Bed houses	0	@	222,000			-
1 Bed Apartment	1	@	93,000			118,575
2 Bed Apartment	0	@	105,000			31,500
-	0	@	0			-
	3					351,675
Sub-total GDV Residential	30					5,507,944
AH on-site cost analysis -	1,201,556	£MV less £GDV	40,052	£ per unit (total units)	470	£ psm (total GIA sqm)
Commercial GDV -						
	Rent £ PA	@	cap. rent £	less RF/Void	PC %	PC £
area 1	-	5.00%	-	-	0	5.76%
area 2	-	5.00%	-	-	0	5.76%
area 3	-	5.00%	-	-	0	5.76%
area 4	-	5.00%	-	-	0	5.76%
area 5	-	5.00%	-	-	0	5.76%
area 6	-	0.00%	-	-	0	5.76%
Sub-total GDV Commercial	-					-
GDV						5,507,944

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F Lutterworth 30 Units

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees and reports				(20,000)
Statutory Planning Fees (Residential)				(11,550)
Statutory Planning Fees (Commercial)				(154,979)
CIL Residential Rate (sqm excl. AH)	1,637 sqm		0 £ psm	-
CIL analysis -	0.00% % of GDV		0 £ per unit (total units)	-
CIL Commercial Rate (sqm)	0 sqm		0 £ psm	-
Site Specific S106 Contributions -				
Year 1	0			-
Year 2	0			-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Year 6	0			-
Year 7	0			-
Year 8	0			-
Year 9	0			-
Year 10	0			-
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
Year 16	0			-
Year 17	0			-
Year 18	0			-
total	30 units @	13,500 per unit	(405,000)	(405,000)
S106 analysis -	7.35% % of GDV	13,500 £ per unit (total units)		
AH Commuted Sum	2,559 sqm (total)	0 £ psm		-
CS analysis -	0.00% % of GDV			
Construction Costs -				
Site Clearance and Demolition	acres @	0.00 £ per acre		-
Infrastructure costs -				
Year 1	0			-
Year 2	0			-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Year 6	0			-
Year 7	0			-
Year 8	0			-
Year 9	0			-
Year 10	0			-
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
Year 16	0			-
Year 17	0			-
Year 18	0			-
total	1.97 acres @	0 per acre	-	-
Infra. Costs analysis -	0.00% % of GDV	0 £ per unit (total units)		
2 Bed houses	497 sqm @	962 psm		(477,922)
3 Bed houses	1,140 sqm @	962 psm		(1,096,680)
4 Bed houses	246 sqm @	962 psm		(236,363)
5 Bed houses	115 sqm @	962 psm		(110,822)
1 Bed Apartment	388 sqm @	1,079 psm		(418,906)
2 Bed Apartment	173 sqm @	1,079 psm		(186,604)
-	2,558.9	- sqm @	1,079 psm	-
area 1	-	- sqm @	680 psm	-
area 2	-	- sqm @	680 psm	-
area 3	-	- sqm @	680 psm	-
area 4	-	- sqm @	680 psm	-
area 5	-	- sqm @	680 psm	-
area 6	-	- sqm @	680 psm	-
External works	2,527,297 @	15%		(379,095)
Part M, Category 2 housing (if 100 units or more, 4%)	- @	12,636 £per unit		-
Water Efficiency	30 @	521 £per unit		-
Contingency	2,906,661 @	9 £per unit		(270)
		3%		(87,200)
Professional Fees	2,906,661 @	8%		(232,533)

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Disposal Costs -				
OMS Agents Costs	4,365,000	OMS @	1.50%	(65,475)
OMS Legal Costs	4,365,000	OMS @	0.50%	(21,825)
Letting Agents Costs	-	ERV @	15.00%	-
Letting Legal Costs	-	ERV @	5.00%	-
Investment Sale Agents Costs	-	GDV @	1.00%	-
Investment Sale Legal Costs	-	GDV @	0.50%	-
Marketing and Promotion (for OMS + Commercial)	4,365,000	OMS @	3.00%	(130,950)
Finance Costs -				
Finance Fees	4,036,173	@	0.00%	-
Interest on Development Costs	6.00%	APR	0.487% pcm	(33,677)
Developers Profit				
Profit on OMS	4,365,000		20.00%	(873,000)
Profit on AH	1,142,944		6.00%	(68,577)
Resi profit analysis -			17.09%	(941,577)
Profit on Commercial	0		13.00% (on value as proxy)	-
Gross Profit analysis -			17.09%	(941,577)
TOTAL COSTS				(5,011,427)

RESIDUAL LAND VALUE				
Residual Land Value (gross)				496,517
SDLT	496,517	@	5.0%	(24,826)
Acquisition Agent fees	496,517	@	1.0%	(4,965)
Acquisition Legal fees	496,517	@	0.5%	(2,483)
Interest on Land	496,517	@	6.0%	(29,791)
Residual Land Value				434,452
RLV analysis -	14,482 £ per plot	544,513 £ per ha	220,362 £ per acre	

THRESHOLD LAND VALUE				
Residential Density		37.6	dph	
Site Area (Resi)		0.80	ha	1.97 acres
Density analysis -		3,207	sqm/ha	13,971 sqft/ac
Threshold Land Value	14,458 £ per plot	543,620	£ per ha	220,000 £ per acre
Site Area (Commercial)		-	ha	- acres
Threshold Land Value		-	£ per ha	- £ per acre
				433,739

BALANCE				
Surplus/(Deficit)		893 £ per ha	362 £ per acre	713

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F Lutterworth 30 Units

SENSITIVITY ANALYSIS									
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	713								
	0	417,841	313,616	209,392	105,066	713	(103,769)	(208,363)	
	10	398,706	295,678	192,649	89,515	(13,647)	(116,932)	(220,333)	
	20	379,572	277,739	175,907	73,964	(28,007)	(130,095)	(232,304)	
	30	360,438	259,801	159,164	58,412	(42,366)	(143,258)	(244,275)	
	40	341,303	241,862	142,420	42,861	(56,726)	(156,421)	(256,245)	
	CIL Epsm	50	322,169	223,924	125,672	27,310	(71,086)	(169,584)	(268,216)
		60	303,035	205,986	108,925	11,758	(85,445)	(182,748)	(280,186)
		70	283,900	188,047	92,177	(3,793)	(99,805)	(195,911)	(292,157)
		80	264,766	170,109	75,429	(19,344)	(114,165)	(209,074)	(304,128)
		90	245,632	152,170	58,682	(34,896)	(128,525)	(222,237)	(316,098)
		100	226,498	134,232	41,934	(50,447)	(142,884)	(235,400)	(328,069)
		110	207,363	116,294	25,187	(65,998)	(157,244)	(248,568)	(340,039)
		120	188,229	98,355	8,439	(81,549)	(171,604)	(261,736)	(352,010)
		130	169,095	80,417	(8,308)	(97,101)	(185,963)	(274,903)	(363,981)
		140	149,960	62,478	(25,066)	(112,652)	(200,323)	(288,071)	(375,951)
	150	130,826	44,540	(41,803)	(128,203)	(214,683)	(301,239)	(387,926)	
	160	111,692	26,602	(58,551)	(143,755)	(229,043)	(314,406)	(399,901)	
	170	92,557	8,663	(75,298)	(159,306)	(243,402)	(327,574)	(411,876)	
	180	73,423	(9,275)	(92,046)	(174,857)	(257,762)	(340,742)	(423,851)	
190	54,289	(27,214)	(108,794)	(190,409)	(272,122)	(353,909)	(436,124)		
200	35,155	(45,152)	(125,541)	(205,960)	(286,481)	(367,077)	(449,810)		
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	713								
	15%	672,466	552,327	432,189	311,949	191,682	71,286	(49,222)	
	16%	621,541	504,585	387,629	270,572	153,488	36,275	(81,050)	
	Profit (private sales)	17%	570,616	456,843	343,070	229,196	115,294	1,264	(112,878)
		18%	519,691	409,100	298,510	187,819	77,100	(33,747)	(144,707)
		19%	468,766	361,358	253,951	146,443	38,907	(68,758)	(176,535)
		20%	417,841	313,616	209,392	105,066	713	(103,769)	(208,363)
		21%	366,916	265,874	164,832	63,690	(37,481)	(138,780)	(240,191)
		22%	315,991	218,132	120,273	22,313	(75,675)	(173,791)	(272,019)
		23%	265,066	170,390	75,714	(19,064)	(113,868)	(208,802)	(303,847)
		24%	214,141	122,647	31,154	(60,440)	(152,062)	(243,813)	(335,675)
		25%	163,216	74,905	(13,405)	(101,817)	(190,256)	(278,824)	(367,503)
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	713								
	100,000	654,426	550,201	445,977	341,651	237,298	132,816	28,222	
	150,000	555,849	451,624	347,400	243,074	138,721	34,239	(70,355)	
	TLV (per acre)	200,000	457,271	353,047	248,822	144,497	40,144	(64,338)	(168,932)
		250,000	358,694	254,470	150,245	45,920	(58,433)	(162,915)	(267,509)
		300,000	260,117	155,893	51,668	(52,657)	(157,011)	(261,493)	(366,086)
		350,000	161,540	57,316	(46,909)	(151,234)	(255,588)	(360,070)	(464,663)
		400,000	62,963	(41,262)	(145,486)	(249,812)	(354,165)	(458,647)	(563,240)
		450,000	(35,614)	(139,839)	(244,063)	(348,389)	(452,742)	(557,224)	(661,818)
		500,000	(134,191)	(238,416)	(342,640)	(446,966)	(551,319)	(655,801)	(760,395)
550,000		(232,769)	(336,993)	(441,217)	(545,543)	(649,896)	(754,378)	(858,972)	
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	713								
	28	269,130	164,905	60,681	(43,645)	(147,998)	(252,480)	(357,073)	
	30	307,960	203,735	99,511	(4,815)	(109,168)	(213,650)	(318,243)	
	Density (dph)	32	341,936	237,712	133,487	29,162	(75,192)	(179,674)	(284,267)
		34	371,915	267,691	163,466	59,141	(45,213)	(149,694)	(254,288)
		36	398,563	294,339	190,114	85,789	(18,564)	(123,046)	(227,640)
		38	422,406	318,182	213,957	109,632	5,279	(99,203)	(203,797)
40	443,865	339,640	235,416	131,090	26,737	(77,745)	(182,338)		
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	713								
	96%	534,323	429,505	324,607	219,688	114,711	9,671	(95,479)	
	98%	476,096	371,571	266,999	162,408	57,716	(47,035)	(151,881)	
	Build rate (£psm)	100%	417,841	313,616	209,392	105,066	713	(103,769)	(208,363)
		102%	359,538	255,661	151,720	47,724	(56,370)	(160,554)	(264,884)
		104%	301,236	197,678	94,030	(9,668)	(113,453)	(217,385)	(321,469)
		106%	242,933	139,640	36,337	(67,099)	(170,623)	(274,287)	(378,146)
		108%	184,555	81,602	(21,443)	(124,560)	(227,804)	(331,232)	(435,065)
110%		126,169	23,517	(79,222)	(182,088)	(285,088)	(388,278)	(500,037)	

NOTES
 Cells highlighted in yellow are input cells
 Cells highlighted in green are sensitivity input cells
 Figures in brackets, thus (00,000.00), are negative values / costs



G Market Harborough 30 Units

ASSUMPTIONS - RESIDENTIAL USES							
CIL Residential Rate						0	£ psm
CIL Commercial Rate						0	£ psm
Total number of units in scheme							30
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1 Bed Apartment	5%	1	42.5%	5	20%	6	
2 Bed Apartment	5%	1	10.0%	1	7%	2	
-	0%	0	0.0%	0	0%	0	
Total number of units	100%	18	100.0%	12	100%	30	
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)		
2 Bed houses	72.0	775		72.0	775		
3 Bed houses	95.0	1,023		95.0	1,023		
4 Bed houses	117.0	1,259		117.0	1,259		
5 Bed houses	128.0	1,378		128.0	1,378		
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Total Gross Floor areas -	Market Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)	
2 Bed houses	324	3,488	173	1,860	497	5,348	
3 Bed houses	855	9,203	285	3,068	1,140	12,271	
4 Bed houses	211	2,267	35	378	246	2,645	
5 Bed houses	115	1,240	0	0	115	1,240	
1 Bed Apartment	58	627	330	3,552	388	4,179	
2 Bed Apartment	74	798	99	1,064	173	1,862	
-	0	0	0	0	0	0	
	1,637	17,622	922	9,921	2,559	27,544	
	36.02% AH % by floor area due to mix						
Open Market Sales values (£) -	Value zones (H, M, L)			£ OMS (per unit)			
	H	L	M	M	£psm	£psf	total MV £ (no AH)
2 Bed houses	0	0	230,000	230,000	3,194	297	1,587,000
3 Bed houses	0	0	265,000	265,000	2,789	259	3,180,000
4 Bed houses	0	0	340,000	340,000	2,906	270	714,000
5 Bed houses	0	0	430,000	430,000	3,359	312	387,000
1 Bed Apartment	0	0	170,000	170,000	3,091	287	1,020,000
2 Bed Apartment	0	0	20,000	20,000	286	27	42,000
-	0	0	0	0			0
							6,930,000
Affordable Housing -	Aff. Rent £		LCHO £				
Transfer Values (£) (% of MV) -	45%		60%				
2 Bed houses	103,500		138,000				
3 Bed houses	119,250		159,000				
4 Bed houses	153,000		204,000				
5 Bed houses	193,500		258,000				
1 Bed Apartment	76,500		102,000				
2 Bed Apartment	9,000		12,000				
-	0		0				

G Market Harborough 30 Units

ASSUMPTIONS - COMMERCIAL USES					
Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
area 4	0	0	100.0%	0	0
area 5	0	0	100.0%	0	0
area 6	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0

Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)
area 1	6.50	5.00%	0.0
area 2	6.50	5.00%	0.0
area 3	6.50	5.00%	0.0
area 4	6.50	5.00%	0.0
area 5	6.50	5.00%	0.0
area 6	6.50	5.00%	0.0
total floor area			

GROSS DEVELOPMENT VALUE						
OMS GDV -						
2 Bed houses	5	@	230,000			1,035,000
3 Bed houses	9	@	265,000			2,385,000
4 Bed houses	2	@	340,000			612,000
5 Bed houses	1	@	430,000			387,000
1 Bed Apartment	1	@	170,000			153,000
2 Bed Apartment	1	@	20,000			18,000
-	0	@	0			-
	18					4,590,000
Affordable Rent GDV -						
2 Bed houses	2	@	103,500			186,300
3 Bed houses	2	@	119,250			268,313
4 Bed houses	0	@	153,000			34,425
5 Bed houses	0	@	193,500			-
1 Bed Apartment	4	@	76,500			292,613
2 Bed Apartment	1	@	9,000			8,100
-	0	@	0			-
	9					789,750
LCHO GDV -						
2 Bed houses	1	@	138,000			82,800
3 Bed houses	1	@	159,000			119,250
4 Bed houses	0	@	204,000			15,300
5 Bed houses	0	@	258,000			-
1 Bed Apartment	1	@	102,000			130,050
2 Bed Apartment	0	@	12,000			3,600
-	0	@	0			-
	3					351,000
Sub-total GDV Residential	30					5,730,750
AH on-site cost analysis -	1,199,250	EMV less £GDV	39,975	£ per unit (total units)	469	£ psm (total GIA sqm)
Commercial GDV -						
	Rent £ PA	@	cap. rent £	less RF/Void	PC %	PC £
area 1	-	5.00%	-	-	0	5.76%
area 2	-	5.00%	-	-	0	5.76%
area 3	-	5.00%	-	-	0	5.76%
area 4	-	5.00%	-	-	0	5.76%
area 5	-	5.00%	-	-	0	5.76%
area 6	-	0.00%	-	-	0	5.76%
Sub-total GDV Commercial	-					-
GDV						5,730,750

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G Market Harborough 30 Units

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees and reports				(20,000)
Statutory Planning Fees (Residential)				(11,550)
Statutory Planning Fees (Commercial)				-
CIL Residential Rate (sqm excl. AH)	1,637 sqm		0 £ psm	-
CIL analysis -	0.00% % of GDV		0 £ per unit (total units)	-
CIL Commercial Rate (sqm)	0 sqm		0 £ psm	-
Site Specific S106 Contributions -				
Year 1	0			-
Year 2	0			-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Year 6	0			-
Year 7	0			-
Year 8	0			-
Year 9	0			-
Year 10	0			-
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
Year 16	0			-
Year 17	0			-
Year 18	0			-
total	30 units @		21,000 per unit	(630,000)
S106 analysis -	10.99% % of GDV		21,000 £ per unit (total units)	(630,000)
AH Commuted Sum	2,559 sqm (total)		0 £ psm	-
CS analysis -	0.00% % of GDV			-
Construction Costs -				
Site Clearance and Demolition	acres @		0.00 £ per acre	-
Infrastructure costs -				
Year 1	0			-
Year 2	0			-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Year 6	0			-
Year 7	0			-
Year 8	0			-
Year 9	0			-
Year 10	0			-
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
Year 16	0			-
Year 17	0			-
Year 18	0			-
total	2.32 acres @		0 per acre	-
Infra. Costs analysis -	0.00% % of GDV		0 £ per unit (total units)	-
2 Bed houses	497 sqm @		962 psm	(477,922)
3 Bed houses	1,140 sqm @		962 psm	(1,096,680)
4 Bed houses	246 sqm @		962 psm	(236,363)
5 Bed houses	115 sqm @		962 psm	(110,822)
1 Bed Apartment	388 sqm @		1,079 psm	(418,906)
2 Bed Apartment	173 sqm @		1,079 psm	(186,604)
-	2,558.9	- sqm @	1,079 psm	-
area 1	-	- sqm @	680 psm	-
area 2	-	- sqm @	680 psm	-
area 3	-	- sqm @	680 psm	-
area 4	-	- sqm @	680 psm	-
area 5	-	- sqm @	680 psm	-
area 6	-	- sqm @	680 psm	-
External works	2,527,297 @		15%	(379,095)
Part M, Category 2 housing (if 100 units or more, 4%)	- @		12,636 £per unit	-
Water Efficiency	30 @		521 £per unit	-
Contingency	2,906,661 @		9 £per unit	(270)
			3%	(87,200)
Professional Fees	2,906,661 @		8%	(232,533)

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G Market Harborough 30 Units

Disposal Costs -				
OMS Agents Costs	4,590,000	OMS @	1.50%	(68,850)
OMS Legal Costs	4,590,000	OMS @	0.50%	(22,950)
Letting Agents Costs	-	ERV @	15.00%	-
Letting Legal Costs	-	ERV @	5.00%	-
Investment Sale Agents Costs	-	GDV @	1.00%	-
Investment Sale Legal Costs	-	GDV @	0.50%	-
Marketing and Promotion (for OMS + Commercial)	4,590,000	OMS @	3.00%	(137,700)
Finance Costs -				
Finance Fees	4,117,444	@	0.00%	-
Interest on Development Costs	6.00%	APR	0.487% pcm	(11,837)
Developers Profit				
Profit on OMS	4,590,000		20.00%	(918,000)
Profit on AH	1,140,750		6.00%	(68,445)
Resi profit analysis -			17.21%	(986,445)
Profit on Commercial	0		13.00% (on value as proxy)	-
Gross Profit analysis -			17.21%	(986,445)
TOTAL COSTS				(5,115,726)

RESIDUAL LAND VALUE				
Residual Land Value (gross)				615,024
SDLT	615,024	@	5.0%	(30,751)
Acquisition Agent fees	615,024	@	1.0%	(6,150)
Acquisition Legal fees	615,024	@	0.5%	(3,075)
Interest on Land	615,024	@	6.0%	(36,901)
Residual Land Value				538,146
RLV analysis -	17,938 £ per plot	574,023 £ per ha	232,304 £ per acre	

THRESHOLD LAND VALUE				
Residential Density		32.0 dph		
Site Area (Resi)		0.94 ha	2.32 acres	
Density analysis -		2,729 sqm/ha	11,890 sqft/ac	
Threshold Land Value	17,529 £ per plot	560,917 £ per ha	227,000 £ per acre	525,860
Site Area (Commercial)		- ha	- acres	
Threshold Land Value		- £ per ha	- £ per acre	
				525,860

BALANCE				
Surplus/(Deficit)		13,106 £ per ha	5,304 £ per acre	12,287

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G Market Harborough 30 Units

SENSITIVITY ANALYSIS									
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	12,287								
	0	478,393	361,866	245,340	128,813	12,287	(104,308)	(220,907)	
	10	459,273	343,942	228,610	113,278	(2,053)	(117,456)	(232,860)	
	20	440,153	326,017	211,880	97,744	(16,395)	(130,603)	(244,812)	
	30	421,034	308,092	195,150	82,209	(30,738)	(143,751)	(256,765)	
	40	401,914	290,167	178,421	66,674	(45,081)	(156,899)	(268,718)	
	CIL Epsm	50	382,794	272,242	161,691	51,139	(59,424)	(170,047)	(280,670)
		60	363,674	254,318	144,961	35,604	(73,767)	(183,195)	(292,623)
		70	344,555	236,393	128,231	20,070	(88,110)	(196,343)	(304,575)
		80	325,435	218,468	111,502	4,535	(102,453)	(209,491)	(316,528)
		90	306,315	200,543	94,772	(11,000)	(116,796)	(222,638)	(328,481)
		100	287,195	182,619	78,042	(26,535)	(131,139)	(235,786)	(340,433)
		110	268,076	164,694	61,312	(42,070)	(145,483)	(248,934)	(352,386)
		120	248,956	146,769	44,582	(57,604)	(159,826)	(262,082)	(364,338)
		130	229,836	128,844	27,853	(73,139)	(174,169)	(275,230)	(376,291)
		140	210,716	110,920	11,123	(88,674)	(188,512)	(288,378)	(388,243)
	150	191,597	92,995	(5,607)	(104,209)	(202,855)	(301,525)	(400,196)	
	160	172,477	75,070	(22,337)	(119,743)	(217,198)	(314,673)	(412,149)	
	170	153,357	57,145	(39,066)	(135,278)	(231,541)	(327,821)	(424,101)	
	180	134,237	39,221	(55,796)	(150,813)	(245,884)	(340,969)	(436,056)	
190	115,118	21,296	(72,526)	(166,348)	(260,227)	(354,117)	(448,011)		
200	95,998	3,371	(89,256)	(181,883)	(274,570)	(367,265)	(459,967)		
Balance (RLV - TLV)	12,287								
	15%	746,143	612,882	479,621	346,360	213,099	79,770	(53,563)	
	16%	692,593	562,679	432,765	302,851	172,937	42,955	(87,032)	
	Profit (private sales)	17%	639,043	512,476	385,908	259,341	132,774	6,139	(120,501)
		18%	585,493	462,273	339,052	215,832	92,612	(30,677)	(153,970)
		19%	531,943	412,069	292,196	172,323	52,449	(67,492)	(187,438)
		20%	478,393	361,866	245,340	128,813	12,287	(104,308)	(220,907)
		21%	424,843	311,663	198,483	85,304	(27,876)	(141,123)	(254,376)
		22%	371,293	261,460	151,627	41,794	(68,038)	(177,939)	(287,845)
		23%	317,743	211,257	104,771	(1,715)	(108,201)	(214,755)	(321,313)
		24%	264,193	161,054	57,915	(45,224)	(148,363)	(251,570)	(354,782)
		25%	210,643	110,851	11,058	(88,734)	(188,526)	(288,386)	(388,251)
Balance (RLV - TLV)		12,287							
	100,000	772,596	656,070	539,543	423,017	306,490	189,896	73,296	
	150,000	656,768	540,242	423,715	307,188	190,662	74,068	(42,532)	
	TLV (per acre)	200,000	540,940	424,413	307,887	191,360	74,834	(41,761)	(158,360)
		250,000	425,112	308,585	192,059	75,532	(40,994)	(157,589)	(274,188)
		300,000	309,284	192,757	76,231	(40,296)	(156,822)	(273,417)	(390,016)
		350,000	193,456	76,929	(39,597)	(156,124)	(272,651)	(389,245)	(505,844)
		400,000	77,628	(38,899)	(155,426)	(271,952)	(388,479)	(505,073)	(621,673)
		450,000	(38,201)	(154,727)	(271,254)	(387,780)	(504,307)	(620,901)	(737,501)
		500,000	(154,029)	(270,555)	(387,082)	(503,608)	(620,135)	(736,729)	(853,329)
550,000		(269,857)	(386,383)	(502,910)	(619,437)	(735,963)	(852,557)	(969,157)	
Balance (RLV - TLV)	12,287								
	28	403,270	286,743	170,217	53,690	(62,836)	(179,431)	(296,030)	
	Density (dph)	30	443,336	326,809	210,282	93,756	(22,771)	(139,365)	(255,965)
		32	478,393	361,866	245,340	128,813	12,287	(104,308)	(220,907)
		34	509,326	392,799	276,273	159,746	43,220	(73,375)	(189,974)
		36	536,822	420,295	303,769	187,242	70,715	(45,879)	(162,478)
		38	561,423	444,897	328,370	211,844	95,317	(21,277)	(137,877)
		40	583,565	467,038	350,512	233,985	117,459	864	(115,735)
Balance (RLV - TLV)	12,287								
	96%	594,506	477,340	360,154	242,935	125,716	8,497	(108,747)	
	Build rate (£psm)	98%	536,459	419,620	302,747	185,874	69,001	(47,881)	(164,827)
		100%	478,393	361,866	245,340	128,813	12,287	(104,308)	(220,907)
		102%	420,293	304,113	187,933	71,752	(44,482)	(160,734)	(277,000)
		104%	362,194	246,360	130,525	14,651	(101,255)	(217,161)	(333,145)
		106%	304,094	188,606	73,091	(42,468)	(158,028)	(273,639)	(389,291)
		108%	245,995	130,838	15,625	(99,588)	(214,826)	(330,131)	(445,480)
110%		187,892	73,025	(41,841)	(156,708)	(271,665)	(386,628)	(501,698)	

NOTES
 Cells highlighted in yellow are input cells
 Cells highlighted in green are sensitivity input cells
 Figures in brackets, thus (00,000.00), are negative values / costs

H District Wide 30 Units

ASSUMPTIONS - RESIDENTIAL USES									
CIL Residential Rate					0 £ psm				
CIL Commercial Rate					0 £ psm				
Total number of units in scheme									30
AH Policy requirement %						40% AH Target			
AH tenure split %				Affordable Rent	75%				
				LCHO (Int/Sub-Market/Starter etc.)	25%		10.0% % of total (>10%)		
Open Market Sale (OMS) housing						60%			
						100%			
Unit mix -	MV mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units			
2 Bed houses	25%	5	20.0%	2	23%	7			
3 Bed houses	50%	9	25.0%	3	40%	12			
4 Bed houses	10%	2	2.5%	0	7%	2			
5 Bed houses	5%	1	0.0%	0	3%	1			
1 Bed Apartment	5%	1	42.5%	5	20%	6			
2 Bed Apartment	5%	1	10.0%	1	7%	2			
-	0%	0	0.0%	0	0%	0			
Total number of units	100%	18	100.0%	12	100%	30			
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit					
2 Bed houses	72.0	775		72.0	775				
3 Bed houses	95.0	1,023		95.0	1,023				
4 Bed houses	117.0	1,259		117.0	1,259				
5 Bed houses	128.0	1,378		128.0	1,378				
1 Bed Apartment	55.0	592	85.0%	64.7	696				
2 Bed Apartment	70.0	753	85.0%	82.4	886				
-	0.0	0	85.0%	0.0	0				
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit					
2 Bed houses	72.0	775		72.0	775				
3 Bed houses	95.0	1,023		95.0	1,023				
4 Bed houses	117.0	1,259		117.0	1,259				
5 Bed houses	128.0	1,378		128.0	1,378				
1 Bed Apartment	55.0	592	85.0%	64.7	696				
2 Bed Apartment	70.0	753	85.0%	82.4	886				
-	0.0	0	85.0%	0.0	0				
Total Gross Floor areas -	Market Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)				
2 Bed houses	324	3,488	173	1,860	497	5,348			
3 Bed houses	855	9,203	285	3,068	1,140	12,271			
4 Bed houses	211	2,267	35	378	246	2,645			
5 Bed houses	115	1,240	0	0	115	1,240			
1 Bed Apartment	58	627	330	3,552	388	4,179			
2 Bed Apartment	74	798	99	1,064	173	1,862			
-	0	0	0	0	0	0			
	1,637	17,622	922	9,921	2,559	27,544			
36.02% AH % by floor area due to mix									
Open Market Sales values (£) -	Value zones (H, M, L)			£ OMS (per unit)					
	H	L	M	M	£psm	£psf	total MV (£ (no AH))		
2 Bed houses	0	0	230,000	230,000	3,194	297	1,587,000		
3 Bed houses	0	0	265,000	265,000	2,789	259	3,180,000		
4 Bed houses	0	0	375,000	375,000	3,205	298	787,500		
5 Bed houses	0	0	450,000	450,000	3,516	327	405,000		
1 Bed Apartment	0	0	175,000	175,000	3,182	296	1,050,000		
2 Bed Apartment	0	0	190,000	190,000	2,714	252	399,000		
-	0	0	0	0			0		
							7,408,500		
Affordable Housing -	Aff. Rent £			LCHO £					
Transfer Values (£) (% of MV) -	45%			60%					
2 Bed houses	103,500			138,000					
3 Bed houses	119,250			159,000					
4 Bed houses	168,750			225,000					
5 Bed houses	202,500			270,000					
1 Bed Apartment	78,750			105,000					
2 Bed Apartment	85,500			114,000					
-	0			0					

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H District Wide 30 Units

ASSUMPTIONS - COMMERCIAL USES					
Commercial Floor areas -	NIA (sqm)	NIA (sqft)	Net to Gross %	GIA (sqm)	NIA (sqft)
area 1	0	0	100.0%	0	0
area 2	0	0	100.0%	0	0
area 3	0	0	100.0%	0	0
area 4	0	0	100.0%	0	0
area 5	0	0	100.0%	0	0
area 6	0	0	100.0%	0	0
total floor area	0	0	100.0%	0	0
Commercial Values -	Rent (£psf)	Yield (%)	Total Rent Free/Incentive/Void allowance (months)		
area 1	6.50	5.00%	0.0		
area 2	6.50	5.00%	0.0		
area 3	6.50	5.00%	0.0		
area 4	6.50	5.00%	0.0		
area 5	6.50	5.00%	0.0		
area 6	6.50	5.00%	0.0		
total floor area					

GROSS DEVELOPMENT VALUE							
OMS GDV -							
2 Bed houses	5	@	230,000			1,035,000	
3 Bed houses	9	@	265,000			2,385,000	
4 Bed houses	2	@	375,000			675,000	
5 Bed houses	1	@	450,000			405,000	
1 Bed Apartment	1	@	175,000			157,500	
2 Bed Apartment	1	@	190,000			171,000	
-	0	@	0			-	
	18					4,828,500	
Affordable Rent GDV -							
2 Bed houses	2	@	103,500			186,300	
3 Bed houses	2	@	119,250			268,313	
4 Bed houses	0	@	168,750			37,969	
5 Bed houses	0	@	202,500			-	
1 Bed Apartment	4	@	78,750			301,219	
2 Bed Apartment	1	@	85,500			76,950	
-	0	@	0			-	
	9					870,750	
LCHO GDV -							
2 Bed houses	1	@	138,000			82,800	
3 Bed houses	1	@	159,000			119,250	
4 Bed houses	0	@	225,000			16,875	
5 Bed houses	0	@	270,000			-	
1 Bed Apartment	1	@	105,000			133,875	
2 Bed Apartment	0	@	114,000			34,200	
-	0	@	0			-	
	3					387,000	
Sub-total GDV Residential							
	30					6,086,250	
AH on-site cost analysis -		1,322,250	EMV less £GDV	44,075	£ per unit (total units)	517	£ psm (total GIA sqm)
Commercial GDV -							
	Rent £ PA	@	cap. rent £	less RF/Void	PC %	PC £	£
area 1	-	5.00%	-	-	0	5.76%	-
area 2	-	5.00%	-	-	0	5.76%	-
area 3	-	5.00%	-	-	0	5.76%	-
area 4	-	5.00%	-	-	0	5.76%	-
area 5	-	5.00%	-	-	0	5.76%	-
area 6	-	0.00%	-	-	0	5.76%	-
Sub-total GDV Commercial							
	-						-
GDV							
							6,086,250

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H District Wide 30 Units

DEVELOPMENT COSTS				
Initial Payments -				
Planning Application Professional Fees and reports				(20,000)
Statutory Planning Fees (Residential)				(11,550)
Statutory Planning Fees (Commercial)				-
CIL Residential Rate (sqm excl. AH)	1,637 sqm		0 £ psm	-
CIL analysis -	0.00% % of GDV		0 £ per unit (total units)	-
CIL Commercial Rate (sqm)	0 sqm		0 £ psm	-
Site Specific S106 Contributions -				
Year 1	0			-
Year 2	0			-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Year 6	0			-
Year 7	0			-
Year 8	0			-
Year 9	0			-
Year 10	0			-
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
Year 16	0			-
Year 17	0			-
Year 18	0			-
total	30 units @		13,500 per unit	(405,000)
S106 analysis -	6.65% % of GDV		13,500 £ per unit (total units)	(405,000)
AH Commuted Sum	2,559 sqm (total)		0 £ psm	-
CS analysis -	0.00% % of GDV			-
Construction Costs -				
Site Clearance and Demolition	acres @		0.00 £ per acre	-
Infrastructure costs -				
Year 1	0			-
Year 2	0			-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Year 6	0			-
Year 7	0			-
Year 8	0			-
Year 9	0			-
Year 10	0			-
Year 11	0			-
Year 12	0			-
Year 13	0			-
Year 14	0			-
Year 15	0			-
Year 16	0			-
Year 17	0			-
Year 18	0			-
total	2.32 acres @		0 per acre	-
Infra. Costs analysis -	0.00% % of GDV		0 £ per unit (total units)	-
2 Bed houses	497 sqm @		962 psm	(477,922)
3 Bed houses	1,140 sqm @		962 psm	(1,096,680)
4 Bed houses	246 sqm @		962 psm	(236,363)
5 Bed houses	115 sqm @		962 psm	(110,822)
1 Bed Apartment	388 sqm @		1,079 psm	(418,906)
2 Bed Apartment	173 sqm @		1,079 psm	(186,604)
-	2,558.9	- sqm @	1,079 psm	-
area 1	-	- sqm @	680 psm	-
area 2	-	- sqm @	680 psm	-
area 3	-	- sqm @	680 psm	-
area 4	-	- sqm @	680 psm	-
area 5	-	- sqm @	680 psm	-
area 6	-	- sqm @	680 psm	-
External works	2,527,297 @		15%	(379,095)
Part M, Category 2 housing (if 100 units or more, 4%)	- @		12,636 £per unit	-
Water Efficiency	30 @		521 £per unit	-
Contingency	2,906,661 @		9 £per unit	(270)
			3%	(87,200)
Professional Fees	2,906,661 @		8%	(232,533)

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H District Wide 30 Units

Disposal Costs -				
OMS Agents Costs	4,828,500	OMS @	1.50%	(72,428)
OMS Legal Costs	4,828,500	OMS @	0.50%	(24,143)
Letting Agents Costs	-	ERV @	15.00%	-
Letting Legal Costs	-	ERV @	5.00%	-
Investment Sale Agents Costs	-	GDV @	1.00%	-
Investment Sale Legal Costs	-	GDV @	0.50%	-
Marketing and Promotion (for OMS + Commercial)	4,828,500	OMS @	3.00%	(144,855)
Finance Costs -				
Finance Fees	3,904,369	@	0.00%	-
Interest on Development Costs	6.00%	APR	0.487% pcm	(11,354)
Developers Profit				
Profit on OMS	4,828,500		20.00%	(965,700)
Profit on AH	1,257,750		6.00%	(75,465)
Resi profit analysis -			17.11%	(1,041,165)
Profit on Commercial	0		13.00% (on value as proxy)	-
Gross Profit analysis -			17.11%	(1,041,165)
TOTAL COSTS				(4,956,888)

RESIDUAL LAND VALUE				
Residual Land Value (gross)				1,129,362
SDLT	1,129,362	@	5.0%	(56,468)
Acquisition Agent fees	1,129,362	@	1.0%	(11,294)
Acquisition Legal fees	1,129,362	@	0.5%	(5,647)
Interest on Land	1,129,362	@	6.0%	(67,762)
Residual Land Value				988,192
RLV analysis -	32,940 £ per plot	1,054,071 £ per ha	426,577 £ per acre	

THRESHOLD LAND VALUE				
Residential Density		32.0 dph		
Site Area (Resi)		0.94 ha	2.32 acres	
Density analysis -		2,729 sqm/ha	11,890 sqft/ac	
Threshold Land Value	20,617 £ per plot	659,757 £ per ha	267,000 £ per acre	618,522
Site Area (Commercial)		- ha	- acres	
Threshold Land Value		- £ per ha	- £ per acre	-
				618,522

BALANCE				
Surplus/(Deficit)		394,314 £ per ha	159,577 £ per acre	369,670

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H District Wide 30 Units

SENSITIVITY ANALYSIS									
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	369,670								
	0	839,662	722,181	604,699	487,203	369,670	252,136	134,603	
	10	820,547	704,260	587,973	471,668	355,330	238,992	122,653	
	20	801,431	686,339	571,247	456,134	340,990	225,847	110,704	
	30	782,315	668,418	554,520	440,599	326,650	212,702	98,754	
	40	763,199	650,497	537,794	425,064	312,311	199,557	86,804	
	CIL Epsm	50	744,083	632,576	521,068	409,529	297,971	186,412	74,854
		60	724,968	614,655	504,341	393,994	283,631	173,268	62,904
		70	705,852	596,734	487,615	378,460	269,291	160,123	50,954
		80	686,736	578,812	470,889	362,925	254,951	146,978	39,004
		90	667,620	560,891	454,162	347,390	240,612	133,833	27,055
		100	648,505	542,970	437,436	331,855	226,272	120,688	15,105
		110	629,389	525,049	420,709	316,320	211,932	107,543	3,155
		120	610,273	507,128	403,979	300,786	197,592	94,399	(8,795)
		130	591,157	489,207	387,249	285,251	183,252	81,254	(20,745)
		140	572,041	471,286	370,520	269,716	168,913	68,109	(32,695)
	150	552,926	453,365	353,790	254,181	154,573	54,964	(44,644)	
	160	533,810	435,444	337,060	238,646	140,233	41,819	(56,594)	
	170	514,694	417,523	320,330	223,112	125,893	28,675	(68,544)	
	180	495,578	399,602	303,600	207,577	111,553	15,530	(80,494)	
190	476,462	381,681	286,871	192,042	97,213	2,385	(92,444)		
200	457,347	363,760	270,141	176,507	82,874	(10,760)	(104,394)		
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	369,670								
	15%	1,121,325	986,239	851,154	716,054	580,917	445,779	310,642	
Profit (private sales)	16%	1,064,992	933,428	801,863	670,284	538,667	407,051	275,434	
	17%	1,008,660	880,616	752,572	624,514	496,418	368,322	240,227	
	18%	952,327	827,804	703,281	578,743	454,169	329,594	205,019	
	19%	895,995	774,993	653,990	532,973	411,919	290,865	169,811	
	20%	839,662	722,181	604,699	487,203	369,670	252,136	134,603	
	21%	783,330	669,369	555,408	441,433	327,420	213,408	99,395	
	22%	726,997	616,557	506,117	395,663	285,171	174,679	64,188	
	23%	670,665	563,746	456,827	349,893	242,922	135,951	28,980	
	24%	614,332	510,934	407,536	304,122	200,672	97,222	(6,228)	
	25%	558,000	458,122	358,245	258,352	158,423	58,494	(41,436)	
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	369,670								
	100,000	1,226,528	1,109,047	991,565	874,069	756,536	639,002	521,469	
TLV (per acre)	150,000	1,110,700	993,219	875,737	758,241	640,708	523,174	405,641	
	200,000	994,872	877,391	759,909	642,413	524,879	407,346	289,813	
	250,000	879,044	761,562	644,081	526,585	409,051	291,518	173,985	
	300,000	763,216	645,734	528,253	410,757	293,223	175,690	58,157	
	350,000	647,388	529,906	412,425	294,928	177,395	59,862	(57,672)	
	400,000	531,560	414,078	296,597	179,100	61,567	(55,966)	(173,500)	
	450,000	415,731	298,250	180,768	63,272	(54,261)	(171,794)	(289,328)	
	500,000	299,903	182,422	64,940	(52,556)	(170,089)	(287,623)	(405,156)	
	550,000	184,075	66,594	(50,888)	(168,384)	(285,917)	(403,451)	(520,984)	
		AH - % on site							
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	369,670								
	28	751,302	633,821	516,339	398,843	281,309	163,776	46,243	
Density (dph)	30	798,428	680,946	563,465	445,968	328,435	210,902	93,368	
	32	839,662	722,181	604,699	487,203	369,670	252,136	134,603	
	34	876,046	758,565	641,083	523,587	406,053	288,520	170,987	
	36	908,387	790,906	673,424	555,928	438,394	320,861	203,328	
	38	937,324	819,842	702,361	584,864	467,331	349,798	232,265	
	40	963,367	845,885	728,404	610,908	493,374	375,841	258,308	
			AH - % on site						
		20%	25%	30%	35%	40%	45%	50%	
Balance (RLV - TLV)	369,670								
	96%	955,757	837,584	719,410	601,237	483,064	364,874	246,648	
Build rate (£psm)	98%	897,710	779,882	662,055	544,227	426,385	308,505	190,626	
	100%	839,662	722,181	604,699	487,203	369,670	252,136	134,603	
	102%	781,615	664,480	547,329	430,142	312,955	195,768	78,581	
	104%	723,568	606,763	489,922	373,081	256,240	139,399	22,503	
	106%	665,505	549,010	432,515	316,020	199,526	82,989	(33,577)	
	108%	607,405	491,257	375,108	258,959	142,782	26,563	(89,657)	
	110%	549,306	433,503	317,701	201,882	86,009	(29,864)	(145,771)	

NOTES

Cells highlighted in yellow are input cells

Cells highlighted in green are sensitivity input cells

Figures in brackets, thus (00,000.00), are negative values / costs

170808 Harborough AH Appraisals_v16_Schemes F-H - Summary Table

	F. Lutterworth (30 Units)	G. Mrkt. Harborough (30 Units)	H. District Wide (30 Units)
Residential GDV	5,507,944	5,730,750	6,086,250
Commercial GDV	-	-	-
Total GDV	5,507,944	5,730,750	6,086,250
CIL	-	-	-
Site Specific S106 (£ per unit)	13,500	21,000	13,500
Infrastructure Costs (£ per unit)	-	-	-
Developers Profit	941,577	986,445	1,041,165
Developers Profit (% blended)	17.09%	17.21%	17.11%
Total Costs (including profit)	5,011,427	5,115,726	4,956,888
RLV (net)	434,452	538,146	988,192
RLV (£/acre)	220,362	232,304	426,577
RLV (£/ha)	544,513	574,023	1,054,071
RLV comments	Viabile	Viabile	Viabile
Balance for Plan VA:			
TLV	433,739	525,860	618,522
TLV (£/acre)	220,000	227,000	267,000
TLV (£/ha)	543,620	560,917	659,757
Surplus/Deficit	713	12,287	369,670
Surplus/Deficit (£/acre)	362	5,304	159,577
Surplus/Deficit (£/ha)	893	13,106	394,314
TLV comments	Viabile	Viabile	Viabile

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